7394 Central Avenue Residential Development Project

Highland, California

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Prepared for:
City of Highland
Planning Department
27215 Base Line Street
Highland, CA 92346
(909) 864-6861
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Prepared by:
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(949) 542 - 7043

June 2024

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Initial Study/Mitigated Negative Declaration No. ENV 24-002

Project Title:
7394 Central Avenue Residential Development Project

Reference Application Numbers:
General Plan Amendment No. 24-001
Zone Change No. 24-001
Tentative Tract Map No. 20693
Conditional Use Permit (CUP) No. 23-010
Design Review No. 24-003

Lead Agency:
City of Highland

Contact Person and Telephone No.:
Tiffany Martinez
(909) 864-6861 ext. 210
tmartinez@cityofhighland.org

Project Proponent and Address:
DSMG Investments, LLC
23289 Ventura Blvd
Woodland Hills, CA 91364

Contact Person and Telephone No.:
Matt Gibson
(949) 303-3359
matt@anacapadg.com

Project Location:
7394 Central Avenue
Highland, California 92346

Existing General Plan Designation:
Low Density (2.1-6.0 du/ac)

Existing Zoning Classification:
R-1 - Single Family Residential

SECTION 1.0 INTRODUCTION

The City of Highland (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared this Initial Study (IS) for the 7394 Central Avenue Residential Development Project (Project). The information contained in the Initial Study (IS) was used by the City of Highland to evaluate and determine potential impacts associated with the proposed Project as required by the CEQA, State CEQA Guidelines, and the City of Highland Local CEQA Guidelines.

This IS assesses the environmental effects of the proposed 7394 Central Avenue Residential Development Project, located on approximately 8.3 acres at 7394 Central Avenue in the City of Highland. The property is located west of Central Avenue, south of Baseline Street, north of 9th Street, and east of Cunningham Street. The projected extension of Crest Street forms the southern boundary and Bruce Street terminates into the western boundary of the property. The site is currently developed with a single residential dwelling, an accessory building with old animal pens, and disturbed fields. The Project proposes a General Plan Amendment and Zone Change to redevelop the site as a for-sale residential community with 79 detached small lot homes.

The preparation of an IS/Mitigated Negative Declaration (MND) is governed by two principal sets of documents: CEQA (Public Resources Code [PRC] Section 21000, et

seq.) and the State CEQA Guidelines (California Code of Regulations [CCR] Section 15000, et seq.). Specifically, State CEQA Guidelines Section 15063 ("Initial Study") and Sections 15070–15075 ("Negative Declaration Process") guide the process for the preparation of an IS/MND. Where appropriate and supportive to an understanding of the issues, reference is made either to the statute, the State CEQA Guidelines, or appropriate case law. As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may submit comments on the Draft IS/MND. Comments will be responded to in writing.

This IS/MND and its appendices have been prepared in compliance with State CEQA Guidelines Section 15071. This IS/MND contains (1) a brief description of the proposed Project, (2) the proposed Project location, (3) proposed findings that the proposed Project would not have a significant effect on the environment, (4) a copy of the IS/Environmental Checklist documenting support for the findings, and (5) all mitigation measures to be implemented. When combined with the Notice of Intent to Adopt a Mitigated Negative Declaration, this serves as the environmental document for the proposed Project pursuant to the provisions of CEQA (Public Resources Code 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000, et seq.).

SECTION 2.0 PROJECT DESCRIPTION

2.1 Regional Setting

The approximately 8.3-acre site is located in the County of San Bernardino, California, on the U.S. Geological Survey (USGS) Map Redlands Quadrangle topographic map within Township 1 south, Range 3 west, and Section 00. The Project site is located west of Central Avenue, south of Baseline Street, north of 9th Street, and east of Cunningham Street at 7394 Central Avenue in the City of Highland (Figures 1 and 2). The Project site is surrounded by commercial/industrial use to the north, and residential uses to the east, south and west.

The Project site includes Assessor's Parcel Numbers (APNs): 1192-341-11-0000, 1192-361-45-0000, and 1192-361-47-0000.

2.2 Existing Site Conditions

The site is generally flat with existing grades ranging from approximately 1,169 feet above mean sea level (msl) in the northeastern portion of the site to approximately 1,163 feel msl in the southwestern portion of the site. The Project site is currently developed with a single residential dwelling, an accessory building with old animal pens, and disturbed fields. The existing residential structure takes access directly from Central Avenue. The Project site is fenced with existing chain link fencing along the majority of the property boundary, with block and wood fencing occurring along portions of the southern boundary.

The Project site is generally developed and disturbed. Overall, no native plant species are located on the Project site, with the exception of a single native shrub. The majority of the site consists of disturbed fields, void of vegetation with scattered ornamental vegetation occurring primarily around the main residence.

The property frontage along Central Avenue is unimproved without sidewalks. Overhead electrical distribution lines extend along the Central Avenue frontage.

The projected extension of Crest Street forms the southern boundary and Bruce Street terminates into the western boundary of the property.

The existing General Plan land use designation for the Project site is Low Density (2.1-6.0 du/ac) (Figure 3). The existing Zoning classification is R-1 - Single Family Residential (Figure 4).

2.3 Surrounding Land Uses

The Project site is located within a developed urban area, surrounded by public streets and developed properties. The following summarizes the General Plan land use designations and existing development surrounding the property.

North

- General Commercial Land Use Designation.
- Currently developed with a commercial business operated by Alta Dena Dairy and used for distribution.

West

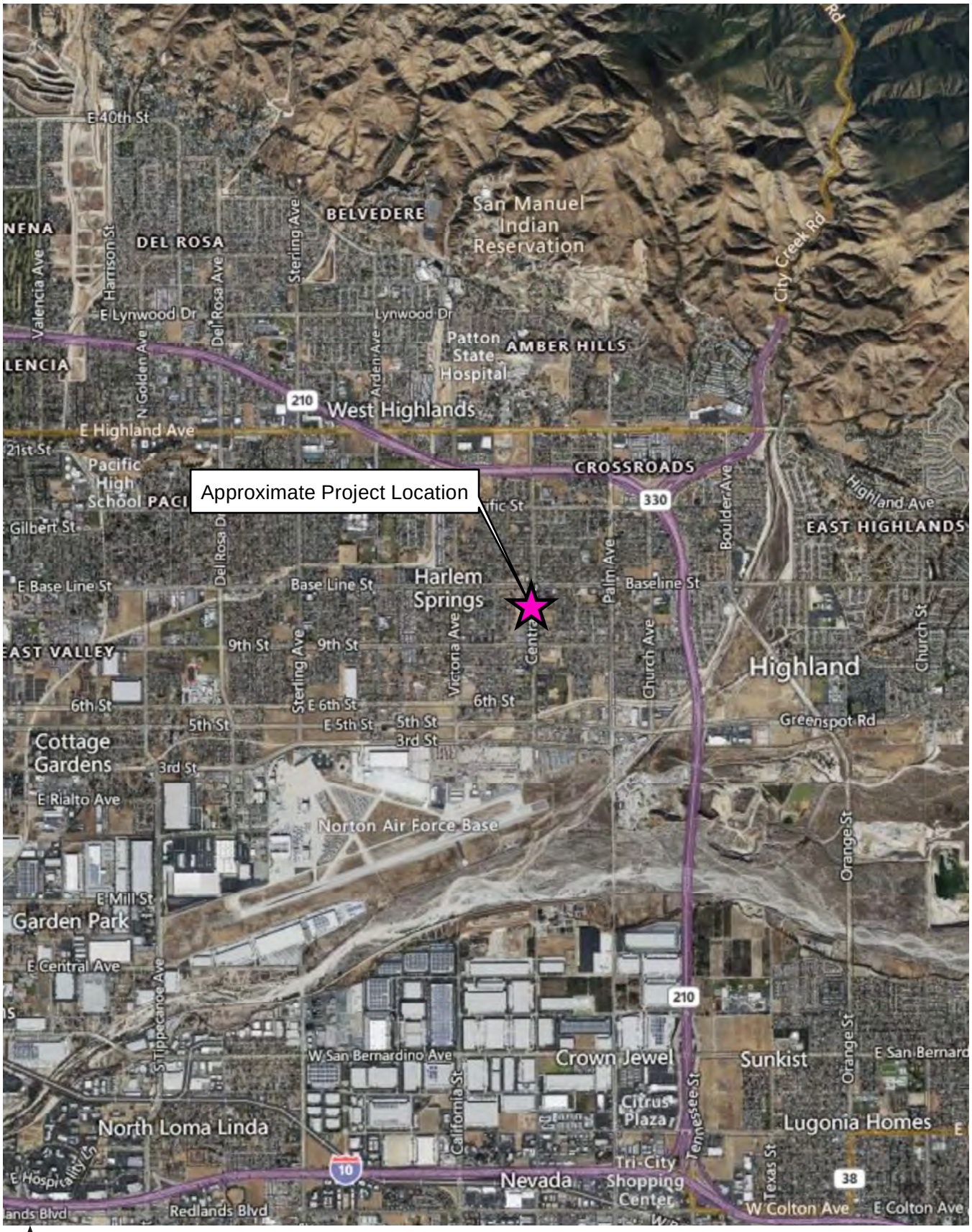
- Low Density Residential
- Currently developed with single family residential

South

- Low Density Residential
- Currently a mix of single family residential and vacant land

East

- Planned Development Land Use Designation (northern)
- Currently developed with Jeffrey Court Senior Apartment Complex, 2-story apartments approximately 25.5 dwelling units per acre.
  Residential High Density Special Overlay (southern)
- Currently vacant land

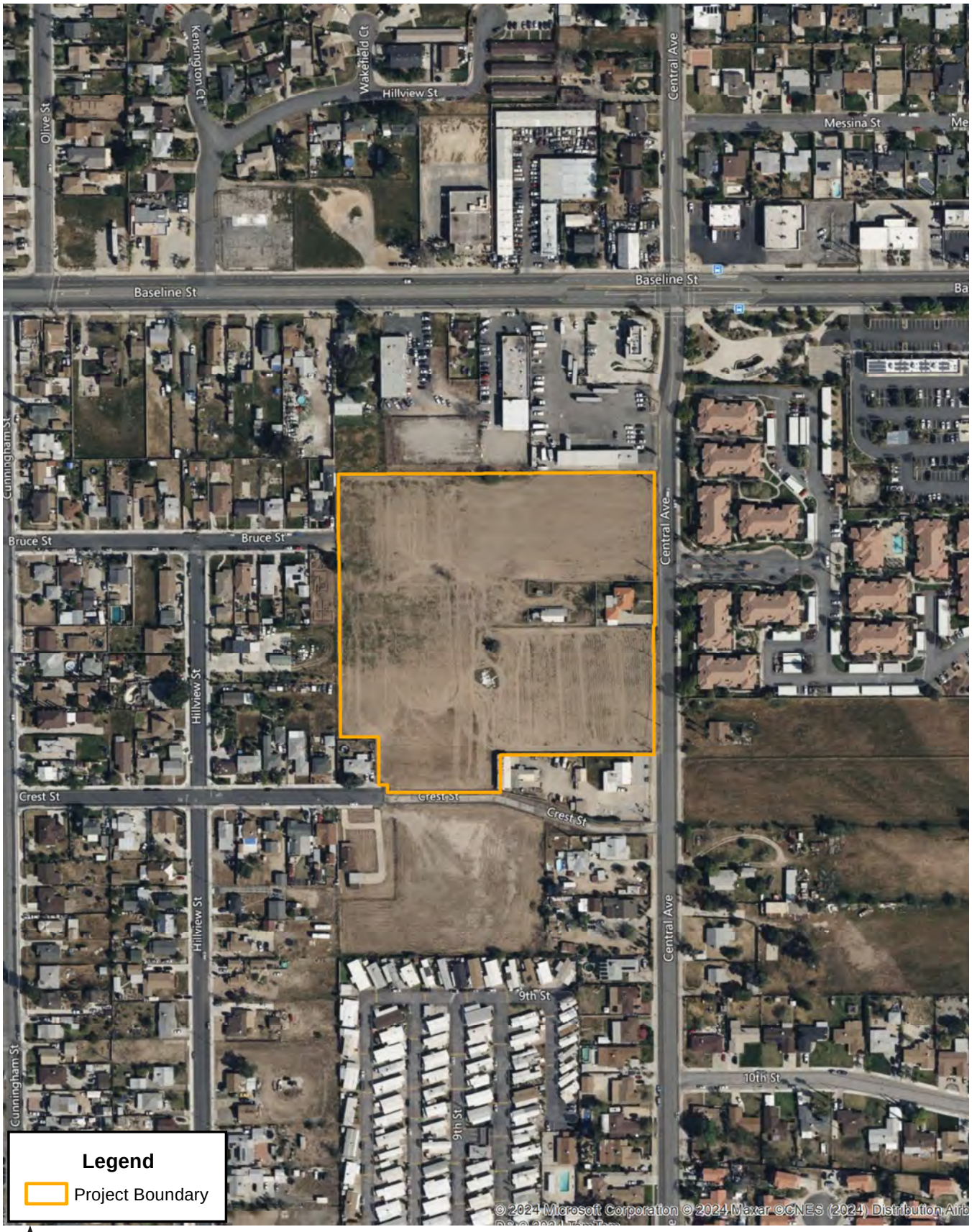


N

N.T.S.

Source: Bing Maps.

FIGURE 1
Regional Map



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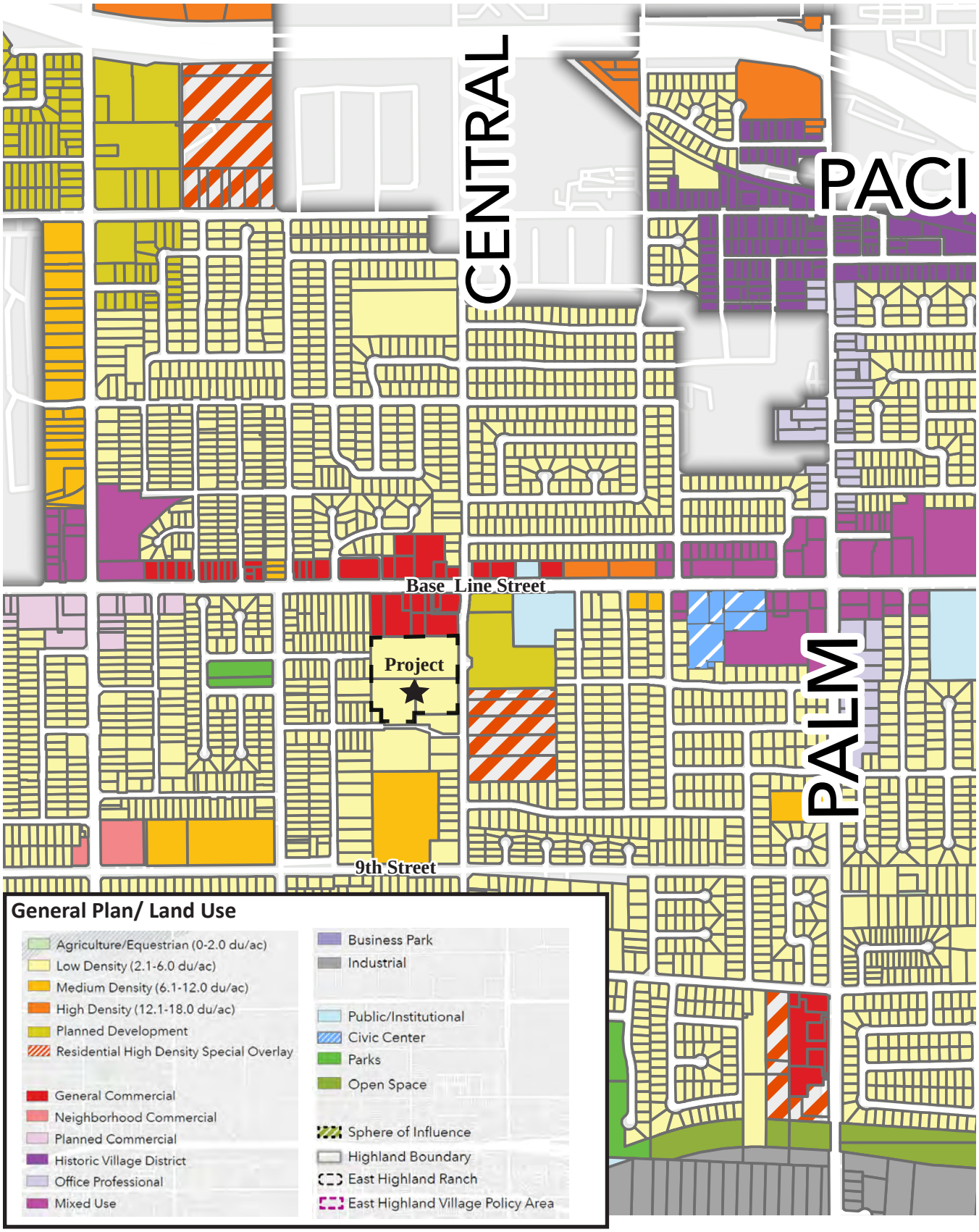
N.T.S.

Source: Bing Maps.

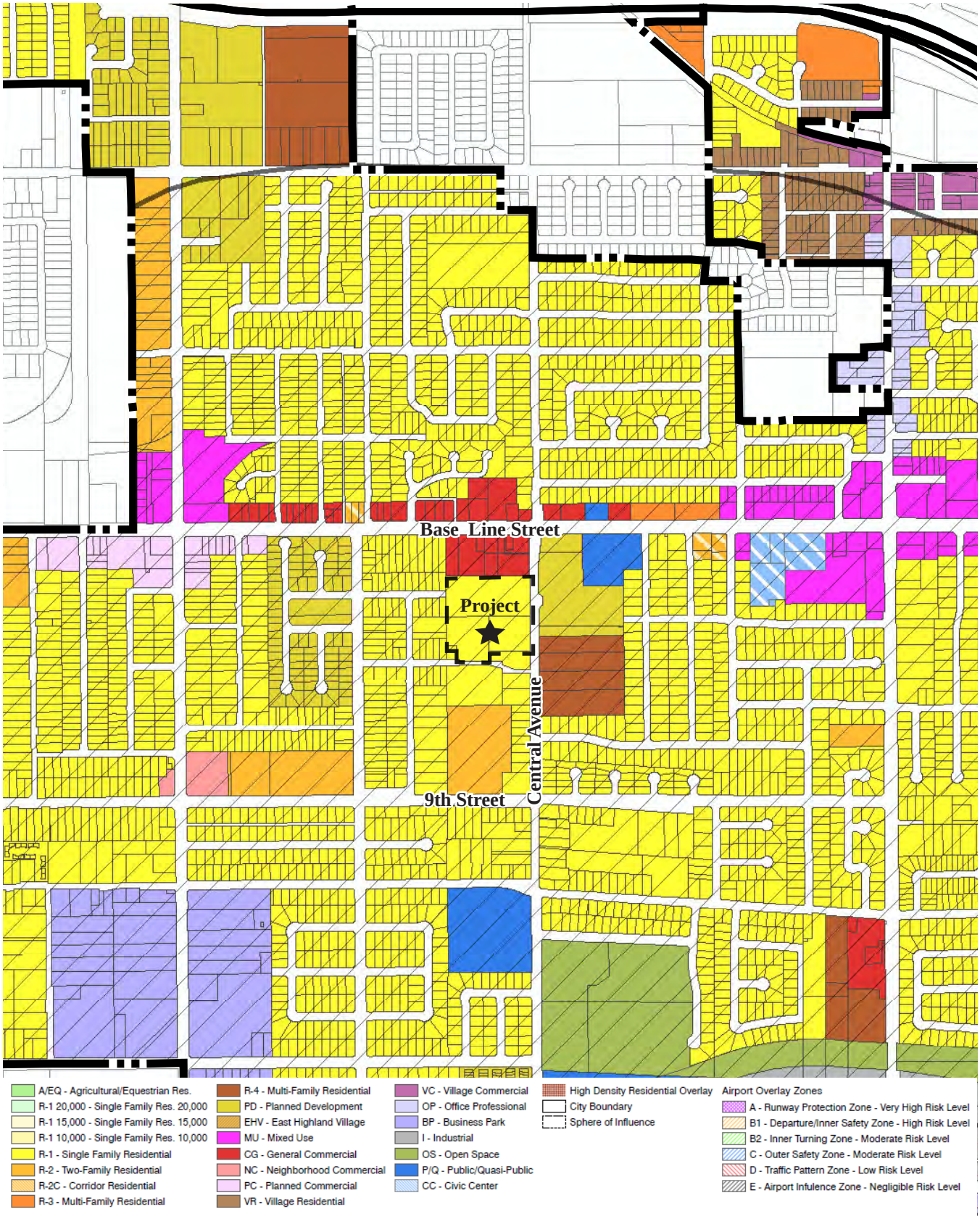
FIGURE 2
Project Location Map



N.T.S.

Source: City of Highland (2022).

FIGURE 3
General Plan Land Use Designation



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N.T.S.

Source: City of Highland (2022).

FIGURE 4
Zoning Classification

SECTION 3.0 PROJECT DESCRIPTION

The Project proposes to demolish all on-site improvements, including the existing single family residential structure, and construct 79 new detached small lot homes on the 8.3-acre Project site, including a gated entrance, a common open space and recreation area, guest parking, and a detention/water quality basin (Figure 5). To accommodate this proposal, a General Plan Amendment and Zone Change are requested. The General Plan Amendment would change the land use designation from Low Density (2.1-6.0 dwelling units per acre (du/ac)) to Planned Development. The Zone Change would change the zoning classification from R-1 - Single Family Residential to PD - Planned Development. The proposed community would have a density of approximately 9.5 du/ac.

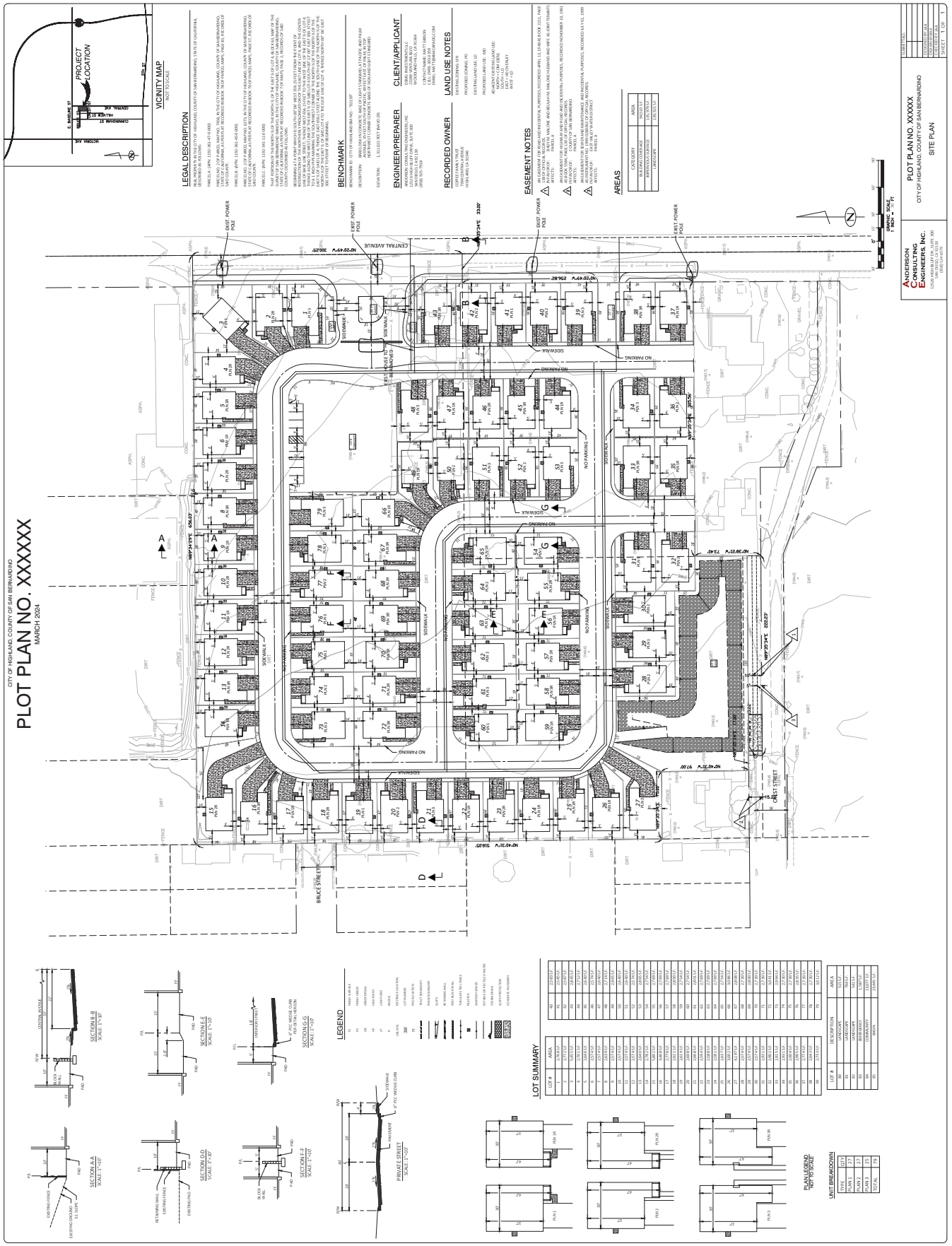
The Project site would be re-graded to accommodate the proposed development. The frontage along Central Avenue would be improved to include sidewalks and a landscape parkway. The existing overhead electrical lines along Central Avenue would be placed underground. A detention/water quality basin would be constructed in the southern portion of the site and provide a connection to the existing public storm drain within the Crest Street right-of-way.

The proposed Project would dedicate additional right-of-way for both Central Avenue and Crest Street.

The primary entrance to the Project occurs from Central Avenue through a gated entry, located across from 11th Street, which is the entry into the Jeffrey Court Senior Apartment complex. Monumentation signage would occur on both sides of the entry. The gated entry would operate with transponder (or similar technology) for residents and a keypad for guest entry. The gated entry includes override technology for first responder (police and fire) access, as well as a turn-around prior to reaching the gates. Secondary emergency vehicle access (EVA) is provided in the southern portion of the site to Central Avenue. The EVA would be gated and equipped with override technology for first responder access.

Common open space and recreation is provided in a few locations. Across from the entry gates is a 14,897-square foot park that includes recreation amenities for the future residents, such as turf, shade trellis, BBQ island, and benches. A 23,445- square foot basin provides visual open space with planting around the perimeter and a 1,587-square foot lot provides secondary emergency vehicle access.

The perimeter of the Project would include new six-foot high block wall fencing. Along Central Avenue, the block wall would be masked with landscaping, including shrubs and vines.



N.T.S.
Source: ACE (March 15, 2024)

FIGURE 5
Proposed Site Plan

All proposed residential dwellings are two-story, include a two-car garage, a full-size driveway, and a rear yard for private outdoor space. Three different floor plans are proposed, with three different elevations, and three different color schemes to provide architectural diversity. The three floor plans range in size from approximately 1,700 square feet to 2,000 square feet. Table 1 generally summarizes the proposed floor plans.

Table 1. Floor Plan Summary[1]

	Plan	# of Units	Square Footage	Stories	Garage Count	Bedrooms	Bathrooms
SFD	Plan 1	27	1,717 SF	2-story	2-car	3 bdrm + loft	2.5 bath
	Plan 2	27	1,838 SF	2-story	2-car	4 bdrm + loft	2.5 bath
	Plan 3	25	1,998 SF	2-story	2-car	4 bdrm + office	2.5 bath

Each dwelling unit is planned with a side-by-side two car garage and individual full-length driveways in front of garages. The garage spaces total 158 covered spaces. An additional 158 uncovered parking spaces are provided on the driveways. The site plan provides for 9 uncovered guest parking spaces adjacent to the park/recreation area. Additionally, parking is available on one side of the interior streets.

Each residential dwelling unit would have a rear yard at least 10-feet deep. Side yard widths vary with a minimum of 4 feet on one side and 5 feet on the other side. Living space would be setback from the front property line a minimum of 9 feet and the garage would be setback a minimum of 19 feet measured from the property line to garage door.

Interior streets are designed with 40 feet of right-of-way, 36-feet from curb to curb, and 4-foot sidewalk on one side. Parking is permitted on one side of the interior streets. The interior streets will be privately owned and maintained.

Sewer and domestic water would be served from existing public services located in Central Avenue and Crest Street. Dry utility service would be accessed from available existing electrical, gas, internet, and telephone providers currently serving the site and area.

Storm drains within the Project site would discharge into a proposed detention/water quality basin and connect to a regional storm drain facility within the Crest Street right-of-way adjacent to the southern Project boundary. A proposed catch basin inlet and storm drain would collect runoff from the widened portion of Central Avenue and convey flows to the on-site detention/water quality basin.

Construction of the Project would begin with demolition of the existing buildings. All material would be hauled off-site and to the extent possible taken to a recycling facility. The Project site would be graded, which includes the removal and recompaction of the upper

[1] The floor plan summary is preliminary and subject to modification with conformance to development standards.

approximately 2 to 4 feet depending on the underlying soil conditions. Grading will occur in a single phase. Grading quantities include:

- Raw Cut: 6,250 cubic yards
- Raw Fill: 8,670 cubic yards
- Remedial: 32,200 cubic yards
- Shrinkage assumes 10%
- Import/export: 6,850 cubic yards

Trash storage will occur as individual carts stored within the enclosed garage or sideyard of each dwelling unit.

The Applicant intends to finance certain development impact fees, such as water/sewer connection fees and/or school fees, through a Community Facilities District (CFD)
Figures 5 through 19 include the proposed site plan, tentative tract map, landscape plan, proposed architectural elevations and proposed floor plans.

3.1 Discretionary Actions

The Project requires the approval of the following discretionary actions before construction can begin. This IS/MND will be relied upon for those discretionary actions.

- General Plan Amendment No. 24-001
- Zone Change No. 24-001
- Tentative Tract Map No. 20693
- Conditional Use Permit No. 23-010
- Design Review No. 24-003

3.2 Contact Information

The Initial Study / Mitigated Negative Declaration for the Proposed Project is subject to public review and comment pursuant to Section 15200 of the State CEQA Guidelines. Copies are available during normal business hours at the City of Highland, 27215 Base Line Street, Highland CA 92346 and on the City's website, https://www.cityofhighland.org/.

Comments on this Initial Study / Mitigated Negative Declaration may be submitted to:

Tiffany Martinez,
tmartinez@cityofhighland.org
27215 Base Line Street
Highland, CA 92346

3.3 Scheduled Public Meetings or Hearings

- TBD

N.T.S.

Source: ACE (May 2024)

FIGURE 6

Tentative Tract Map

CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO

TENTATIVE TRACT MAP NO. 20693

MAY 2024

GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER: 1192-361-47-0-000, 1192-361-45-0-000, 1192-341-11-0-000.
2. THE PROPERTY SHOWN HERBIN CONTAINS THE ENTIRE CONTIGUOUS OWNER OF LAND DIVIDER AS SHOWN.
3. TOTAL NUMBER OF NUMBERED RESIDENTIAL LOTS = 79
   TOTAL GROSS AREA OF PROJECT = 8.5 AC (DENSITY = 9.3 DU/AC)
4. RESIDENTIAL LOT SIZE BREAKDOWN (SEE SHEET 2 FOR LOT AREAS)
5. ALL ONSITE STREETS AND UNNUMBERED NON-RESIDENTIAL LOTS INCLUDING BASINS, NATURAL CHANNELS, PARKS, PASEOS, AND OPEN SPACES, SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
6. CONTOUR INTERVAL = 1 FOOT.
7. ALL SLOPES ARE 2:1 OR FLATTER. FOR BASIN AND NATURAL CHANNEL GRADING, REFER TO DRAINAGE REPORT.
8. THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
9. NO REGULATED TREES EXIST ON SITE, UNLESS NOTED.
10. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HERBIN ARE APPROXIMATE.
11. LOT DIMENSIONS SHOWN HERBIN ARE APPROXIMATE.
12. TENTATIVE MAP AREA IS NOT WITHIN THE SPECIFIC PLAN.
13. TENTATIVE MAP AREA IS DETERMINED TO BE OUTSIDE OF A FLOOD PLAIN (ZONE X) PER MAP NUMBER 06071C8702H.
14. EXISTING TOPOGRAPHY: PBLA SURVEYING, INC., DECEMBER 2022.
15. TENTATIVE MAP IS IN AN AREA WITH LOW LIQUEFACTION POTENTIAL, NOT SUSCEPTIBLE TO SUBSIDENCE, HAS POTENTIAL PALEONTOLOGICAL SENSITIVITY, AND NOT WITHIN A FIRE HAZARD STATE RESPONSIBILITY AREA.
16. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY.
17. THIS PROJECT WILL NOT IMPLEMENT SUBSURFACE SEPTIC SEWAGE DISPOSAL SYSTEMS.
18. THIS IS A PROPOSED STANDARD SUBDIVISION OF FIVE OR MORE PARCELS.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN: 1192-361-47-0-000)

PARCEL NO. 2 OF PARCEL MAP NO. 7458, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 78 OF PARCEL MAPS, PAGE 83, RECORDS OF SAID COUNTY.

PARCEL B: (APN: 1192-361-45-0-000)

PARCEL NO. 2 OF PARCEL MAP NO. 6273, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 70 OF PARCEL MAPS, PAGE 57, RECORDS OF SAID COUNTY.

PARCEL C: (APN: 1192-341-11-0-000)

THAT PORTION OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF LOT 4, BLOCK 63, MAP OF THE SURVEY OF SAN BERNARDINO RANCHO, IN THE CITY OF HIGHLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00° 00' WEST 359.25 FEET FROM THE POINT OF INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 4, AND THE CENTER LINE OF BASE LINE STREET; THENCE WEST 656.15 FEET TO THE WEST LINE OF THE EAST ½ OF LOT 4; THENCE ALONG THE WEST LINE OF THE EAST ½ OF SAID LOT A SOUTH 00° 13' 06" EAST 300.37 FEET TO A 1 INCH PIPE MARKING THE SOUTHWEST CORNER OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF SAID LOT 4; THENCE EAST 656.15 FEET ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF SAID LOT 4 TO THE EAST LINE OF LOT 4; THENCE NORTH 00° 06' EAST 300.37 FEET TO POINT OF BEGINNING.

BENCHMARK

BENCHMARK ID: CITY OF HIGHLAND BM NO. - "021 39"

DESCRIPTION: BRASS DISK IN CONCRETE BASE OF LIGHT STANDARD, AT PACIFIC AND PALM AVENUES, 3.5 FEET SOUTH OF PACIFIC, 40 FEET EAST OF PALM, IN TOP NORTHWEST CORNER CONCRETE BASE OF SIGN AND LIGHT STANDARD.

ELEVATION: 1,311.02 FEET (NAVD 29)

EARTHWORK

CUT: 6,250 CY
FILL: 8,670 CY
OX: 32,200 CY
IMPORT: 3,950 CY

NOTE: THE EARTHWORK QUANTITIES PROVIDED HEREIN ARE CONCEPTUAL FOR TENTATIVE MAP PURPOSES ONLY AND ARE TO BE CONSIDERED "RAW" NUMBERS, WITHOUT CONSIDERATION OF EARTHWORK FACTORS.

LAND USE NOTES

EXISTING ZONING: SFR

PROPOSED ZONING: PD

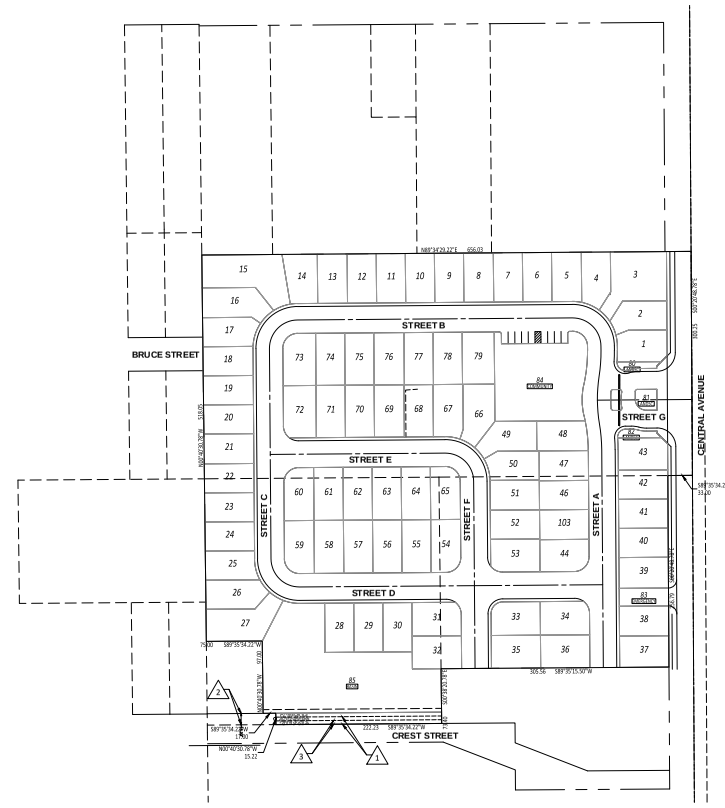
EXISTING LAND USE: LD

PROPOSED LAND USE: MD

ADJACENT EXISTING LAND USE:
NORTH = COM (GEN)
SOUTH = LD
EAST = HD OVERLAY
WEST = LD

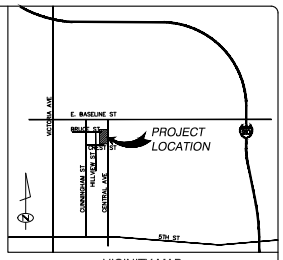
EASEMENT NOTES

1. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 1948 AS BOOK 2211, PAGE 138 OF OFFICIAL RECORDS.
   IN FAVOR OF: BADY M. MALONE AND BEULAH M. MALONE HUSBAND AND WIFE AS JOINT TENANTS
   AFFECTS: PARCEL A
2. AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 10, 1961 AS BOOK 5184, PAGE 130 OF OFFICIAL RECORDS.
   IN FAVOR OF: COUNTY OF SAN BERNARDINO
   AFFECTS: PARCEL A
3. AN EASEMENT FOR SEWER AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED JULY 01, 1999 AS INSTRUMENT NO. 1999-0280363 OF OFFICIAL RECORDS.
   IN FAVOR OF: EAST VALLEY WATER DISTRICT
   AFFECTS: PARCEL A



INDEX MAP
SCALE: 1" = 60'

GRAPHIC SCALE
1 INCH = 60 FT



VICINITY MAP
NOT TO SCALE

UTILITY PURVEYORS

WATER:	EAST VALLEY WATER DISTRICT 31111 GREENSPOT ROAD HIGHLAND, CA 92346 (909) 889-9501
SEWER:	EAST VALLEY WATER DISTRICT 31111 GREENSPOT ROAD HIGHLAND, CA 92346 (909) 889-9501
ELECTRIC:	SOUTHERN CALIFORNIA EDISON 287 TENNESSEE STREET REDLANDS, CA 92373
GAS:	SOUTHERN CALIFORNIA GAS 1981 LUGONIA AVENUE REDLANDS, CA 92374
COMMUNICATIONS:	SPECTRUM 27470 W. LUGONIA AVENUE REDLANDS, CA 92374
SCHOOL DISTRICT:	SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT 777 NORTH F STREET SAN BERNARDINO, CA 92410 (909) 381-1100

ENGINEER/PREPARER

ANDERSON CONSULTING ENGINEERS, INC
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925-7918

CLIENT/APPLICANT

DSMG INVESTMENTS LLC
23289 VENTURA BLVD
WOODLAND HILLS, CA 91364

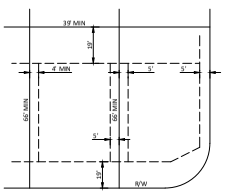
CONTACT NAME: MATT GIBSON
CELL: (949) 310-3359
EMAIL: MATT@ANACAPADG.COM

RECORDED OWNER

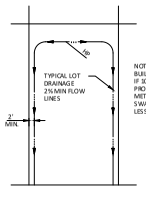
COFFEE FAMILY TRUST
7394 CENTRAL AVENUE
HIGHLAND, CA 92346

LEGEND

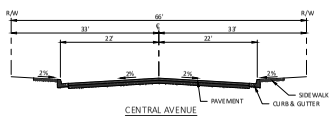
FS	FINISH SURFACE
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
R	RADIUS
RET.	RETAINING
(100.0')	EXISTING ELEVATION
390	LOT NUMBER
PAD	PAD ELEVATION
	TRACT BOUNDARY
	PHASE BOUNDARY
	SLOPE
	RETAINING WALL
	SANITARY SEWER
	POTABLE OR RECYCLED WATER
	STORM DRAIN
	SLOPE PROTECTION
	FIRE HYDRANT



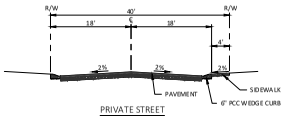
TYPICAL BUILDING SETBACKS -
2,574 SF MIN LOT SIZE
NOT TO SCALE



TYPICAL LOT DRAINAGE
NOT TO SCALE



CENTRAL AVENUE
SCALE: 1"=10'



PRIVATE STREET
SCALE: 1"=10'

SHEET 1 OF 3

ANDERSON CONSULTING ENGINEERS, INC.

TENTATIVE TRACT MAP NO. 20693
CITY OF HIGHLAND,
COUNTY OF SAN BERNARDINO
TITLE SHEET

SYMBOL LEGEND

- HOA OR PUBLIC MAINTAINED LANDSCAPE AREA (55,822 Sq. Ft.)
- HOA OR PUBLIC MAINTAINED LANDSCAPE AREA (53,012 Sq. Ft.)
- TURF (5,250 Sq. Ft.)
- CONCRETE WALK AND DRIVEWAY
- GRAVEL
- BASIN
- PARK AMENITY AREA

SHRUB NOTES:

- SHRUB PLANTING SHALL BE MADE UP OF 75% 5-GALLON PLANTS AND 25% 1-GALLON PLANTS, WITH THE THE EXCEPTION OF GROUND COVERS THAT WILL BE A MINIMUM OF 1 GALLON SIZE
- ALL SHRUBS AND GROUNDCOVERS SHALL BE INSTALLED FROM LIVING PLANT MATERIALS. ON CENTER SPACING SHALL BE APPROVED BY THE CITY LANDSCAPE ARCHITECT TO ACHIEVE APPROPRIATE PLANT COVERAGE WITHIN 2 YEARS OF THE INSTALLATION.
- ALL PLANTING AND IRRIGATION PLANS SHALL CONFIRM TO ALL SECTIONS OF 16.40.390 "WATER EFFICIENT LANDSCAPE" REQUIREMENTS AND SECTION 14 OF THE PUBLIC WORKS POLICIES, PROCEDURES AND STANDARDS

TREE LEGEND

TREES	BOTANICAL / COMMON NAME	WUCOLS
	ARBUTUS X `MARINA` ARBUTUS/ PINUS HALEPENSIS ALEPPO PINE	M
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE/ CHITALPA X 'MORNING CLOUD' MORNING CLOUD CHITALPA	L
	OLEA EUROPEA 'SWAN HILL' SWAN HILL OLIVE	M
	TRISTANIA LAURINA WATER GUM	L
	MAGNOLIA G. 'D.D. BLANCHARD' MAGNOLIA/ PODOCARPUS GRACILIOR FERN PINE	M
	PLATANUS ACERIFOLIA 'COLUMBIA' COLUMBIA LONDON PLANE TREE	L
	QUERCUS AGRIFOLIA COAST LIVE OAK	L

TREE NOTES:

- ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES PLANTED WITHIN 5 FEET OF HARDSCAPE, PAVING OR WALLS/STRUCTURES. ALL TREES REQUIRING ROOT BARRIERS SHALL EXTEND 10' FROM THE CENTER OF THE TRUNK IN EITHER DIRECTION AND BE A MINIMUM OF 24" DEEP.
- ALL TREES SHALL BE DOUBLE STAKED WITH VINYL TYPE TIES NAILED TO THE LODGE POLE STAKES IN AT LEAST TWO VERTICAL LOCATIONS. TREES IN HIGH WIND CORRIDORS OR TREES REQUIRING SPECIAL SUPPORT MEASURES SHALL REQUIRE ADDITIONAL STAKING AND OR SPECIALIZED STAKING MATERIAL AS NEEDED.
- REQUIRED STREET TREES SHALL BE A MINIMUM OF 24" BOX AND STANDARD IN FORM

TOTAL LANDSCAPE AREA: 114,084 (31% OF SITE)
EXCLUDE BASIN SQUARE FOOTAGE

CONCEPTUAL LANDSCAPE PLAN

CLIENT/APPLICANT

DMSG INVESTMENTS LLC
23289 VENTURA BLVD
WOODLAND HILLS, CA 91364

CONTACT NAME: MATT GIBSON
CELL (949) 303-3359
EMAIL: MATT@ANACAPADG.COM

REGISTERED LANDSCAPE ARCHITECT
KEVIN D. LANGE 4584
Signature 10-31-25
Renewal Date 5-23-24
Date
STATE OF CALIFORNIA

DRA 24-003

N.T.S.
Source: Clark & Green Associates (May 24, 2024)

FIGURE 7
Preliminary Landscape Plan

N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)

Refer to landscape drawings for wall, tree, and shrub locations

FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR

LEFT

COLOR SCHEME 1

PLAN 1A (1717)

SPANISH ELEVATIONS

FIGURE 8

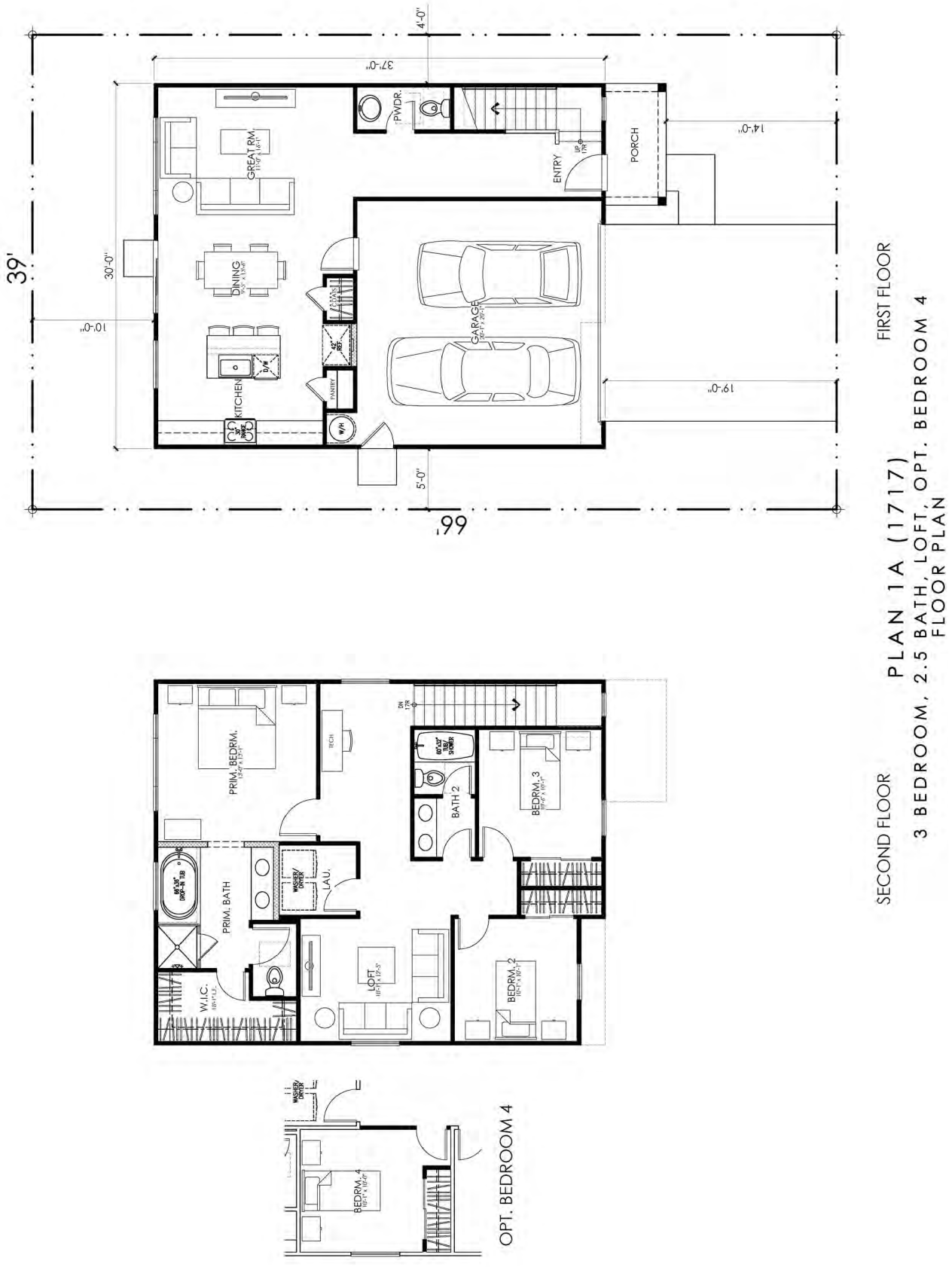
Plan 1A Spanish Elevations

N.T.S.
Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 9
Plan 1B Craftsman Elevations

N.T.S.
Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 10
Plan 1C Prairie Elevations



N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 11
Plan 1A Floor Plans

N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 12
Plan 2A Spanish Elevations

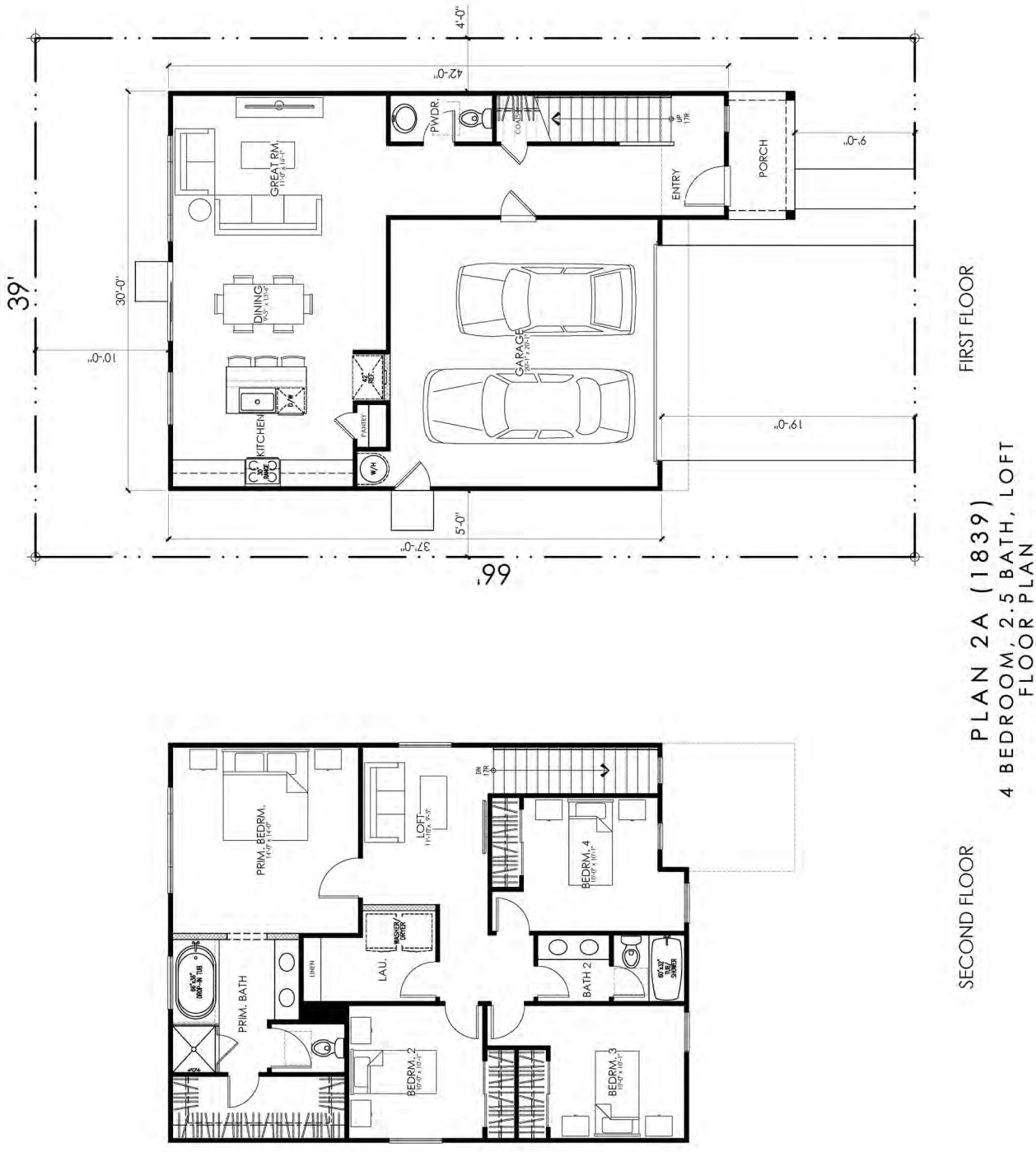
N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 13
Plan 2B Craftsman Elevations

N.T.S.
Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 14
Plan 2C Prairie Elevations



N.T.S.
Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 15
Plan 2A Floor Plans

N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 16
Plan 3A Spanish Elevations

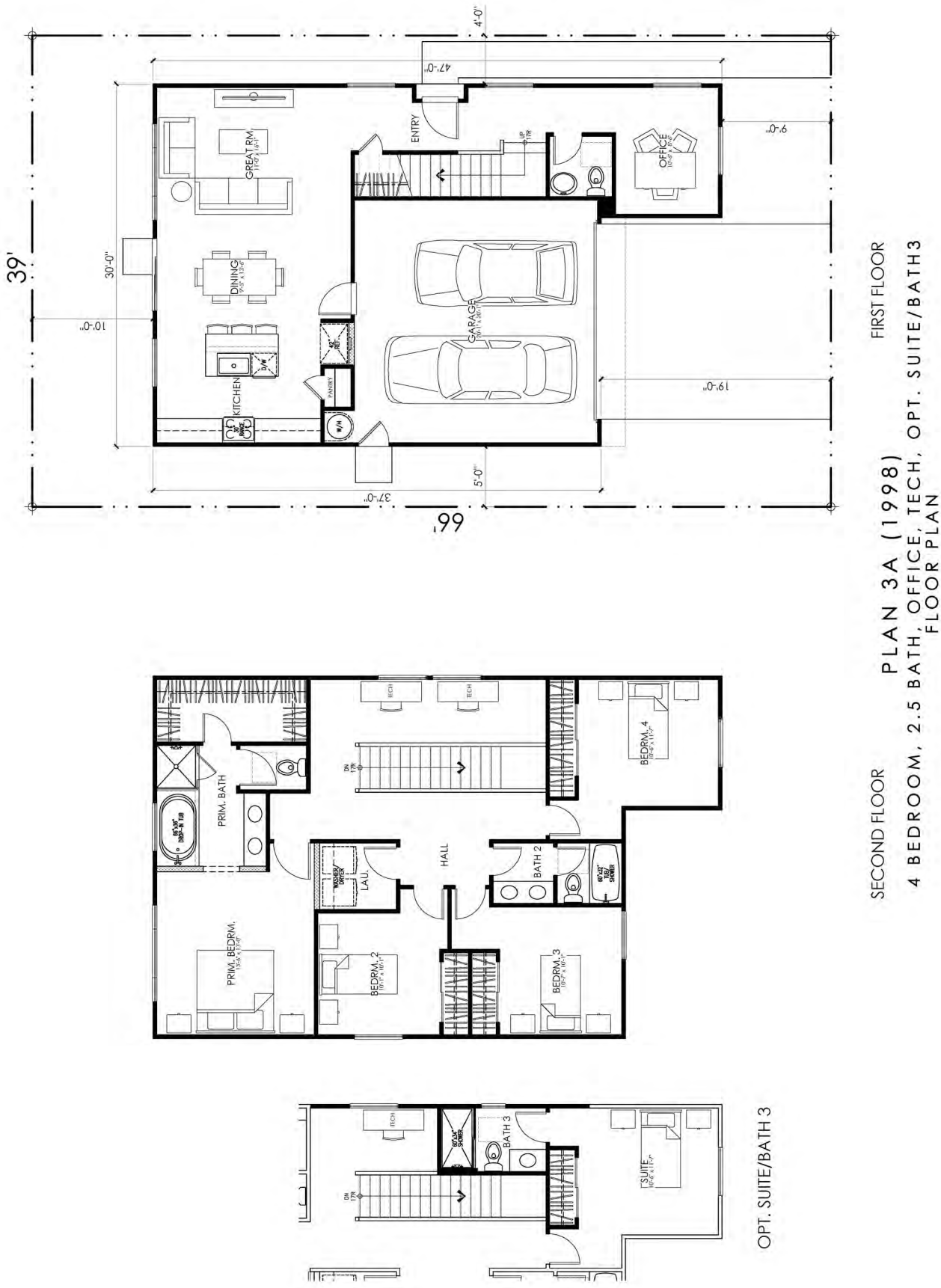
N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 17
Plan 3B Craftsman Elevations

N.T.S.
Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 18
Plan 3C Prairie Elevations



N.T.S.

Source: Kevin L. Crook Architect Inc (December 14, 2023)

FIGURE 19
Plan 3A Floor Plans

SECTION 4.0 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" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☒ Hazards & Hazardous Materials	☒ Transportation / Traffic
☐ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☒ Tribal Cultural Resources
☒ Air Quality	☐ Land Use / Planning	☐ Utilities / Service Systems
☒ Biological Resources	☐ Mineral Resources	☐ Wildfire
☒ Cultural Resources	☒ Noise	
☐ Energy	☐ Population / Housing	
☒ Geology / Soils	☐ Public Services	☒ Mandatory Findings of Significance
☐ Greenhouse Gas Emissions	☐ Recreation	

4.1 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 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.

Signature Date

SECTION 5.0 ENVIRONMENTAL CHECKLIST

5.1 Aesthetics

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion

The Project site constitutes an infill site currently developed with a single residential dwelling, an accessory building with old animal pens, and disturbed fields.

The Project site is not located on a ridgeline or an area of visual prominence. There are no rock outcroppings or other unique geologic features. The few trees on the Project site are common to the area.

The City's General Plan Chapter 5, Conservation and Open Space, states that preserving views of the San Bernardino Mountains and the Santa Ana River are priorities. The General Plan also states that private views are not protected.

While the City does not specifically define scenic vista, a common definition is a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. In the case of Highland, an example might be a location of prominent public views of the San Bernardino Mountains. The San Bernardino Mountains are visible from the Project site; however, the Project site does not provide public views of the mountains. Therefore, the Project site is not considered a scenic

vista. Furthermore, development of the Project site would not block public views of the mountains from a nearby scenic vista.

The City also does not define scenic resources, however a common definition is landscape patterns and features that are visually or aesthetically pleasing and that, therefore, contribute affirmatively to the definition of a distinct community or region including, but not limited to, trees, rock outcroppings, and historic buildings. The Project site does not contain visual or aesthetically pleasing resources and the existing buildings on the Project site are not historic nor do they contribute architectural value.

The City does not have any designated scenic highways or roadways. The City's General Plan Chapter 3, Circulation, states that scenic opportunities should be improved along Boulder Avenue, Base Line Street, and Palm Avenue (Highland GP page 3-15). The Circulation Element also states that Greenspot Road and Base Line Street (from Boulder Avenue to Weaver Street) should be considered potential scenic routes.

The Project site is not located near any designated Scenic Highways. Both State Route (SR)-210 and SR-330 have been identified by Caltrans as eligible for listing.

Findings of Fact

a, b) Less than Significant. The Project site does not represent a scenic vista. The Project site is developed with a single residential dwelling, an accessory building with old animal pens, and disturbed fields, none of which are considered historic resources. The Project site is not located near any designated scenic highways, significant ridgelines, or other identified scenic resources, and would not result in any impacts related to having an adverse impact on a scenic vista. No scenic highways are located close to the Project site. SR-210 located approximately one mile east is the closest eligible scenic highway.

Since the proposed Project site does not contain a scenic vista or scenic resources, impacts would be less than significant.

c) Less than Significant. The Project site is located in an urban area of Highland. The Project site is located along a collector street and surrounded by residential and commercial uses. Therefore, the applicable threshold of significance is whether the proposed Project would conflict with applicable zoning and other regulations governing scenic quality.

The proposed Project requests approval of a General Plan Amendment to change the land use designation from Low Density (2.1-6.0 du/ac) to Planned Development. The Zone Change would change the zoning classification from R-1 - Single Family Residential to PD - Planned Development.

The City's General Plan Conservation and Open Space Element includes a number of policies that pertain to visual and aesthetic resources (Highland GP, page 5-4). Below are the policies and a discussion on the proposed Project's consistency.

> *Policy 1: Incorporate view corridor planning in related development efforts and capital improvement programs.*

The Project site is not located along a view corridor, does not contain existing open space, and the site is flat without ridgelines or significant views of ridgelines. The proposed Project is consistent with this goal.

> *Policy 2: Along roadway-based view corridors, frame views of attractive features of the natural and built environment with appropriately placed median and street tree landscaping. Use of fire-resistant vegetation and ample spacing between trees and shrubs is encouraged to reduce the spread of fires.*

The Project site is not located along a view corridor. The proposed Project is consistent with this policy.

> *Policy 3: Enforce hillside development standards that call for natural contour grading, environmentally sensitive design, shape and siting techniques, and fire-retardant building materials.*

The Project site is flat without hillsides or ridgelines that require grading. The proposed Project is consistent with this policy.

> *Policy 4: Work with San Bernardino County and the City of San Bernardino to develop consistent regulations for the protection of ridgelines, slope areas and hilltops within the surrounding foothill communities.*

The Project site is flat without hillsides or ridgelines. The proposed Project is consistent with this policy.

> *Policy 5: Require that all excess excavated material (waste materials) be properly removed and disposed of or otherwise reincorporated into the development plan without compromising natural contours or aesthetic qualities of the site.*

The Project site is flat and due to shrinkage of existing material, the Project requires minimal import of dirt. Therefore, no removal of material would occur and the grading of the Project site would not compromise natural contours. The proposed Project is consistent with this policy.

Policy 6: Require that hillside development be located below ridgelines and that structures themselves and accompanying landscaping conceal cut slopes and grading.

The Project site is flat without hillsides or ridgelines. The proposed Project is consistent with this policy.

Policy 7: Encourage developers in high slope gradient areas to use raised floor systems and stepped footages to leave slope contours in a more natural state.

The Project site is flat without hillsides or ridgelines. The proposed Project is consistent with this policy.

Policy 8: Retain existing vegetation within or alongside hillside development areas except where such vegetation poses a risk to buildings in high fire hazard zones (see Goal 6.5, Public Health and Safety Element). Use native, fire resistant, drought-tolerant plant material in fuel modification areas when existing vegetation can not be retained.

The Project site is flat and not within a hillside area. Furthermore, the Project site does not contain existing vegetation that provides an aesthetic benefit. The majority of the site consists of disturbed fields and ornamental landscaping surrounds the existing residence. The proposed Project is consistent with this policy.

Policy 9: Preserve mature trees, natural hydrology, native plant materials and areas of visual interest.

The Project site does not contain existing vegetation that provides an aesthetic benefit. The majority of the site consists of disturbed fields and ornamental landscaping surrounds the existing residence. The proposed Project is consistent with this policy.

Since the proposed Project is consistent with the visual resource policies included in the General Plan, impacts would be less than significant.

d) Less than Significant. The Project site is located in an urban area with numerous nearby light sources. The existing single-family residence includes wall-mounted lighting and security lighting. Existing light sources surrounding the Project site include streetlights, existing residential neighborhoods, and existing commercial uses. The Project would include light sources typical of residential developments, which are less intensive than the surrounding commercial property lighting. Internal roadways would have streetlights and each residence would have typical wall lighting associated with residential uses. The light sources included in the proposed Project have the same character and intensity as existing surrounding light sources, therefore, impacts would be less than significant.

Sources

City of Highland General Plan Chapter 3, Circulation Element; City of Highland General Plan Chapter 5, Conservation and Open Space Element; California State Scenic Highway System Map, Google Earth and site visits.

5.2 Agriculture and Forestry Resources

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE 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 Model (1997) prepared by the California Dept. 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 compiled 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 Government 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 or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion

The Project site is developed with a single residential dwelling, an accessory building with old animal pens, and disturbed fields. The Project site is not being actively farmed or used for forest use and there is no recent history of such uses on the Project site.

Findings of Fact

a) No Impact. The Project site is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance based on mapping by the Department of Conservation. The Project site is mapped as "Urban and Built-Up Land."

b) No Impact. The Proposed Project site is not subject to a Williamson Act contract.

c) No Impact. The Project site is zoned for residential development. While the proposed Project includes a request for a General Plan Amendment and Zone Change, the request does not include rezoning of agricultural or forest land. No impact would occur.

d) No Impact. The Proposed Project site does not have forest land or land that was used for the harvesting of timber.

e) No Impact. Existing properties surrounding the Project site consist of residential and commercial uses. In the 1950s and 1960s, the Project site was used as a small horse ranch (Coffee Thoroughbred Horse Ranch), with no more than 30 horses. The owner also kept a few cows, goats, chickens, orchard, and vegetable gardens for non-commercial use.

There are no properties designated as prime farmland or forest uses within proximity to the Project site. Therefore, the proposed Project would not encroach into designated Prime Farmland or forest land and the proposed Project would not influence existing designated Prime Farmland or forest land to convert into non-agricultural or non-forest uses. No impact would occur.

Sources

Department of Conservation Important Farmland Finder, DLRP Important Farmland Finder (ca.gov); Title Report; City of Highland General Plan Land Use Map; City of Highland Zoning Map; and Google Earth.

5.3 Air Quality

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Discussion

The proposed Project site is located within the South Coast Air Basin, for which the South Coast Air Quality Management District (SCAQMD) is responsible for controlling emissions primarily from stationary sources and to a lesser extent, mobile sources. Additionally, Air Quality Management District (AQMD), in coordination with the Southern California Association of Governments (SCAG) is responsible for creating, updating, and implementing the Air Quality Management Plan (AQMP), which is a regional air quality strategy program. While air quality has improved dramatically over the past years, the South Coast Air Basin continues to exceed federal public health standards for ozone and particulate matter (PM).

The City of Highland relies on the SCAQMD for establishing significance thresholds for criteria air pollutants. By complying with the thresholds of significance, the Project would also be in compliance with the SCAQMD Air Quality Management Plan (AQMP) and the federal and state air quality standards. Table 2, below, provides the SCAQMD thresholds of significance.

Table 2. SCAQMD Air Quality Significance Thresholds

Pollutant	Construction (Lbs/Day)	Operation (Lbs/Day)
NO_X	100	55
VOC	75	55
PM_{10}	150	150
PM2.5	55	55
SO_X	150	150
CO	550	550

Source:http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significancethresholds.pdf

Furthermore, Localized Significance Thresholds (LST) are used to determine whether a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. LSTs are developed based on the ambient concentrations of four applicable air pollutants for source receptor area (SRA) 34 – Central San Bernardino Valley. Table 3, below, provides the LST threshold of significance developed by AQMD.

Table 3. SCAQMD Localized Significance Thresholds (LST)

Pollutant	Construction (Lbs /Day)	Operation (Lbs/Day)
NO_X	216.8	216.8
CO	1,350.9	1,350.9
PM_{10}	10.4	2.9
PM2.5	6.1	1.6

Source: SCAQMD Mass Rate Localized Significance Thresholds for 3.5-acres/day in SRA-34 at 25 meters

The report, *7394 Central Avenue Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Highland, California*, dated December 8, 2023, and prepared by RK Engineering Group, Inc. (Appendix A), analyzes potential air quality impacts from construction and operations of the proposed Project. The report analyzes grading the Project site, including the import of approximately 10,000 cubic yards of fill material and the demolition of the existing structure(s). The report also analyzes operational impacts from construction of 79 dwelling units.

The analysis of air quality impacts included in the *Air Quality, Greenhouse Gas, and Energy Impact Study* assumes implementation of standard air quality rules and requirements and design features designed to reduce emissions. These commitments are defined as Project Design Features (PDFs), which will be included in the Mitigation Monitoring and Reporting Program (MMRP) as PDFs to ensure implementation. The following PDFs were included in the air quality analysis and are hereby incorporated into the Project.

Construction Design Features:

PDF AQ-1 The Project must follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which include, but are not limited to the following:

1. All active construction areas shall be watered two (2) times daily.
2. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
3. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
4. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
5. Access points shall be washed or swept daily.
6. Construction sites shall be sandbagged for erosion control.
7. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
8. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.
9. Use gravel aprons and track out grates at all truck exits.
10. Replace the ground cover of disturbed areas as quickly as possible.

PDF AQ-2 All diesel construction equipment should have Tier 4 low emission "clean diesel" engines (OEM or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology.

PDF AQ-3 Construction equipment should be maintained in proper tune.

PDF AQ-4 All construction vehicles should be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.

PDF AQ-5 Minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible.

PDF AQ-6 The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.

PDF AQ-7 Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

PDF AQ-8 Establish staging areas for the construction equipment that are as far from adjacent residential homes, as feasible.

PDF AQ-9 Use zero VOC and low VOC paints and solvents, where feasible.

Operational Design Features:

PDF AQ-10 The Project must comply with the mandatory requirements of the California Building Standards Code, Title 24, Part 6 (Energy Code) and Part 11 (CALGreen), including, but not limited to:

- Install low-flow fixtures and toilets, water-efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.
- Provide the necessary infrastructure to support electric vehicle charging.
- Provide solar installations/solar readiness zones per the prescribed Energy Design Ratings.

PDF AQ-11 Participate in the local waste management recycling and composting programs.

Findings of Fact

a) Less than Significant. The Project site is located within the South Coast Air Basin, which includes all of Orange County and portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality within the Basin is under the jurisdiction of the SCAQMD. The SCAQMD adopted the 2016 Air Quality Management Plan (2016 AQMP) in March 2017.

Consistency with the 2016 AQMP for the Basin would be achieved if a Project is consistent with the goals, objectives, and assumptions in the respective plan to achieve the federal and state air quality standards. One such plan is the General Plan, which determines land use and land use intensity. The City of Highland General Plan designates the land use on the Project site as Low Density residential. The Project proposes a General Plan Amendment to Planned Development, also a residential land use designation. While the proposed Project is not consistent with the land use designation assumed in the AQMP, the AQMP assumed development of the Project site as residential, with associated emissions. Therefore, consistency with the AQMP is determined by whether the proposed Project exceeds SCAQMD daily emissions thresholds. As detailed in Sections b), c), and d) below, emissions generated by the proposed Project would be below emissions thresholds established by SCAQMD. Therefore, the proposed Project would be consistent with, and would not conflict with or obstruct, implementation of the AQMP. Impacts would be less than significant.

b) Less than Significant. Criteria pollutant emissions from the proposed Project would be generated by both construction emissions and operational emissions. As shown in Table 4 below, the daily construction emissions would be less than the SCAQMD air quality standards and thresholds of significance.

Table 4. Daily Construction Emissions

Maximum Daily Emissions (lbs/day)[1]						
Activity	VOC	NO_x	CO	SO_2	PM_{10}	PM2.5
Demolition	2.70	25.03	23.05	0.03	1.32	1.03
Site Preparation	3.74	36.04	34.41	0.05	9.49	5.47
Grading	2.07	23.71	23.12	0.06	5.05	2.53
Building Construction	1.36	11.70	15.68	0.03	0.95	0.57
Paving	1.12	7.52	11.15	0.01	0.54	0.37
Architectural Coating	49.55	0.91	1.58	0.00	0.10	0.04
Maximum1	**49.55**	**36.04**	**34.41**	**0.06**	**9.49**	**5.47**
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

[1] Maximum daily emission during summer or winter; includes both on-site and off-site Project emissions.

Table 5 below summarizes the analysis of operational emissions. As shown in Table 5, operational emissions would also be below the SCAQMD thresholds.

Table 5. Daily Operational Emissions

Maximum Daily Emissions (lbs/day)[1]						
Activity	VOC	NO_x	CO	SO_2	PM_{10}	PM2.5
Mobile Sources	2.85	2.10	22.87	0.05	4.11	1.06
Energy Sources	4.06	1.35	5.02	0.01	0.11	0.11
Area Sources	0.04	0.62	0.27	0.00	0.05	0.05
Stationary Source	0.00	0.00	0.00	0.00	0.00	0.00
Total	**6.95**	**4.07**	**28.16**	**0.06**	**4.27**	**1.22**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

[1] Maximum daily emission during summer or winter; includes both on-site and off-site Project emissions.

With implementation of the PDFs, the proposed Project would not contribute to a cumulatively considerable net increase of any criteria pollutant for which the region is in non- attainment under an applicable Federal or State ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors). Therefore, impacts from criteria pollutant emissions would be less than significant.

c) Less than Significant. Sensitive receptors surrounding the Project site include neighboring residential uses. Exposure of pollutant concentrations on sensitive receptors can occur from construction and operation of the proposed Project. While Project construction would generate less than significant criteria pollutant emissions,

construction operations could cause fugitive dust impacts and impacts from diesel particulate matter. Operation of the proposed Project could also result in localized concentration of emissions.

Localized Significance Thresholds (LST) are used to determine whether a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. LSTs are developed based on the ambient concentrations of four applicable air pollutants for source receptor area (SRA) 34 – Central San Bernardino Valley.

With implementation of the PDFs, localized construction and operational emissions are summarized in the following tables.

Table 6. Construction Localized Emissions

Emissions Sources	Pollutant Emissions (lbs/day)[1]			
	NOx	CO	PM_{10}	PM2.5
On-Site Emissions	35.95	32.93	9.27	5.41
SCAQMD Threshold[2]	216.8	1,350.9	10.4	6.1
Exceed Threshold?	No	No	No	No

[1]Maximum daily emission during summer or winter; includes on-site project emissions only.
[2]Reference SCAQMD Mass Rate Localized Significant Thresholds for 3.50 acres per day in SRA-34, at 25 meters.

Table 7. Operational Localized Emissions

Emissions Sources	Pollutant Emissions (lbs/day)[1]			
	NOx	CO	PM_{10}	PM2.5
On-Site Emissions[2]	4.24	6.43	0.4	0.2
SCAQMD Threshold[3]	216.8	1,350.9	2.9	1.6
Exceed Threshold?	No	No	No	No

[1] Maximum daily emission in summer or winter.
[2] Mobile source emissions include on-site vehicle emissions only. It is estimated that approximately 5% of mobile emissions will occur on the project site.
[3] Reference: SCAQMD Mass Rate Localized Significant Thresholds for construction and operation; SRA 34, 3.5 acres/day and receptor distance of 25 meters.

As shown in the prior tables, emissions from the proposed Project would not exceed LSTs for the nearest sensitive receptors for construction and operational emissions. Therefore, impacts are less than significant.

d) Less than Significant. Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills, or heavy manufacturing uses. The proposed Project does not include any of these uses that result in significant odor impacts. Some objectionable odors may occur during construction from diesel engines, paving, and architectural coatings/paint. However, these odors are temporary, limited only to specific construction activities, and dissipate quickly. Since

residential uses do not typically generate objectionable odors and the Project site is surrounded by existing residential and commercial uses on all sides, no new objectionable odors would be created. Impacts would be less than significant.

Sources

*7394 Central Avenue Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Highland, California, dated December 8, 2023, and prepared by RK Engineering Group, Inc. (**Appendix A**).*

5.4 Biological Resources

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (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 a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Discussion

Biological resources on the Project site were evaluated and presented in *Biological Resources Assessment for the 7394 Central Avenue Project*, dated January 2024, by Carlson Strategic Land Solutions, and included in Appendix B. The Project site is classified as developed and disturbed. The developed portion of the site consists of a residential dwelling, an accessory dwelling and animal pens, and ornamental vegetation. The disturbed portion of the site consists of the following non-native vegetation, tree tobacco (*Nicotiana glauca*), devils weed, Russian thistle (*Salsola tragus*), foxtail (*Hordeum murinum*), cheeseweed (*Malva parviflora*), white goosefoot

(*Chenopodium album*), Redstem stork's bills (*Erodium cicutarium*), horseweed (*Erigeron canadensis*), prickly lettuce (*Lactuca serriola*), and Peruvian pepper (*Schinus molle*). One native species, a single blue elderberry (*Sambucus nigra*) occurs onsite. No blue line drainages or drainages that qualify as jurisdictional Waters of the U.S. or Waters of the State were identified on the Project site.

The Project site is not located within a habitat conservation plan (HCP) or within a Threatened or Endangered Species Final Critical Habitat designation.

The *Biological Resource Assessment* also includes an inventory of heritage trees on the Project site, in accordance with Highland Municipal Code Section 8.36.020. A total of 6 trees occurs on the Project site, with only one of those trees being native. Based on the results of the DBH two trees meet the definition of heritage tree on the Project site. Of the two heritage trees identified onsite, one is a native tree and the other is a non-native tree. Table 8 summarizes the tree inventory.

Table 8. Tree Inventory on the Project site

Tree #	Trees Species	Native or Non-native	DBH (inches)	Heritage Tree
1	Blue Elderberry (*Sambucus cerulea*)	Native	Multi-trunk. 19.6, 11.0, 5.9	Yes
2	Tree of Heaven (*Ailanthus altissima*)	Non-native	Single trunk. 16.9	No
3	Chinaberry (*Melia azedarach*)	Non-native	Multi-trunk. 12.7, 11.2, 9.5	Yes
4	White Mulberry (*Morus alba*)	Non-native	Single trunk. 23.4	No
5	Southern Magnolia (*Magnolia grandiflora*)	Non-native	Single trunk. 10.5	No
6	White Mulberry (*Morus alba*)	Non-native	Single trunk. 20.3	No

A jurisdictional delineation was conducted on the Project site to determine if any drainage features are present that meet the definition of Waters of the United States or Waters of the State. The delineation determined that no wetlands, riparian habitat, or jurisdictional drainage features are present on the Project site.

Project Design Features:

PDF BIO-1 The Project must comply with City of Highland Municipal Code Section 16.64 for the removal of the two heritage trees, the blue elderberry and the chinaberry.

Findings of Fact

a) Less than Significant with Mitigation. No special status plant or wildlife species were identified on the Project site, nor were any observed offsite within the buffer area. The proposed Project includes the removal of all buildings and ornamental trees and

shrubs. Since the project site does not contain special status plant or wildlife species, impacts would be less than significant, and no mitigation is required.

The Project site consists of developed and disturbed habitat and lacks suitable habitat for sensitive wildlife species. The Project site provides limited suitable habitat for some common avian species in the form of ornamental species and existing building eaves. While none of the common species carry a Federal or State listing as threatened or endangered, they are all protected under the Migratory Bird Treaty Act (MBTA). Therefore, a pre-construction survey is required in compliance with the MBTA. Implementation of Mitigation Measure MM BIO-1 would reduce potential impacts to the avian species to a less than significant level, if nesting individuals are present.

> Mitigation Measure MM BIO-1: Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following:
>
> 1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds and/or ground nesters.
> 2. Any construction activities that occur during typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300-feet surrounding the site (as feasible), be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement ground disturbances. If active nests are identified, the biologist would establish buffers around the vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers would be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist would review and verify compliance with these nesting boundaries and would verify the nesting effort has finished. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.

With implementation of Mitigation Measures MM BIO-1, impacts to sensitive wildlife species would be mitigated to less than significant.

b) No Impact. No riparian habitat or jurisdictional features occur on the Project site that meet the definition and are considered jurisdictional Waters of the United States or Waters of the State, pursuant to Section 1600-1603 of the California Fish and Game Code and Section 401 and 404 of the Clean Water Act, respectively. Therefore, no impacts would occur, and no mitigation is required.

c) No Impact. No jurisdictional non-wetland or wetland waters regulated under Section 404 of the Clean Water Act occur on the Project site. Therefore, no impacts would occur, and no mitigation is required.

d) Less than Significant with Mitigation. The Project site is surrounded by existing residential and commercial development and all surrounding properties are fenced. The Project site does not function as a wildlife corridor.

The Project site provides limited suitable habitat for some common avian species in the form of ornamental species and existing building eaves. While not considered a wildlife corridor, the potential exists for avian species to nest on the Project site. Nesting activity typically occurs from January 15 through August 31 for raptors and February 15 through August 31 for all other avian species. Disturbing or destroying active nests is a violation of the Migratory Bird Treaty Act (MBTA) (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Wildlife Code Section 3503. As such, direct impacts to breeding birds (e.g. through nest removal) or indirect impacts (e.g. by noise causing abandonment of the nest) is considered a potentially significant impact. Compliance with the MBTA through Mitigation Measure MM BIO-1would reduce impacts to a less than significant level.

e) Less than Significant. The City of Highland has a tree preservation ordinance, which regulates the removal of heritage trees. Highland Municipal Code Section 8.36.020 defines Heritage Trees as:

> "Heritage tree" means any live tree, shrub or plant which meets at least one of the following criteria:
> A. All woody plants in excess of 15 feet in height and having a single trunk circumference of 24 inches or more, as measured four and one-half feet above ground level; or
> B. Multitrunk tree(s) having a total circumference of 30 inches or more, measured four and one-half feet from ground level; or
> C. A stand of trees, the nature of which makes each dependent upon the others for survival; or
> D. Any other tree as may be deemed historically or culturally significant by the community development director or designee because of size, condition, location, or aesthetic qualities. "Historic landmark" means, for the purposes of this chapter, any tree designated as an historic landmark by city council action.

The Project site currently contains minimal trees. Table 9 below summarizes the trees found on the project site and identifies if the tree meets the definition of Heritage.

Table 9. Trees Inventory

Tree #	Trees Species	Native or Non-native	DBH (inches)	Heritage Tree
1	Blue Elderberry (*Sambucus cerulea*)	Native	Multi-trunk. 19.6, 11.0, 5.9	Yes
2	Tree of Heaven (*Ailanthus altissima*)	Non-native	Single trunk. 16.9	No
3	Chinaberry (*Melia azedarach*)	Non-native	Multi-trunk. 12.7, 11.2, 9.5	Yes
4	White Mulberry (*Morus alba*)	Non-native	Single trunk. 23.4	No
5	Southern Magnolia (*Magnolia grandiflora*)	Non-native	Single trunk. 10.5	No
6	White Mulberry (*Morus alba*)	Non-native	Single trunk. 20.3	No

While there are two trees that meet the definition of heritage tree, one is native and the other is non-native, and both species are common in the area. The Project will comply with the tree removal of preservation requirements found in Highland Municipal Code Section 16.64 as included within PDF BIO-1.

In addition, the Project includes complete landscaping, which include the installation of trees. Impacts are considered less than significant.

f) No Impact. The Project site is not mapped within the boundary of a Natural Communities Conservation Plan (NCCP) or Habitat Conservation Plan (HCP). Furthermore, the Project site is not located within a Threatened or Endangered Species Final Critical Habitat designation. Therefore, no impact would occur.

Sources

Biological Resource Assessment for 7394 Central Avenue Project, dated January 2024, by Carlson Strategic Land Solutions, and included in Appendix B.

5.5 Cultural Resources

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion

The potential for cultural resources to occur on the Project site was assessed in the Cultural Resources Study for the *7394 Central Avenue Project, City of Highland, San Bernardino County California*, prepared by Brian F. Smith Associates (BFSA) Environmental Services, dated December 11, 2023, and included in Appendix C. The analysis included a review of archaeological records at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC). Additionally, a field survey was also conducted of the Project site.

The results of the records search indicate that 24 resources have been recorded within one mile of the Project site, none of which have been recorded within the Project boundary. These resources include one historic water conveyance system, one historic engineering structure, one historic roadway, four historic one- to three-story commercial buildings, one historic multiple-family property, one historic ranch property, the Highland Historic District, and 13 historic single-family properties. In addition to the historic resources recorded, one prehistoric Serrano settlement was recorded according to ethnographic data within one mile of the Project site. The records search also indicates that 23 cultural resource studies have been conducted within a one-mile radius of the Project site, none of which occurred on the Project site.

BFSA also requested a Sacred Land File (SLF) search from the Native American Heritage Commission (NAHC) to search for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance. This request was not part of any Assembly Bill (AB) 52 Native American consultation. The SLF search indicated positive results for potential sites or locations of Native American importance within the vicinity.

Two structures on the Project site of historic age were identified. One single-family residence was built in 1952 and one barn was built between 1959 and 1968. Since both structures are over 50 years old, the structures are considered of historic age. Both structures were evaluated for historical significance.

The City of Highland as the Lead Agency notified registered Native American Tribes of the proposed Project under SB 18 and AB 52 on March 21, 2024. Notice was sent to Soboba Band of Luiseno Indians, Gabrieleno Band of Mission Indians, and Yuhaaviatam of San Manuel Nation (YSMN), formerly known as the San Manuel Band of Mission Indians. On March 29, 2024, YSMN responded by email stating that the Project site is located near a culturally significant area and given the probability of uncovering tribal cultural resources YSMN requested mitigation measures requiring archaeological and tribal monitoring during all ground disturbing activities. On April 16, 2024, the Gabrieleno Band of Mission Indians responded by email to the notice and requested mitigation measures requiring tribal monitoring during ground disturbing activities. The Soboba Band of Luiseno Indians did not respond to the notice or request consultation. Consultation pursuant to SB 18 and AB 52 ended on June 19, 2024. Further discussion of tribal cultural resources is included in Section 5.18..

Findings of Fact

a) Less than Significant. The Project site was developed with a single-family residence in 1952 and a barn between 1959 and 1968. Since both structures are historic in age, consistent with CEQA Guidelines Section 15064.5, the building was assessed to determine the historical significance of the structure. The California Register of Historic Resources (CRHR) eligibility criteria were used to determine if the building is eligible for listing and thus, the building's historical significance.

To be eligible for listing on the CRHR, the resource must be found significant under one or more of the following criteria:

- CRHR Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage*.
- CRHR Criterion 2: *It is associated with the lives of persons important in our past*.
- CRHR Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values*.
- CRHR Criterion 4: *It has yielded, or may be likely to yield, information important in prehistory or history*.

The evaluation of the four CRHR criteria are presented in the Cultural Resources Study for the *7394 Central Avenue Project, City of Highland, San Bernardino County California*, prepared by BFSA Environmental Services, dated December 11, 2023, and included in Appendix C. The analysis determined that neither structure was designed by an architect of importance, nor do the structures possess any architecturally important

elements. Furthermore, none of the owners or occupants were found to be historically significant to the community or region.

Therefore, the two historic structures located on the Project site do not meet any of the CRHR eligibility criteria. Furthermore, the buildings were determined as not historically or architecturally significant according to the City of Highland Municipal Code. As such, the existing structures are not considered a historical resource and impacts would be less than significant.

b) Less than Significant with Mitigation. While the records search from SCCIC indicated that no resources have been identified on the Project site and the two historic age structures on the Project site have been determined as not historically or architecturally significant, grading of the Project site may expose undocumented and potentially significant historic features or deposits associated with the historic occupation of the property since the 1950s. Additionally, the SLF search determined the presence of sacred sites within one mile of the Project site. Based upon the potential to impact undiscovered resources, Mitigation Measure MM CUL-1 has been included to require archaeological monitoring during grading. Implementation of Mitigation Measure MM CUL-1 would reduce impacts to less than significant.

> Mitigation Measure MM CUL-1: Archaeological monitoring shall be conducted by a qualified archaeologist with at least three years' experience during ground disturbing activities in areas with the potential for cultural resources. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and the Gabrieleño Band of Mission Indians – Kizh Nation shall be contacted, as detailed within MM TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
>
> Mitigation Measure MM CUL-2: If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN and Gabrieleño Band of Mission Indians – Kizh Nation for review and comment, as detailed within MM TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

c) Less than Significant with Mitigation. No conditions exist that suggest human remains are likely to be found on the Project site. However, if human remains are found, those remains would be required to conduct proper treatment, in accordance with applicable laws. State of California Public Resources Health and Safety Code Sections 7050.5 to 7055 describe the general provisions for human remains and as outlined within Mitigation Measure MM CUL-3. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the NAHC and consultation with the individual identified by the NAHC to be the "most likely descendant (MLD)." The MLD would have 48 hours to make recommendations to landowners for the disposition of any Native American human remains and grave goods found. If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlay adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. With adherence with state law and implementation of Mitigation Measure MM CUL-3, impacts would be less than significant. Additional mitigation measures pertaining to inadvertent discovery of human remains are included in Section 5.18, Tribal Cultural Resources.

> Mitigation Measure MM CUL-3: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and the applicable sections of the California Health and Safety Code and California Public Resources Code pertaining to the discovery of human remains shall be enforced for the duration of the Project.

Sources

*7394 Central Avenue Project, City of Highland, San Bernardino County California, prepared by BFSA Environmental Services, dated December 11, 2023, (**Appendix C**).*

5.6 Energy

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion

An analysis of energy consumption is provided in the report, *7394 Central Avenue Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Highland, California*, dated December 8, 2023, and prepared by RK Engineering Group, Inc. (Appendix A).

Findings of Fact

a) Less than Significant. The proposed Project has been designed and would comply with California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11) to reduce energy consumption. One requirement placed on the Project is the incorporation of solar installations (or other sources of on-site renewable energy) to satisfy the required Energy Design Ratings from the Energy Code. By virtue of compliance with these codes, the proposed Project would not cause wasteful, inefficient, or unnecessary consumption of energy resources and impacts would be less than significant.

b) Less than Significant. The Project will purchase electricity through Southern California Edison which is subject to the requirements of California Senate Bill 100 (SB 100). SB 100 is the most stringent and current energy legislation in California; requiring that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers and 100% of electricity procured to serve all state agencies by December 31, 2045. Furthermore, the Project would comply with California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11) to reduce energy consumption.

Therefore, the proposed Project would not conflict with or obstruct a state or local plan, and by virtue of compliance with state and local plans, the proposed Project would not cause wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, impacts would be less than significant.

Sources

*7394 Central Avenue Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Highland, California, dated December 8, 2023, and prepared by RK Engineering Group, Inc. (**Appendix A**).*

5.7 Geology and Soils

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause 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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Discussion

Geotechnical evaluation of the Project site was conducted by Salem Engineering Group, Inc. (Salem) in 2022 and LGC Geotechnical, Inc. (LGC) in 2024 (Appendix D and E). Salem advanced fourteen (14) hollow-stem borings (B-1 through B-14) drilled to depths up to approximately 25 feet below existing grade. Additionally, two infiltration

tests were performed at depths ranging from approximately 5 to 10 feet below existing grade. The subsurface investigation was analyzed by both Salem and LGC.

The Project site includes alluvial deposits that consist of silty sands with varying amounts of gravel. No undocumented fill was encountered throughout the Project site during the subsurface evaluation, though it is expected to be encountered at shallow depths near the current residence and throughout the eastern portion of the site. Groundwater was not encountered during the subsurface investigation to a depth of 25 feet. Groundwater is not anticipated to be encountered during construction operations.

The Project site is not located within a State mapped Earthquake Fault Hazard Zone (Alquist-Priolo Earthquake Zoning Act) or a mapped liquefaction hazard area.

Findings of Fact

a.i) Less than Significant. The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no faults were identified on the site during the geotechnical evaluation conducted by Salem and LGC, respectively (*Geotechnical Engineering Investigation, Proposed Residential Development 7394 Central Avenue, Highland, California*, dated June 17, 2022 by Salem Engineering Group, Inc. and *Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California*, dated February 26, 2024, by LGC Geotechnical, Inc.) included in Appendix D and E. The closest active fault to the Project site is the S. San Andreas fault, which is mapped approximately 1.8 miles from the site. The possibility of damage due to ground rupture is considered low since no active faults are known to cross the site. Therefore, impacts would be less than significant.

a.ii) Less than Significant. The Project site, like many areas in Southern California, is subject to strong seismic ground shaking. While the Project site does not have any faults on the property, the closest known active earthquake fault is the S. San Andreas fault located approximately 1.8 miles from the Project site, which has the potential to generate strong ground shaking. The S. San Andreas fault is capable of producing up to a magnitude 8.2 event.

The construction of two-story single family residential homes is common in earthquake prone areas like Southern California, including the Project site. The geotechnical analysis included in Appendix D and E included an evaluation of site seismic characteristics in accordance with the 2022 California Building Code (CBC). Based on the site seismic characteristics, the CBC provides building code guidelines to minimize the effects of seismic ground shaking. With adherence to the building code standards, impacts associated with seismic ground shaking would be less than significant.

a.iii) Less than Significant. The Project site does not have earthquake faults on the property, therefore, the potential for seismic rupture is very low. The closest active fault

to the Project site is the S. San Andreas Fault, approximately 1.8 miles from the Project site.

The Project site is not located within a liquefaction hazard zone as mapped by the State of California Seismic Hazard Zone mapping. Given the dense soils found on the Project site, which consist of loose to very dense silty sand with various amounts of gravel, gravelly sand, sandy gravel, poorly graded sand with silt and gravel, and well-graded sand with silt and gravel, the deep ground water (deeper than 50 feet), the potential for liquefaction or significant dynamic settlement is negligible, and therefore less than significant.

a.iv) Less than Significant. The Project site and the immediate area consists of relatively flat topography, which is not prone to landsliding. Therefore, the potential for landsliding is negligible and impacts would be less than significant.

Secondary types of ground failure that might occur from a large seismic event include ground subsidence, ground lurching, and lateral spreading. Based on the proposed grading, the relatively flat topography across the site, and the deep groundwater and lack of liquefaction potential, landsliding, ground subsidence and lateral spreading are considered unlikely at the Project site. Ground lurching could occur during a major seismic event, however, the remedial grading described in Section (c) and compliance with the seismic building standards in the California Building Code, would reduce the potential impact to less than significant.

b) Less than Significant. The Project site is relatively flat, without large steep slopes on or adjacent to the property that would be conducive to soil erosion or loss of topsoil. Portions of the Project site were previously graded and developed with a residential use and disturbed fields. Furthermore, the Project site is surrounded by existing residential and commercial uses and streets. Given current site conditions, the potential for soil erosion or loss of topsoil is low. Furthermore, during grading when the highest risk of loss of topsoil and/or erosion would occur, silt fencing, sandbags, waddles, and other BMPs would be installed as part of the Stormwater Pollution Prevention Plans (SWPPP). Impacts would be less than significant.

c) Less than Significant with Mitigation. The Project site is not located on a geologic unit that is unstable or could become unstable. The Project site consists of consist of loose to very dense silty sand with various amounts of gravel, gravelly sand, sandy gravel, poorly graded sand with silt and gravel, and well-graded sand with silt and gravel. The ground water is deep, which results in low potential for liquefaction. There are no mapped earthquake faults or landslides. The Project site has "Very Low to Low" expansion potential (EI of 50 or less per ASTM D4829). The existing artificial fills and loose alluvium are not suitable in its current state to support the construction of new structures and infrastructure. Therefore, removal and recompaction of the fill and loose alluvium is necessary prior to construction.

The Project site was evaluated for geotechnical feasibility pursuant to CEQA and determined to be feasible, without causing significant impacts, with implementation of design standards presented in the geotechnical reports included in Appendices D and E. An example of those design standards included in the geotechnical reports is the removal and recompaction of existing soil. Existing undocumented artificial fill soils and unsuitable near surface native soils are not suitable for residential development and must be temporarily removed to suitable competent soil prior to replacement as fill to design grades. In order to promote more uniform soil conditions, soils must be temporarily removed and recompacted to a minimum depth of approximately 5 feet below existing grade or 2 feet below the bottom of proposed foundations, whichever is deeper.

Furthermore, prior to grading, a final geotechnical report must be prepared to accompany the construction level documents and the final geotechnical report will ensure all design recommendations have been incorporated. While standard practice, the requirement for a final geotechnical report has been included as a mitigation measure for further disclosure and tracking. Therefore, implementation of Mitigation Measures MM GEO-1 and MM GEO-2 would reduce impacts to less than significant.

> Mitigation Measure MM GEO-1: The Project Applicant shall implement the recommendations contained in the *Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California, dated February 26, 2024, by LGC Geotechnical, Inc. (Appendix E)* to reduce geologic hazards during implementation of the proposed Project. Included in the reports are site-specific recommendations involving such topics as, grading and earthwork, slope stability, retaining walls, seismic design, construction materials, geotechnical observation, and testing and plan reviews.
>
> Mitigation Measure MM GEO-2: Prior to the issuance of a grading permit, the Applicant shall prepare a final geotechnical report based on the final rough grading plans and the final geotechnical report shall incorporate all of the recommendations included in *Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California*, dated February 26, 2024, by LGC Geotechnical, Inc. (Appendix E). The geotechnical reports included in Appendices D and E have established that the site is geotechnically suitable for development and a final geotechnical report is required to ensure all construction-level geotechnical recommendations and design parameters are included on the final rough grading plans.

d) Less than Significant. Based on test results, the on-site soils exhibit a "Very Low to Low" expansion potential (EI of 50 or less per ASTM D4829). Included in Mitigation Measure MM GEO-1 are recommendations for testing the imported fill material to ensure the expansion potential remains low. Impacts would be less than significant.

e) Less than Significant. The Project site is currently developed with a residential structure that relies on a septic system. Construction of the Project includes removal of the existing septic system and replacement with sewer. Since no new septic is proposed, impacts would be less than significant.

f) Less than Significant. The project site was evaluated for paleontological resources by BFSA Environmental Services and documented in the report *Paleontological Assessment for the 7394 Central Avenue Project, City of Highland, San Bernardino County, California APNs 1192-341-11, 1192-361-45, and 1192-361-47, dated December 11, 2023, by BFSA Environmental Services (Appendix F)*. The high potential for terrestrial vertebrate fossils to be found at shallow depths from Pleistocene alluvial fan sediments across the Inland Empire of San Bernardino County is well documented. Therefore, the Project site has a "high" paleontological sensitivity rating typically assigned to Pleistocene alluvial fan sediments for yielding paleontological resources.

The potential for paleontological resources results in a potentially significant impact. To mitigate that impact, paleontological monitoring shall be implemented during mass grading and excavation activities in undisturbed alluvial deposits. Furthermore, a Paleontological Resource Impact Mitigation Program (PRIMP) shall be prepared prior to the start of grading, as required by the following mitigation measures.

Mitigation Measure MM PALEO-1: Prior to the start of grading, the Applicant shall prepare, and the City shall approve, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include methods for:

- Attendance by a qualified paleontologist at the preconstruction meeting to consult with the grading and excavation contractors.
- On-site presence of a paleontological monitor to inspect for paleontological resources during the excavation of previously undisturbed deposits.
- Salvage and recovery of paleontological resources by the qualified paleontologist or paleontological monitor.
- Preparation (repair and cleaning), sorting, and cataloguing of recovered paleontological resources.
- Donation of prepared fossils, field notes, photographs, and maps to a scientific institution (preferably the LACM) with permanent paleontological collections.
- Completion of a final summary report that outlines the results of the mitigation program, to be submitted for approval by the City of Highland.

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Mitigation Measure MM PALEO-2: A qualified paleontological monitor shall be present part-time to monitor grading of undisturbed alluvial fan deposits starting at a depth of five feet below the surface. A suggested part-time monitoring schedule may be three days per week during earth disturbance activities. Full-

time monitoring may be implemented at the discretion of the project paleontologist based on actual conditions observed, such as finding a fossil deemed to be significant. The paleontological monitor shall have the authority to halt or redirect grading activities if paleontological resources are found on site.

Therefore, implementation of Mitigation Measures MM PALEO-1 and MM PALEO-2 would reduce impacts to less than significant.

Sources

Geotechnical Engineering Investigation, Proposed Residential Development 7394 Central Avenue, Highland, California, dated June 17, 2022 by Salem Engineering Group, Inc. (Appendix D).

Geotechnical Grading Plan Review Report for the Proposed Residential Development, 7394 Central Avenue, City of Highland, California, dated February 26, 2024, by LGC Geotechnical, Inc. (Appendix E).

Paleontological Assessment for the 7394 Central Avenue Project, City of Highland, San Bernardino County, California APNs 1192-341-11, 1192-361-45, and 1192-361-47, dated December 11, 2023, by BFSA Environmental Services (Appendix F).

5.8 Greenhouse Gas Emissions

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS. Would the project:				
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 the emission of greenhouse gases?	☐	☐	☒	☐

Discussion

Greenhouse gasses (GHG) comprise less than 0.1 percent of the total atmospheric composition, yet they play an essential role in influencing climate. Greenhouse gases include naturally occurring compounds such as carbon dioxide (CO2), methane (CH4), water vapor (H2O), and nitrous oxide (N2O), while others are synthetic. Man-made GHGs include chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs), as well as sulfur hexafluoride (SF6).

The State of California has adopted extensive legislation to reduce greenhouse gas emissions across all sectors of the economy. Some of the key climate change legislation includes Assembly Bill (AB) 32 – the California Global Warming Solutions Act of 2006, Senate Bill (SB) 375 – the Sustainable Communities & Climate Protection Act of 2008, and SB 100 – the California Renewables Portfolio Standard Program.

The South Coast Air Quality Management District (SCAQMD) convened a GHG CEQA Significance Threshold Working Group (Working Group). At its last meeting in September 2010, the Working Group established for non-exempt projects, such as the proposed Project, a screening level threshold of 3,000 metric tons of CO2e (MTCO2e) and land use specific thresholds, which for residential projects, was established at 3,500 MTCO2e. Greenhouse gas emissions occur from the following four sources for residential projects: construction; gas, electricity, and water uses; solid waste disposal; and motor vehicle use. Since construction operations are temporary, short-term emissions, the total construction emissions are amortized over 30 years per Working Group guidance. The City of Highland relies on the SCAQMD thresholds as its thresholds of significance for GHG emissions.

Findings of Fact

a) Less Than Significant. The proposed Project would generate greenhouse gas emissions through the construction and operation of the proposed residences.

As documented in the report, *7394 Central Avenue Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Highland, California*, dated December 8, 2023, and prepared by RK Engineering Group, Inc. (Appendix A), total GHG emissions for the proposed Project would be less than the screening level threshold of 3,000 $MTCO_2e$ and the land use specific threshold of 3,500 $MTCO_2e$, as shown in the following tables.

Table 10. Construction Greenhouse Gas Emissions

Emission Source	On-site ($MTCO_2e$)[1]	Off-site ($MTCO_2e$)[1]	Total ($MTCO_2e$)[1]
Demolition	31.18	2.38	33.56
Site Preparation	24.10	1.08	25.18
Grading	26.93	43.86	70.76
Building Construction	251.78	68.70	320.47
Paving	13.76	1.81	15.57
Architectural Coating	1.22	0.69	1.90
Total	348.97	118.49	467.44
Amortized over 30 years[2]	11.63	3.95	15.58

Source: *Air Quality and Greenhouse Gas Impact Study (RK 2023, Appendix A)*
[1] $MTCO_2e$ is metric tons of carbon dioxide equivalent (includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbon)
[2] The emissions are amortized over 30 years and added to the operational emissions, pursuant to SCAQMD recommendations.

Table 11. Operational and Total Greenhouse Gas Emissions

Emission Source	GHG Emissions ($MTCO_2e$)[1]
Mobile Source	735.53
Energy Source	295.16
Area Source	20.25
Water	14.84
Waste	23.79
Construction 30-yr Amortization	15.58
Total	1,105.33
SCAQMD Tier 3 Screening Threshold[2]	3,000
Exceed Tier 3 Threshold?	No

Source: *Air Quality and Greenhouse Gas Impact Study (RK 2023, Appendix A)*
[1] $MTCO_2e$ is metric tons of carbon dioxide equivalent (includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbon)
[2] Per South Coast Air Quality Management District (SCAQMD) Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, October 2008.

Since the proposed Project would generate less than 3,000 $MTCO^2e$, which is the emission threshold established by the City of Highland and SCAQMD, the Project would have a less than significant impact.

b) Less than Significant. The proposed Project will be required to comply with the mandatory requirements of the latest 2019 California Building Standards Code, including Title 24, Part 11, CALGreen, and Title 24, Part 6, Energy Code. The purpose of the building standards is to reduce negative impacts on the environment through improved planning and design, energy efficiency, water efficiency and conservation, and material and resource conservation. The California Building Standards were developed to help meet the requirements of the Global Warming Solutions Act (AB 32).

By complying with the California Building Standards Code requirements the project would not conflict with an applicable plan, policy, or regulation for the purpose of reducing the emissions of greenhouse gases, and the impact is considered less than significant.

Furthermore, the Project will implement Project Design Features, as described in the Air Quality section, that will further ensure the Project is consistent with applicable GHG reduction standards. Therefore, the proposed Project's generation of GHG emissions would not make a project-specific or cumulatively considerable contribution to conflicting with an applicable plan, policy or regulation for the purposes of reducing the emissions of greenhouse gases, and the proposed Project's impact would be less than significant.

Sources

7394 Central Avenue Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Highland, California, dated December 8, 2023, and prepared by RK Engineering Group, Inc. (Appendix A).

5.9 Hazards and Hazardous Materials

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 § 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 or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Discussion

A Phase I Environmental Site Assessment was prepared to analyze the history of the site and the potential for encountering hazardous materials. The report, Phase I Environmental Site Assessment Report, dated May 12, 2022 by AEI Consultants is included in Appendix G.

The Project site was previously used as agricultural land between 1930 and 1949. In 1952 the current residential structure was constructed. The current residence was not evaluated for asbestos containing materials (ACM) or lead-based paint (LBP).

While there is potential that agricultural chemicals, such as pesticides, herbicides and fertilizers were previously used on the Project site, historical agricultural use is not the subject of environmental enforcement actions by regulatory agencies and therefore considered a de minimis condition. Furthermore, the site has been used for residential purposes for over 50 years.

No above or below ground storage tanks or other Recognized Environmental Condition (REC) were identified in the record search and site investigation.

Findings of Fact

a) Less than Significant with Mitigation. Residential projects are not operators or generators of hazardous materials. Thus, operation of the proposed Project would not involve the use, transport, or disposal of hazardous materials, nor would it generate hazardous emissions, materials, or waste. Grading and construction activities may involve limited transport, use, and disposal of hazardous materials such as fuel for construction equipment. However, construction activities are short-term and hazardous materials used during construction would be transported, used, and disposed of according to federal, State, and local health and safety requirements.

Given the age of the structure on the Project site there is a potential for asbestos containing materials (ACM), lead based paint (LBP) and polychlorinated biphenyl (PCBs). Access to the structures was not available during on-site surveys. Since there is potential for these toxic materials to exist on the Project site and the transport and disposal of these materials has the potential for release of hazards, a significant impact would occur. To mitigate impacts to less than significant, a survey for asbestos, lead based paint and polychlorinated biphenyl shall be conducted as outlined within Mitigation Measure MM HAZ-1.

> Mitigation Measure MM HAZ-1: Prior to the demolition of existing structures, a survey for asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs) shall be conducted, and any such materials shall be removed and disposed of properly by qualified certified technicians in accordance with State regulations.

Implementation of Mitigation Measure MM HAZ-1 would reduce impacts to less than significant.

b) Less than Significant with Mitigation. The Phase I Environmental Site Assessment Report (Appendix G) includes results from database searches to determine the potential for release of hazardous materials from the Proposed Project site. No

Recognized Environmental Conditions (REC), Controlled Recognized Environmental Conditions (CREC), or Historical Recognized Environmental Conditions (HREC) occur on the Project site. There is a potential for ACM, LBP, and PCB to be present on site given the age of the residential structures, which has been addressed in Mitigation Measure MM HAZ-1. Furthermore, residential projects are not operators or generators of hazardous materials. The proposed Project would not involve the use, transport, or disposal of hazardous materials, nor would it generate hazardous emissions, materials, or wastes during operations. Hazardous materials used during construction would be used in accordance with federal, State, and local regulations. If present, the disposal of ACM, LBP, and PCBs would be conducted by trained technicians in a manner consistent with State law, as outlined in Mitigation Measure MM HAZ-1. Implementation of Mitigation Measure MM HAZ-1 would reduce impacts to less than significant.

Neither the Project site conditions, nor Project activities, would result in a reasonably foreseeable accident condition, given the minimal use of hazardous materials during the limited construction phase of the Project. Therefore, no potential for release of hazardous materials was identified and impacts would be less than significant with mitigation.

c) Less than Significant with Mitigation. The Project site is located approximately 0.4 miles south of the Cole Elementary School located at 1331 N Cole Ave Highland. Since the Project site is located over one-quarter mile from a school, impacts would be less than significant.

Residential projects are not operators or generators of hazardous materials. Thus, operation of the proposed Project would not involve the use, transport, or disposal of hazardous materials, nor would it generate hazardous emissions, materials, or wastes. Grading and construction activities may involve limited transport, use, and disposal of hazardous materials such as fuel for construction equipment. However, construction activities are short-term and hazardous materials used during construction would be transported, used, and disposed of according to federal, State, and local health and safety requirements. Therefore, impacts would be less than significant.

Given the age of the structures on the Project site, there is a potential for asbestos containing materials (ACM), lead based paint (LBP) and polychlorinated biphenyl (PCBs). Access into the structures was not available during on-site surveys. Since there is potential for these toxic materials to exist on the Project site and the transport and disposal of these materials has the potential for release of hazards, a significant impact would occur. To mitigate impacts to less than significant, the Applicant shall implement Mitigation Measure MM HAZ-1, which would reduce impacts to less than significant.

d) Less than Significant. The Phase I Environmental Site Assessment Report (Appendix G) includes results from database searches to determine if the Project site is on a list of hazardous materials sites. The Phase I searched the California Environmental Protection

Agency (CalEPA), County of San Bernardino Department of Public Health, San Bernardino County Fire Department Hazardous Materials Division, South Coast Air Quality Management District (SCAQMD), Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), City of Highland building and planning departments, and California Geologic Energy Management Division (CalGEM). The Project site is not listed on any of the regulatory databases and no other sites listed on the databases pose a significant threat to the Project site. No oil wells are located on the Project site. Therefore, no Recognized Environmental Conditions (REC) were identified on or near the Project site. Impacts would be less than significant.

e) Less than Significant. The Project site is located approximately 1.25 miles north of the San Bernardino International Airport. While located within the two-mile influence zone, as shown on Figure 20, the Project site is located outside of the Traffic Pattern Zone and outside of all Safety and Turning Zones. Therefore, impacts would be less than significant.

f) Less than Significant. The Project site is bordered by Central Avenue and surrounding residential and commercial development. According to the City's General Plan Public Health, Safety, and Environmental Justice Element (Page 46), the emergency evacuation corridors include Interstates 10, 15, and 215; State Routes 30, 31, 38, 60, 66, and 210; and major east/ west roads including Greenspot Road, Base Line Street, East Highland Avenue, and Pacific Street. These emergency access routes would remain unchanged by the proposed Project and the Project would not interfere with an emergency response plan. Furthermore, the Project site is located only approximately 0.10 mile south of Base Line Street, and during site plan review the Highland Fire Department determined the proposed Project provides sufficient on-site emergency access. Therefore, impacts would be less than significant.

g) Less than Significant. According to Cal Fire – Fire and Resource Assessment Program, the Project site is not located within a Very High Fire Hazard Severity Zone.

The Project site is surrounded by existing developed and urban conditions and is not located near wildlands. Therefore, the proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Furthermore, the proposed Project would provide new streets and fire hydrants, landscaping compatible for wildland fire restrictions, and all new structures would comply with current building standards, including fire sprinklers. Therefore, impacts would be less than significant.

Sources

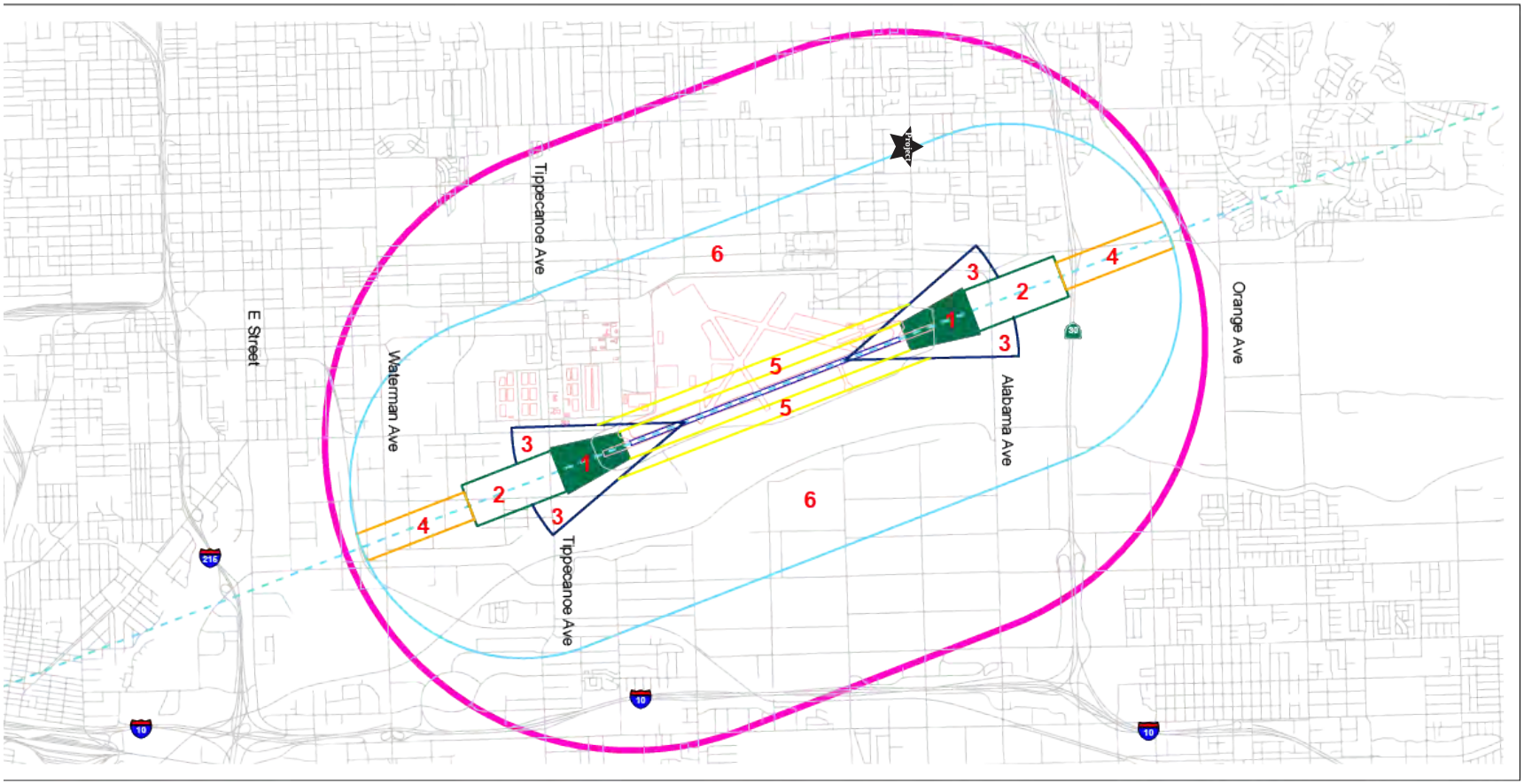
Phase I Environmental Site Assessment Report, dated May12, 2022 by AEI Consultants is included in Appendix G

San Bernardino Airport SBIAA Airport Influence Area

City of Highland General Plan Public Health, Safety, and Environmental Justice Element, Page 46

Cal Fire – Fire and Resource Assessment Program, Fire Hazard Severity Zones (ca.gov).

FIGURE 3.2 SBIAA AIRPORT INFLUENCE AREA



Source: California Department of Transportation Division of Aeronautics

N.T.S.

Source: San Bernardino Airport (2022).

FIGURE 20
Airport Influence Zone

5.10 Hydrology and Water Quality

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) 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; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Discussion

The hydraulic and water quality analysis is based on the technical reports, Preliminary Hydrology and Hydraulic Report in Support of 7394 Central Avenue, dated January 10, 2024, by JLC Engineering and Consulting, Inc. included in Appendix H and the Water Quality Management Plan (WQMP) for 7394 Central Avenue, dated January 11, 2024, by JLC Engineering and Consulting, Inc. (Appendix I).

Currently, the Project site primarily flows to the south. The majority of the Project site is undeveloped and stormflows sheet flow in a southerly direction. No offsite run-on drainage or cross lot drainage is entering the site.

The Preliminary Hydrology and Hydraulic Report relied on the rational method and the synthetic unit hydrograph method to evaluate the 2-year, 10-year, 25-year, and 100-year storm events in the pre- and post-project conditions. The Project design incorporates a detention and infiltration basin (Basin A) in the southern portion of the Project site. Basin A is designed to hold stormflows for infiltration and detention, eventually discharging any excess flows into an existing storm drain system in Crest Street, which connects to an existing storm drain system in Central Avenue, and discharges into an existing flood control channel near the intersection of Central Avenue and E. 5th Street.

Findings of Fact

a) Less than Significant. Water quality treatment is further discussed in the Water Quality Management Plan, included in Appendix I. Water quality treatment will be provided through infiltration within Basin A. The design infiltration rate for Basin A is 8.29 inches/hour. Basin A has a bottom area of 6,126 square feet, which results in drawdown time of 48 hours. In accordance with the City of Highland Master Plan of Drainage, infiltration is the preferred method for treating water quality. Therefore, impacts would be less than significant.

b) Less than Significant. The Project has been designed with Basin A to both detain and treat storm runoff through infiltration. Infiltration is the preferred method of water quality treatment because infiltration also helps recharge groundwater storage. The design infiltration rate for Basin A is 8.29 inches/hour. Basin A has a bottom area of 6,126 square feet, which results in a drawdown time of 48 hours. Basin A has been sufficiently sized to infiltrate the required water quality volume. Therefore, impacts would be less than significant.

C.i – C.vi) Less than Significant. Development of the Project site would increase the amount of impervious surface, increase stormwater runoff that could lead to erosion, and increase stormwater runoff that could exceed existing conditions, leading to downstream flooding. However, the proposed Project includes Basin A to infiltrate and detain storm flows to a less than significant level.

The City's Master Plan of Drainage (MDP) establishes the allowable discharge from the Project site to correspond to the capacity of downstream storm drain facilities without causing erosion or flooding. The MDP establishes a maximum discharge from the Project site of 20.24 cubic feet per second (cfs) during the 25-year storm event. Basin A is designed to infiltrate the water quality volume, detain excess storm flows, and then discharge the excess storm flows into the existing storm drain system in Crest Street.

Table 12 below compares the existing runoff in the 25 (Q25) and 100-year (Q100) storm events to the proposed Project conditions. As shown in this table, the proposed Project would reduce storm runoff from the Project site.

Table 12. Peak Discharge Rates Q_{25} and Q_{100} for Proposed Conditions

	Peak Discharge (cfs)
25-Year (Q_{25})	8.46
100-Year (Q_{100})	15.80
MDP Max Permitted Discharge	20.24
Significant Impact?	NO

Reducing the peak discharge rates to below the maximum permitted by the MDP reduces the risk of downstream erosion and/or flooding, resulting in less than significant impacts.

Development of the Project site would increase the amount of impervious surface, increase stormwater runoff that could lead to erosion, and increase stormwater runoff that could exceed existing conditions, leading to downstream flooding. However, the proposed Project incorporates Basin A, which is sufficiently sized to reduce discharge rates to below the discharge rates permitted by the City's MDP.

d) No Impact. The Project site is not located in flood hazard area. Furthermore, the Project site is approximately 50 miles from the Pacific Ocean and no other large waterbodies are located nearby; therefore, no impacts from tsunami or seiche would occur. No impacts would occur.

e) Less than Significant. The Project has been designed to be consistent with the City of Highland Master Plan of Drainage, which includes water quality and hydromodification requirements. The infiltration testing on the Project site resulted in favorable infiltration conditions. Therefore, Basin A has been designed as an infiltration and detention basin. Basin A has been sized to infiltrate the required water quality volume. The design infiltration rate for Basin A is 8.29 inches/hour. Basin A has a bottom area of 6,126 square feet, which results in a drawdown time of 48 hours. Therefore, impacts to water quality and groundwater management are less than significant.

Sources

*Preliminary Hydrology and Hydraulic Report in Support of 7394 Central Avenue, dated January 10, 2024, by JLC Engineering and Consulting, Inc. (**Appendix H**)*

*Water Quality Management Plan (WQMP) for 7394 Central Avenue, dated January 11, 2024, by JLC Engineering and Consulting, Inc. (**Appendix I**).*

5.11 Land Use and Planning

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion

The Project proposes to change the General Plan and Zoning designations for the Project site as follows:

	General Plan	Zoning
Existing:	Low Density Residential (2.1 – 6.0) dwelling units per acre	R-1 Single Family Residential
Proposed:	Planned Development (PD)	Planned Development (PD)

The proposed Planned Development document establishes both permitted density and development standards.

Findings of Fact

a) Less than Significant. The proposed Project plans to demolish an existing single-family residence and associated accessory uses, such as an accessory building with old animal pens, and disturbed fields. The Project site is surrounded by existing roads and development on all four sides. North of the Project site is property designated commercial and operated by a dairy distribution center. To the East is the Jeffery Court Senior Apartment Complex, which consists of 2-story apartments, approximately 25.2 dwelling units per acre. Low density residential is located to the South and West of the Project site. The Project proposes to locate its entry drive directly across from the Jeffery Court Senior Apartment Complex on Central Avenue.

While the proposed Project would require a General Plan Amendment and Zone Change, the Project would not divide an existing community or create an incompatible land use. The Project would provide new single-family housing at a density that provides a transition between the commercial use to the North and the high-density housing to the East and the lower density single-family housing to the South and West. Therefore, the Project would not divide a community or create incompatible land uses. Impacts would be less than significant.

b) Less than Significant. The proposed Project is currently not consistent with the adopted land use plan and both a General Plan Amendment and Zone Change would be required. However, there is no indication the current land use designation for the Project site was adopted for the purpose of avoiding or mitigating an environmental effect. The Project site has been developed with a single-family residence, accessory structures, and all areas of the Project site have been previously disturbed. Therefore, the current land use designation was not adopted to avoid physical impacts to the Project site.

This Initial Study analyzes the direct, indirect, and cumulative effects of the proposed Project. As such, this Initial Study also analyzes the direct, indirect, and cumulative effects of the proposed change in land use designation. All impacts have been determined to be either less than significant or mitigated to less than significant.

Therefore, while the Project is inconsistent with the existing land use designation, the existing land use designation was not adopted to avoid environmental effects. Therefore, the impact is less than significant.

Sources

City of Highland General Plan Land Use Plan

5.12 Mineral Resources

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 plan?	☐	☐	☐	☒

Findings of Fact

a) Less than Significant. The City of Highland General Plan Conservation and Open Space Element maps mineral resources in Figure 5-3, identified as Mineral Resource Zones (MRZ). The far southwest corner of the Project site is mapped as MRZ-2 and the remainder of the site is categorized as MRZ-3. MRZ-2 indicates that significant deposits are likely to be present. MRZ-3 represents areas whose significance cannot be evaluated from available data. More than half of the City is underlain by MRZ-2 rated mineral resources, with most of the remaining categorized as MRZ-3.

The City's adoption of the General Plan, which designates the Project site for residential land use was done with the knowledge of potential mineral resources within the surrounding area. The City made the determination to designate the site for residential development and not open space, which would allow for mineral extraction, because mineral extraction on the Project site would be incompatible with surrounding land uses, likely resulting in significant impacts. The City's General Plan Environmental Impact Report (EIR) supported that conclusion. Therefore, the proposed Project would not impact a site that has been historically used for the extraction of mineral resources, nor would the proposed Project conflict with areas designated by the General Plan as mineral resources. Impacts associated with the loss of availability of a known mineral resource are considered less than significant.

b) No Impact. The City of Highland prepared an EIR for its General Plan update. The EIR supported the decision to designate the Project site for residential land uses. This conclusion was reached because the Project site was not designated Open Space, allowing for mineral extraction.

Therefore, the proposed Project would not impact a site that has been historically used for the extraction of mineral resources, nor would the proposed Project conflict with areas designated by the General Plan as mineral resources. Impacts associated with the loss of availability of a known mineral resource are considered less than significant.

Sources

City of Highland General Plan Land Use Plan

City of Highland General Plan Conservation and Open Space Element, Section 5, P. 5-27.

5.13 Noise

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or 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?	☐	☐	☒	☐

Discussion

Noise impacts can occur from construction operations and long-term operations of a project, which for residential consists of vehicle traffic noise, and stationary sources, such as air conditioning noise. Potential noise impacts from these sources were analyzed in the report, *7394 Central Avenue Residential Project Noise Impact Study, City of Highland, California,* prepared by RK Engineering Group, Inc., dated December 7, 2023, and included in Appendix J.

The Highland General Plan Noise Element provides land use compatibility standards in Table 7.3. For residential neighborhoods consisting of single-family dwellings, the land use compatibility noise standard is normally acceptable at 55 dBA Community Noise Equivalent Level (CNEL) and below; conditionally acceptable at 55 – 70 dBA CNEL; normally unacceptable at 70 – 75 dBA CNEL; and clearly unacceptable at 75 dBA CNEL and above. The CNEL noise metric is the Community Noise Equivalent Level, which is a 24-hour weighted average noise measurement.

The standards for stationary noise sources are defined in Table 7.2 of the Highland General Plan Noise Element. For residential land uses, during the daytime (7am – 10 pm), noise levels shall not exceed 60 dBA CNEL. During the nighttime (10 pm – 7 am), noise levels shall not exceed 55 dBA CNEL.

Noise is regulated by the City of Highland General Plan Noise Element and Chapter 8.50 – Noise Control of the Highland Municipal Code. For construction noise, Chapter

8.50 of the Highland Municipal Code states that construction activity is exempt from noise standards, "Construction, repair or excavation work performed pursuant to a valid written agreement with the city or any of its political subdivisions, which agreement provides for noise mitigation measures."

The analysis of noise impacts included in the Noise Study assumes implementation of design features, identified below, to reduce noise emissions. These commitments are defined as Project Design Features (PDFs), which will be included in the Mitigation Monitoring and Reporting Program as PDFs to ensure implementation. The following PDFs were included in the noise analysis and are hereby incorporated into the Project.

Operational Design Features

PDF NOI-1 All HVAC equipment should be fully shielded behind noise barrier walls from the line of sight of adjacent properties.

PDF NOI-2 A six (6) foot high concrete masonry unit (CMU) block wall will be installed along the project frontage on Central Avenue. The proposed block wall will help shield the habitable backyard exterior areas of homes fronting Central Avenue.

PDF NOI-3 The project should incorporate building construction techniques and insulation that is consistent with California Title 24 Building Standards to achieve the minimum interior noise standard of 45 dBA CNEL for all residential units.

PDF NOI-4 A "windows closed" condition with upgraded windows and sliding glass doors should be provided for all residential units facing Central Avenue and Base Line Street in order to meet the interior noise standard. To accommodate windows closed conditions, all units facing the adjacent roadways shall be equipped with mechanical fresh air ventilation. See Section 6.1.2, Table 15, for details regarding window STC requirements.

PDF NOI-5 For proper acoustical performance, all exterior windows, doors, and sliding glass doors should have a positive seal and leaks/cracks must be kept to a minimum. Attic vents and opening should be oriented away from the adjacent roadways.

Construction Design Features

PDF NOI-6 The project should comply with City of Highland Municipal Code requirements, and all construction will take pursuant to a valid written agreement with the City or applicable political subdivisions, which agreement provides for noise mitigation measures including the limitation of construction hours between 7:00 am and 7:00 pm.

PDF NOI -7 Provide public notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about

the construction process and register complaints to a designated construction noise disturbance coordinator.

PDF NOI -8 All construction equipment should be equipped with mufflers and other suitable noise attenuation devices (e.g., engine shields).

PDF NOI -9 Establish an electric connection to the site to avoid the use of diesel- and gas-powered generators, to the extent feasible.

PDF NOI -10 Locate staging area, generators, and stationary construction equipment as far from the adjacent residential homes as feasible.

PDF NOI -11 Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, should be turned off when not in use for more than 5 minutes.

Findings of Fact

a) Less than Significant. Noise impacts can occur from construction operations and long-term operations of a project, which for residential consists of vehicle traffic noise, and stationary sources, such as air conditioning noise. Potential noise impacts from these sources were analyzed in the report, *7394 Central Avenue Residential Project Noise Impact Study, City of Highland, California*, prepared by RK Engineering Group, Inc., dated December 7, 2023, and included in Appendix J.

While construction noise levels are exempt from the City's noise standards, construction noise levels were calculated for the different phases of construction, including demolition, site preparation, grading, building construction, paving, and architectural coating. The construction levels were measured against the Federal Transportation Administration General Assessment Construction Noise Criteria.

Noise levels for each stage of construction are shown in Table 13 below.

Table 13. Construction Noise Levels at Neighboring Properties

Stage	Equipment	Combined Noise Level (dBA)
Demolition	Concrete saw, rubber tired dozers, tractors, loaders, backhoes	74.5
Site Preparation	Graders, scrapers, tractors, loaders, backhoes	71.2
Grading	tractors, loaders, backhoes, graders, rubber tired dozers	71.7
Building Const.	Cranes, forklifts, gen sets, tractors, welders	71.2
Paving	tractors, loaders, backhoes, concrete mixers, pavers, rollers	67.2
Arch Coating	Air compressors	61.9
Worst case Construction Phase Noise Level – Leq (dBA)		74.5
FDA Daytime General Assessment Construction Noise Criteria – Leq (dBA)		90.0

Source: *Transit Noise and Vibration Impact Assessment Manual, Section 7 Noise and Vibration during Construction,* by the Federal Transit Administration

As shown in Table 13, all of the construction operations remain below the 90 dBA threshold of significance established by the Federal Transit Administration. This construction analysis assumes implementation of the Project Design Features and compliance with the City's noise ordinance. No significant impacts have been identified.

Operational noise impacts can occur from stationary sources and mobile sources. The operation of a residential neighborhood is not considered a significant noise generator. Within a residential neighborhood, the primary source of noise is HVAC equipment, however that equipment is not considered loud, unnecessary, or an unusual noise source that would disrupt a community. To minimize noise propagation from HVAC equipment, PDF NOI-1 requires shielding of HVAC equipment. Impacts are less than significant.

The addition of vehicle trips on surrounding roadways can also be an operational noise source. The *Noise Impact Study* includes an analysis of the change in noise levels on surrounding roadways with and without the Project. The threshold of significance is an increase in noise levels 3 dB and greater, which is the typical noise level perceptible by the human ear. A total of eight (8) roadway segments were analyzed and the change in noise levels range from 0 to 0.5. All changes are below the 3 dB threshold and therefore less than significant.

Lastly, the proposed Project is consistent with the noise policies and land use compatibility standards contained in the City of Highland General Plan. The future residential lots will be setback approximately 33 feet from Central Avenue and 360 feet from Base Line. The *Noise Impact Study* demonstrates that future exterior noise levels

along Central Avenue would range from approximately 64.2 – 64.7 dBA CNEL. The exterior noise levels for the residences facing toward Base Line would be approximately 66.6 dBA CNEL. In accordance with the City's General Plan, those exterior noise levels would be considered "conditionally acceptable," which requires the residences be designed to accommodate a "windows closed" condition in order to meet interior noise levels of 45 dBA, which is a requirement of California Title 24 of the Building Code. Therefore, impacts would be less than significant.

b) Less than Significant. The proposed grading phase of construction is expected to generate the highest vibration levels of the three construction stages since it includes the use of excavation and grading equipment. No blasting, heavy ripping, or pile driving is expected. The evaluation of an impact's significance can be determined by reviewing both the likelihood of annoyance to individuals as well as the potential for damage to existing structures. The construction vibration assessment utilizes the referenced vibration levels and methodology set forth within the Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, September 2018.

According to the Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, September 2018, the appropriate threshold for damage to modern residential structures is a peak particle velocity (PPV) of 0.5 inches/second. Annoyance is assessed based on levels of perception, with a PPV of 0.01 being considered "barely perceptible," 0.04 inches/second as "distinctly perceptible," 0.1 inches/second as "strongly perceptible," and 0.4 inches/second as "severe."

The nearest location of grading equipment to occupied residences is approximately 11 feet. At this distance, the PPV from a large bulldozer would be approximately 0.220 inches/second and from loaded trucks would be approximately 0.188 inches/second. The nearest location for vibratory roller would be approximately 82 feet from the nearest structure, resulting in vibration of 0.057 inches/second. This level of vibration falls below the building damage PPV criteria of 0.5 inches/second. In terms of annoyance, the impact would be "barely perceptible" to "severely perceptible." Since construction vibration would not cause damage to off-site buildings and the majority of the grading would be barely perceptible to off-site receivers, impacts would be less than significant.

c) No Impact. The Project site is located within two miles of San Bernardino International Airport (SBIA). According to Exhibit 4H (Existing and Ultimate Noise Contours) of the Airport Layout Plan Narrative Report for San Bernardino International Airport, San Bernardino California, dated November 2010, the SBIA's 65 dBA CNEL ultimate noise contour would be located a minimum of approximately 1 mile from the proposed Project site. Therefore, the proximity of the Project to SBIA would not expose people to excessive noise levels. Impacts would be less than significant.

Sources

7394 Central Avenue Residential Project Noise Impact Study, City of Highland, California, prepared by RK Engineering Group, Inc., dated December 7, 2023, and included in Appendix J

City of Highland General Plan; City of Highland Municipal Code

Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, September 2018

Exhibit 4H (Existing and Ultimate Noise Contours) of the Airport Layout Plan Narrative Report for San Bernardino International Airport, San Bernardino California, dated November 2010

5.14 Population and Housing

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned 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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion

The American Community Survey, prepared by the U.S. Census Bureau, provides demographic data for cities, such as Highland. The Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

The American Community Survey estimated that in 2022 the City of Highland had 16,464 households, an average household size of 3.44 persons per household, and a total population of 56,596 persons[2].

Findings of Fact

a and b) Less than Significant. The proposed Project would generate growth beyond that planned in the City's General Plan due to the increase in density from the Low Density General Plan designation to the Planned Development General Plan designation. However, the proposed Project would not indirectly encourage population growth in other areas of the City.

The proposed Project does not include any infrastructure that could indirectly cause growth in other portions of the City. The proposed Project is located on an already disturbed site and bordered on one side by an existing roadway and by existing residential and commercial development on the other three sides. The proposed Project would connect to existing water and sewer service within Central Avenue and Crest Street. Therefore, the proposed Project does not include any infrastructure, such

[2] The American Community Survey, City of Highland, DP02 Selected Social Characteristics. DP02: Selected Social ... - Census Bureau Table

as roadways, water, sewer or other facilities, sized beyond what is necessary to serve only the proposed Project, therefore, no growth-inducing impacts would occur.

At 3.44 persons per household, the additional 79 residential units would generate approximately 272 additional residents for the City. The City's existing General Plan density of 6 dwelling units per acre would generate approximately 51 dwellings or 175 new residents. Therefore, the proposed Project would generate approximately 97 additional residents that would exceed General Plan projections. The current population of Highland is approximately 56,596 residents. The addition of 97 residents above the General Plan projections represents approximately 0.17% of the current population. A slightly over 1/10 of 1% increase is not considered a substantial unplanned population increase and the very small population increase would not cause impacts to public services.

Furthermore, this IS/MND has analyzed the additional 79 dwelling units in its analysis of the operational topics that are sensitive to density and the number of dwelling units, such as air quality, greenhouse gas, noise, energy, population and housing, public services, traffic, and utilities. This IS/MND has found for each of those environmental topics all impacts would be either less than significant or can be mitigated to less than significant. Therefore, potential impacts associated with growth beyond General Plan projections would be less than significant.

The Project site currently contains one single family residence that would be impacted by the Project. While one single family residence would be displaced, that owner has voluntarily sold its property for development and therefore, the displacement was voluntary and included financial compensation. Therefore, impacts associated with the loss of one existing residential unit and displacement of people would be less than significant.

Sources

City of Highland General Plan 2021-2029 Housing Element Update

American Community Survey prepared by the U.S. Census Bureau American Community Survey (ACS) | Department of Finance.

5.15 Public Service

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES.				
a) 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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Findings of Fact

a) Less than Significant.

Fire Protection. The proposed Project site is served by the California Department of Forestry and Fire Prevention (Cal Fire). Cal Fire provides fire protection and emergency medical services. The City also has available fire protection services from other area agencies through automatic aid agreements with the cities of Redlands and Yucaipa, Cal Fire and the U.S. Forest Service.

The City is served by three fire stations: Station 541 located at 26974 Base Line; Station 542 located at 29507 Base Line; and Station 543 at 7469 Sterling Avenue. The closest fire station to the proposed Project site is Station 541, which is approximately 0.20 miles from the Project site.

Development of the property would not change the City's ability to continue to provide service. An additional 79 residential units and approximately 272 residents would change the demand on fire protection services. However, through the development review process, Cal Fire has reviewed the proposed Project for site access, turn-arounds, fire hose pull lengths, fire hydrant placement, response times, etc. and determined the Project meets Fire requirements. Cal Fire has also determined that the

addition of 79 residential units would cause an incremental increase in demand on Fire resources, however that incremental demand represents such a small fraction of the overall service that CDF and the mutual aid agreements provide that the proposed Project can be served without any significant reduction in level or service, response times, or the need for additional equipment or personnel. Therefore, impacts would be less than significant.

Police Protection. The City contracts with the San Bernardino County Sheriff's Department for its law enforcement and police protection services. The Sheriff Department has one patrol station in the City located at 26985 East Base Line, which is approximately 0.25 miles northeast of the Project site. However, Sheriff Deputies are routinely on patrol throughout the City, therefore, response times can vary.

The additional 28 residential units and 97 residents above General Plan projections[3] would place additional demands on the Sheriff Department not previously planned. Using design strategies and added security measures could help reduce the number of times the police department responds to the proposed Project. For example, the proposed Project is gated and incorporates urban design strategies consistent with General Plan Policy 3 on Page 4-22 of the General Plan Public Services and Facilities Element to minimize the demands on police services. Therefore, impacts would be less than significant.

Schools. The Project site falls within the boundaries of the San Bernardino City Unified School District (SBCUSD). SBCUSD provides eight (8) elementary schools, two (2) middle schools, and two (2) high schools.

The additional 28 residential units and 97 residents above General Plan projections[5] would place additional demands on the public school system not previously planned. However, the additional number of students generated by the proposed Project would be a small fraction of the overall student population of the school district.

In accordance with standard conditions of approval, the Project Applicant would be required to pay development impact fees to SBCUSD per Senate Bill (SB) 50. The fees would be collected by the school districts at the time building permits are issued. As stated in Government Code Section 65995(h):

> *The payment or satisfaction of a fee, charge, or other requirement levied or imposed … are hereby deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization …on the provision of adequate school facilities.*

[3] The City's existing General Plan density of 6 dwelling units per acre would generate approximately 51 dwellings or 175 new residents.

Payment of these fees would offset impacts from the increased demand for school services associated with the proposed Project by providing an adequate financial base to construct and equip new and existing schools as needed. Therefore, SBCUSD would be able to provide adequate school facilities for the projected student residents of the proposed Project, and payment of development impact fees would ensure that impacts would be less than significant.

Parks. The proposed Project would construct homes with small yards and add new residents to the City who would increase the demand for park facilities. The new proposed residential units would exceed the City's General Plan projections, resulting in an additional 28 dwelling units and approximately 97 new residents above General Plan projections[4]. This unplanned growth in population represents approximately 0.17% of the City's current population. The unplanned growth that would exceed General Plan projections represents a very small fraction of the overall City population and therefore, demand on park facilities.

According to the City of Highland General Plan Conservation and Open Space Element, the City's park objective is 2.5 acres per 1,000 residents. As stated on Page 5-35,

> *The open space ratio established for the [sic] Highland is 2.5 acres per 1,000 residents, which includes a ratio of 2.0 acres of developed park acreage and 0.5 acre of undeveloped natural parkland.*

While the proposed Project includes a private recreation facility, including open turf park and covered picnic facilities, additional park obligations will be met through payment of the park fees. Therefore, impacts would be less than significant.

Other Public Facilities. The proposed Project would place additional demands on other public facilities. These facilities range from City Hall and the Highland Branch of the San Bernardino County Library (27167 Base Line) to streets, storm drains, and other public facilities. When a residential development project is newly constructed in an established city, often that project would rely on, and impact, established infrastructure. In those situations, the impacts would be often offset by payment of development impact fees. The City of Highland collects the following development impact fees:

- Law Enforcement Facilities
- Fire Suppression Facilities, Vehicles and Equipment
- Local Circulation System
- Regional Circulation System
- Regional Flood Control Facilities
- General Facilities, Vehicles, and Equipment

[4] The City's existing General Plan density of 6 dwelling units per acre would generate approximately 51 dwellings or 175 new residents.

- Library Facilities and Collection
- Public Use (Community Center Facilities)
- Park Land Acquisition and Park Facilities Development

Payment of the fees, which are a condition of approval, would reduce impacts on public services to less than significant.

Sources

City of Highland General Plan Public Services and Facilities Element

City of Highland General Plan Conservation and Open Space Element

City of Highland Development Impact Fees effective 4/1/24.

5.16 Recreation

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION. Would the project:				
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Discussion

Existing public park facilities in the vicinity of the proposed Project include the 2-acre Cunningham Park, approximately 0.10 miles west of the Project site and the 17-acre Highland Community Park and Jerry Lewis Community Center approximately 0.50 miles immediately south of the project on Central Avenue. The City has worked to secure joint-use agreement with the San Bernardino City Unified School District and Redlands Unified School District for park use of school facilities outside of school hours.

Findings of Fact

a) Less than Significant. The proposed Project would add new residents to the City who would increase the demand for park facilities. The new proposed residential units would exceed the City's General Plan projections, resulting in an additional 28 dwelling units and approximately 97 new residents[5]. This unplanned growth in population represents approximately 0.17% of the City's overall population. The unplanned growth that would exceed General Plan projections represents a very small fraction of the overall City population and therefore, demand on park facilities.

According to the City of Highland General Plan Conservation and Open Space Element, the City's park objective is 2.5 acres per 1,000 residents. As stated on Page 5-35,

> *The open space ratio established for the [sic] Highland is 2.5 acres per 1,000 residents, which includes a ratio of 2.0 acres of developed park acreage and 0.5 acre of undeveloped natural parkland.*

[5] The City's existing General Plan density of 6 dwelling units per acre would generate approximately 51 dwellings or 175 new residents.

While the proposed Project includes a private recreation facility, including open turf park and covered picnic facilities, additional park obligations will be met through payment of the park fees. Therefore, impacts would be less than significant.

b) Less than Significant. The proposed Project is not of sufficient size to require, and does not propose to construct new park facilities, or expand existing park facilities, located outside of the Project site. As described in *Response a)* above, the proposed Project provides an on-site park for use by residents of the proposed Project and the Project would pay park fees in accordance with the City of Highland Municipal Code and payment of those fees would reduce impacts to less than significant.

Sources

City of Highland Municipal Code

City of Highland General Plan Conservation and Open Space Element

5.17 Transportation/Traffic

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Discussion

On September 27, 2013, Senate Bill (SB) 743 was signed into law. The legislature found that with the adoption of the Sustainable Communities and Climate Protection Act of 2008 (SB 375), the state had signaled its commitment to encourage land use and transportation planning decisions and investments that reduce vehicle miles traveled and thereby contribute to the reduction of greenhouse gas emissions, as required by the California Global Warming Solutions Act of 2006 (Assembly Bill 32).

SB 743 started a process that fundamentally changes transportation impact analysis as part of CEQA compliance. Changes include the elimination of auto delay, Level of Service (LOS), and similar measures of vehicular capacity or traffic congestion as the basis for determining significant impacts. As part of the new CEQA Guidelines, the new criteria were designed to promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. The Office of Planning and Research (OPR) developed alternative metrics and thresholds based on Vehicle Miles Traveled (VMT). The guidelines were certified by the Secretary of the Natural Resources Agency in December 2018, and automobile delay, as described solely by LOS or similar measures of vehicular capacity or traffic congestion, could not be considered a significant impact on the environment.

The City relies on the *San Bernardino County Transportation Authority (SBCTA) Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment,* prepared by Fehrs and Peers, dated February 2020. This document sets out the methodology for conducting a Transportation Study and a CEQA VMT analysis.

The Highland General Plan includes LOS policy standards for intersections within the City. Because General Plan consistency is often analyzed pursuant to CEQA, and consistency with LOS standards is not a determination of a significant impact, projects should be analyzed to determine if consistency with General Plan LOS standards would lead to the construction of traffic improvements, the construction of which would result in an impact to the environment. This is consistent with the following guidance from the Office of Planning and Research.

"Even if a general plan contains an LOS standard and a project is found to exceed that standard, that conflict should not be analyzed under CEQA. CEQA is focused on planning conflicts that lead to environmental impacts. (The Highway 68 Coalition v. County of Monterey (2017) 14 Cal.App.5th 883; see, e.g., Appendix G, IX(b) [asking whether the project will "Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?"].) Auto delay, on its own, is no longer an environmental impact under CEQA. (See Pub. Resources Code, § 21099(b)(2).)"

While VMT is the preferred quantitative metric for assessing potentially significant transportation impacts under CEQA, it should be noted that SB 743 does not prevent a city or county from using metrics such as LOS as part of the application of local general plan policies, municipal and zoning codes, conditions of approval, or any other planning requirements through a city's planning approval process; cities can still ensure adequate operation of the transportation system in terms of transportation congestion measures related to vehicular delay and roadway capacity. As such, the City continues to require congestion-related transportation analysis and project changes to LOS at an intersection(s) that result in a potential safety impact or hazardous condition should also be analyzed pursuant to CEQA.

The San Bernardino County Transportation Authority (SBCTA) Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment includes screening criteria for VMT analyses. For VMT, a project that is located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary.

For LOS, the Highland General Plan establishes that the LOS of an intersection should be LOS D or better for major intersections within the City. For peak operating periods, intersections operating at LOS "E" or "F" are considered deficient.

Transportation impacts, both VMT and LOS, have been analyzed in the report *7394 Central Avenue Residential Project Traffic Study, City of Highland,* CA, prepared by RK Engineering Group, Inc, dated December 22, 2023, and included in Appendix K.

As described in detail in Table 4-2 of the Traffic Study, the proposed Project would generate 745 average daily trips (ADT), with 55 trips in the AM Peak Hour and 74 trips in the PM Peak Hour.

Findings of Fact

a) Less than Significant. The City's General Plan Circulation Element includes "Goal 3.1", and numerous related policies, to "Provide a comprehensive transportation system that facilitates current and long-term circulation in and through the City." Policy 2 under this goal states, "Ensure that all intersections operate at LOS "D" or better during the peak hours of traffic."

The proposed Project is consistent with that goal by providing a residential neighborhood in a location adjacent to existing roadways that facilitate both automobile and pedestrian movement. The proposed Project would generate 745 average daily trips (ADT), with 55 trips in the AM Peak Hour and 74 trips in the PM Peak Hour. The Traffic Study analyzed whether that trip generation added to cumulative traffic volumes in the opening year (2026) and the horizon year (2040) would impact the LOS at surrounding intersections. Three intersections analyzed include Central Avenue/Base Line; Central Avenue/Project Entry-11th Street; and Central Avenue/9th Street.

The following tables summarize the LOS analysis included in the Traffic Study for both 2026 and 2040.

Table 14. Level of Service – Opening Year 2026 Conditions

	Without Project LOS		With Project (2026) LOS		Require Improvements?	
	AM	PM	AM	PM	AM	PM
Central Ave/Base Line	B	B	B	C	NO	NO
Central Ave/ Project Entry	B	B	B	B	NO	NO
Central Ave/9th Street	B	C	B	C	NO	NO

Table 15. Level of Service – Horizon Year 2040 Conditions

	Without Project LOS		With Project (2040) LOS		Require Improvements?	
	AM	PM	AM	PM	AM	PM
Central Ave/Base Line	B	B	B	C	NO	NO
Central Ave/ Project Entry	B	B	B	B	NO	NO
Central Ave/9th Street	A	C	A	C	NO	NO

Therefore, the proposed Project is consistent with the adopted plans and policies pertaining to the entire circulation system. Impacts would be less than significant

b) Less than Significant. The City relies on the *San Bernardino County Transportation Authority (SBCTA) Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, prepared by Fehrs and Peers, dated February 2020, for thresholds of significance and methodology to identify VMT related impacts. The first step is to determine if the Project meets one of following three types of screening criteria:

- Step 1: Transit Priority Area (TPA) Screening
- Step 2: Low VMT Area Screening
- Step 3: Project Type Screening

The Project site is not located near a transit hub, therefore, the Project does not qualify for the Step 1 Screening.

To identify if the Project is in a low VMT-generating area, the San Bernardino County Transportation Authority (SBCTA) online VMT screening tool was used to compare the appropriate baseline Project Traffic Analysis Zone (TAZ) VMT to the City's adopted threshold of significance of 25.3 VMT/service population (i.e., 0% below the City of Highland's VMT per service population).

The Project site is located within TAZ 53831301and according to the SBCTA, TAZ 53831301 has a VMT of 20.6 per service population. Since the City's VMT threshold is 25.3 VMT/service population, the Project's TAZ is considered a low VMT area. Therefore, the Project is screened from further VMT analysis and impacts are less than significant.

c) Less than Significant with Mitigation. The proposed Project provides a main entrance off Central Avenue, across from the entry to the existing Jeffrey Court Senior Apartments. A secondary Emergency Vehicle Access is provided farther south on Central Avenue.

While the Project will improve the Central Avenue frontage along the Project site, no additional off-site improvements are required including a traffic signal or turn pockets. The intersection of the Project entry and the Jeffrey Court Senior Apartments has been determined consistent with City standards and no hazardous condition would be created.

The Project proposes a gated entry, therefore, a queuing analysis using the Crommelin methodology was provided in the *Traffic Study*. The 95th percentile vehicular queue was determined to be two (2) vehicles during peak hour for the resident and visitor lane each. The resident lane has storage for three (3) vehicles; therefore, no queuing impact would occur. The call box for the visitor lane must be located as close to the gate as possible to accommodate storage of two (2) vehicles outside the Central Avenue right-of-way.

Gated entries are required to provide a turn-around in front of the gates that can accommodate a box-style delivery truck. Currently, the design of the call box island would not allow a delivery truck to successfully maneuver the turn-around without driving over the center call box island. Therefore, Mitigation Measure MM TRANS-1 has been added to require modification of the call box island during final design to accommodate a delivery truck turnaround and provide sufficient queuing of two (2) vehicles outside of the Central Avenue right-of-way.

> Mitigation Measure MM TRANS-1: Final Design of the Project entry call box island shall accommodate a turn-around sufficient for delivery trucks and sufficient queuing of two (2) vehicles outside of the Central Avenue right-of-way.

With implementation of Mitigation Measure MM TRANS-1 impacts would be reduced to less than significant.

d) Less than Significant. The Project site is bordered by Central Avenue and surrounding residential and commercial development. The proposed Project provides two points of access onto Central Avenue. According to the City's General Plan Public Health, Safety, and Environmental Justice Element (Page 46), the emergency evacuation corridors include Interstates 10, 15, and 215; State Routes 30, 31, 38, 60, 66, and 210; and major east/ west roads including Greenspot Road, Base Line Street, East Highland Avenue, and Pacific Street. These emergency access routes would remain unchanged by the proposed Project and the proposed Project would not interfere with an emergency response plan. Furthermore, the Project site is located only approximately 0.10 mile south of Base Line Street, and during site plan review the Highland Fire Department determined the proposed Project provides sufficient on-site emergency access. Therefore, impacts would be less than significant.

Sources

7394 Central Avenue Residential Project Traffic Study, City of Highland, CA, prepared by RK Engineering Group, Inc, dated December 22, 2023, and included in ***Appendix K***

San Bernardino County Transportation Authority (SBCTA) Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment, prepared by Fehrs and Peers, dated February 2020

City of Highland General Plan Circulation Element and General Plan Public Health, Safety, and Environmental Justice Element.

5.18 Tribal Cultural Resources

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Discussion

The potential for tribal cultural resources to occur on the Project site was assessed in the Cultural Resources Study for the *7394 Central Avenue Project, City of Highland, San Bernardino County California*, prepared by BFSA Environmental Services, dated December 11, 2023, and included in Appendix C. The analysis included a review of archaeological records at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC). Additionally, a field survey was also conducted of the Project site.

The results of the records search indicate that 24 resources have been recorded within one mile of the Project, none of which have been recorded within the Project boundary. These resources include one historic water conveyance system, one historic engineering structure, one historic roadway, four historic one- to three-story commercial buildings, one historic multiple-family property, one historic ranch property, the Highland Historic District, and 13 historic single-family properties. In addition to the historic resources recorded, one prehistoric Serrano settlement was recorded according to ethnographic data within one mile of the Project site. The records search

also indicates that 23 cultural resource studies have been conducted within a one-mile radius of the Project site, none of which occurred on the Project site.

BFSA also requested a Sacred Land File (SLF) search from the Native American Heritage Commission (NAHC) to search for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance. This request was not part of the Assembly Bill (AB) 52 Native American consultation. The SLF search indicated positive results for potential sites or locations of Native American importance within the vicinity.

Pursuant to SB 18 and AB 52, the City provided notification of the proposed Project to registered Native American Tribes on March 21, 2024. Notice was sent to Soboba Band of Luiseno Indians, Gabrieleno Band of Mission Indians, and Yuhaaviatam of San Manuel Nation (YSMN), formerly known as the San Manuel Band of Mission Indians. On March 29, 2024, YSMN responded by email stating that the Project site is located near a culturally significant area and given the probability of uncovering tribal cultural resources YSMN requested mitigation measures requiring archaeological and tribal monitoring during all ground disturbing activities. On April 16, 2024, the Gabrieleno Band of Mission Indians responded by email to the notice and requested mitigation measures requiring tribal monitoring during ground disturbing activities. The Soboba Band of Luiseno Indians did not respond to the notice or request consultation. Consultation pursuant to SB 18 and AB 52 ended on June 19, 2024.

Findings of Fact

a) Less than Significant. The Project site was developed with a single-family residence in 1952 and a barn between 1959 and 1968. Since both structures are historic in age, consistent with CEQA Guidelines Section 15064.5, the building was assessed to determine the historical significance of the structure. The California Register of Historic Resources (CRHR) eligibility criteria were used to determine if the building is eligible for listing and thus, the building's historical significance.

To be eligible for listing on the CRHR, the resource must be found significant under one or more of the following criteria:

- CRHR Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage*.
- CRHR Criterion 2: *It is associated with the lives of persons important in our past*.
- CRHR Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values*.
- CRHR Criterion 4: *It has yielded, or may be likely to yield, information important in prehistory or history*.

The evaluation of the four CRHR criteria are presented in the Cultural Resources Study for the *7394 Central Avenue Project, City of Highland, San Bernardino County California*, prepared by BFSA Environmental Services, dated December 11, 2023, and included in Appendix C. The analysis determined that neither structure was designed by an architect of importance, nor do the structures possess any architecturally important elements. Furthermore, none of the owners or occupants were found to be historically significant to the community or region.

Therefore, the two historic structures located on the Project site do not meet any of the CRHR eligibility criteria. Furthermore, the buildings were determined as not historically or architecturally significant according to the City of Highland Municipal Code. As such, the existing structures are not considered a historical resource and impacts would be less than significant.

b) Less than Significant with Mitigation. Pursuant to SB 18 and AB 52, as the CEQA Lead Agency, the City sent notification letters via email on March 21, 2024 to the following Tribes:

- Soboba Band of Luiseno Indians
- Gabrieleno Band of Mission Indians - Kizh Nation (GBMI-KN)
- Yuhaaviatam of San Manuel Nation (YSMN), formerly known as the San Manuel Band of Mission Indians

Under AB 52 tribes have 30 days in which to indicate they wish to consult and under SB 18 tribes have 90 to consult. For this project, the consultation period ended on June 19, 2024.

On March 29, 2024, YSMN responded by email stating that the Project site is located near a culturally significant area and given the probability of uncovering tribal cultural resources YSMN requested mitigation measures requiring archaeological and tribal monitoring during all ground disturbing activities. On April 16, 2024, the Gabrieleno Band of Mission Indians responded by email to the notice and requested mitigation measures requiring tribal monitoring during ground disturbing activities. The Soboba Band of Luiseno Indians did not respond to the notice or request consultation. Consultation pursuant to SB 18 and AB 52 ended on June 19, 2024. . As a result of tribal consultation, Mitigation Measures MM TRC-1 through MM TRC-9 shall be implemented.

> Mitigation Measure MM TRC-1: The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and Gabrieleño Band of Mission Indians – Kizh Nation shall be contacted, as detailed in MM CUL-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and

Treatment Plan shall be created by the archaeologist, in coordination with YSMN and Gabrieleño Band of Mission Indians – Kizh Nation, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN or Gabrieleño Band of Mission Indians – Kizh Nation for the remainder of the project, should YSMN or Gabrieleño Band of Mission Indians – Kizh Nation elect to place a monitor on-site.

Mitigation Measure MM TRC-2: The Project Applicant shall retain one Native American Monitor from or approved by the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) or the Gabrieleño Band of Mission Indians – Kizh Nation ("Consulting Tribes"). The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground- disturbing activity" shall include, but is not limited to, tree/shrub removal and planting, clearing/grubbing, demolition, pavement removal, potholing, auguring, boring, grading, excavation, drilling, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work. Due to the heightened cultural sensitivity of the proposed project area, a tribal monitor from the Consulting Tribe(s) and archaeologist with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities.

Mitigation Measure MM TRC-3: A copy of the executed monitoring agreement shall be submitted to the Lead Agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

Mitigation Measure MM TRC-4: A Cultural Resources Monitoring and Treatment Plan (CRMTP) that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeological principal investigator (PI) and submitted to the Lead Agency for dissemination to the Consulting Tribes. Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. All findings will be subject to the protocol detailed within the CRMTP.

Mitigation Measure MM TRC-5: The PI may submit a detailed letter to the Lead Agency, Consulting Tribes, and Project Applicant during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

Mitigation Measure MM TRC-6: The Tribal Monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of tribal monitoring logs shall be provided to the project applicant/lead agency upon written request to the Tribe.

Mitigation Measure MM TRC-7: In the event of an archaeological discovery, either historic or pre-contact, the archaeological or tribal monitor shall have the authority to halt all ground-disturbing activities that occur within the proposed project area and direct the contractor to temporarily divert all soil-disturbing activities in the area of discovery around a buffer of 50 feet if historical (i.e., 1950s) or 60 feet around the resource(s) if the discovery is pre-contact or historical from the mid to late 19th century. An Environmentally Sensitive Area (ESA) physical demarcation/barrier shall be constructed at the edge of the buffer. The archaeological or tribal monitor shall and immediately notify the Consulting Tribes, the Lead Agency, Project Applicant, and the PI (unless the monitor is the PI) of the discovery. Should the discovery be determined to be a potentially significant resource, the PI shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the Consulting Tribes, the PI, the Lead Agency, and Project Applicant shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource.

1. The PI shall immediately notify the Lead Agency, Consulting Tribes, and Project Applicant to discuss the significance determination and shall also submit a letter indicating whether additional mitigation is required.
2. If the resource is historically significant (i.e., from the 1900 and older), the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from the Lead Agency, with input from the Consulting Tribes and Project Applicant to implement that program. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.
    a) The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged.
    b) The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

c) Pre-contact or the mid to late 19th century historical resource will be collected, cataloged, and analyzed in the field and stored securely on-site in a CONEX box or a secure office trailer for future reburial on the project site upon completion of the project.
d) The cost for curation is the responsibility of the property owner.
e) It is the preference of the Consulting Tribes that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by the Consulting Tribes, the Project Applicant, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, the Consulting Tribes, and the Project Applicant. All reburials are subject to a reburial agreement that shall be developed between the Project Applicant and the Consulting Tribes outlining the determined reburial process/location and shall include measures and provisions to protect the reburial area from any future impacts.

f) Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with the Consulting Tribes to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.
g) All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency, Project Applicant, and the Consulting Tribes for review and comment. After approval from the Lead Agency, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, Project Applicant, and the Consulting Tribes.
h) The PI shall submit the approved final monitoring report to the Lead Agency, Project Applicant, and the Consulting Tribes.

3. If the historical resource (i.e., from the 1900 and older) is not significant, the PI shall submit a letter to the Lead Agency and the Consulting Tribes, indicating that artifacts will be collected, cataloged, and analyzed in the field and stored securely on-site in a CONEX box or a secure office trailer for future reburial on the project site upon completion of the project. The letter shall also indicate that that no further work is required.

Mitigation Measure MM TRC-8: On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Consulting Tribes and Lead Agency from a designated point of contact for the Project Applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Consulting Tribes to the Project Applicant or Lead Agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Consulting Tribe's TCRs.

Mitigation Measure MM TRC-9: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and the applicable sections of the California Health and Safety Code and California Public Resources Code pertaining to the discovery of human remains shall be enforced for the duration of the Project.

Implementation of Mitigation Measures MM TRC-1 and MM TRC-9 would reduce impacts to tribal cultural resources to less than significant.

Sources

Cultural Resources Study for the 7394 Central Avenue Project, City of Highland, San Bernardino County California, prepared by BFSA Environmental Services, dated December 11, 2023, and included in Appendix C.

5.19 Utilities and Service Systems

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) 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?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion

The proposed Project would be served by the East Valley Water District, which provides both water and sewer service. A Will Serve letter for domestic water service and wastewater collection services is included in Appendix L.

Findings of Fact

a) Less than Significant. The proposed Project would connect to existing water and sewer facilities located within the adjacent Central Avenue and Crest Street. No offsite improvements or upgrades to the utility systems are required. Both the water and wastewater treatment systems have sufficient capacity to accommodate the proposed Project. A Will Serve letter for both water and sewer was issued on June 11, 2024, committing to serve the proposed Project. Dry utilities, including electric, natural gas, and telecommunications, are also available within adjacent Central Avenue. The Project would underground existing above-ground electrical lines along the Project's Central Avenue frontage and provide underground service to the new proposed residences. Therefore, impacts would be less than significant.

b) Less than Significant. The East Valley Water District (EVWD) supplies the majority of water to the City of Highland, including the Project site. Highland's water supply sources include local groundwater, surface runoff from natural watershed and drainage areas, and imported water. The most cost-effective and main source of water for Highland is the Bunker Hill Groundwater Basin located under the San Bernardino Valley. Another water source is the Santa Ana River, originating in the San Bernardino Mountains. During dry years or times of limited supply, the EVWD obtains a supplemental supply of water from the State Water Project (SWP) through the San Bernardino Valley Municipal Water District.

EVWD issued a Will Serve letter for domestic water service on June 11, 2024 (Appendix L), committing to provide water service to the proposed Project and EVWD's commitment to serve the proposed Project is consistent with the City's Urban Water Management Plan (UWMP), including normal, dry, and multiple dry years. Impacts would be less than significant.

c) Less than Significant. The EVWD maintains Highland's sewer system and has a joint powers agreement with the City of San Bernardino to accept all sewage generated within the District's boundaries. The sewage from Highland flows in a general direction from northeast to southwest towards the San Bernardino Water Reclamation Plant located at 299 Blood Bank Road in the City of San Bernardino. This plant is operated by the San Bernardino City Municipal Water Department, Water Reclamation Division. The plant processes an average sewage flow of approximately 26 to 27 million gallons per day (mgd) from the City of San Bernardino, the City of Highland and other areas. The plant has a total sewage capacity of 33 mgd. EVWD will soon open a new reclamation plant, Sterling Natural Resources Center, located southwest of the project site. Sewage will be diverted from San Bernardino to this new facility in Highland beginning in 2024.

EVWD issued a Will Serve letter for sewer service on June 11, 2024 (Appendix L), committing to provide sewer service to the proposed Project. Impacts would be less than significant.

d) Less than Significant. The City of Highland contracts with Burrtec Waste Industries for waste and recycling services. Waste from Highland is primarily transferred to the Mid-Valley Landfill in Rialto, CA. Burrtec operates the East Valley Transfer and Recycling center in San Bernardino, where solid waste and recyclables are separated. According to CalRecycle, the Mid-Valley Landfill has a maximum capacity of 101,300,000 tons, with a remaining capacity of 61,219,377 tons as of June 30, 2019. The landfill is anticipated to remain in operation until 2045.

The California Integrated Waste Management Act of 1989 (AB 939), which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. The City of Highland achieves waste reduction through resident curbside recycling, which

includes separate carts for refuse, recyclables, and green waste. Each residence is provided with three (3) trash carts for curbside recycling.

Given the City's aggressive recycling program and sufficient landfill capacity available to serve the proposed Project, impacts would be less than significant.

e) Less than Significant. The California Integrated Waste Management Act of 1989, also known as Assembly Bill 939 (AB 939), mandates jurisdictions to meet a diversion goal of 50 percent by the year 2000, and thereafter. Senate Bill (SB) 1383 is a bill that sets goals to reduce disposal of organic waste in landfills, including edible food. The bill's purpose is to reduce greenhouse gas emissions, such as methane, and address food insecurity in California.

The City implements programs applicable to the proposed Project that comply with these statutes. One strategy required of residents of residential communities, such as the proposed Project, is curbside separation of trash into recyclable, green waste, and solid waste. The City also implements free disposal days, Christmas tree collection, household hazardous waste centers, used oil collection centers. Furthermore, the City's Green Building Program's requires recycling and diversion from landfills, which would apply during construction of the proposed Project.

Therefore, the proposed Project would not conflict with federal, state, and local ordinances in place designed to reduce solid waste generation. Impacts would be less than significant.

Sources

City of Highland Public Services, Trash Services

City of Highland General Plan Public Services and Facilities Element

CalRecycle SWIS Facility/Site Activity Details – Mid-Valley Sanitary Landfill (36-AA-0055)

CalRecycle, New Statewide Mandatory Organic Waste Collection - CalRecycle Home Page.

5.20 Wildfire

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Findings of Fact

a) Less than Significant. The Project site is not located in or adjacent to land classified as very high fire hazard severity zones. Neither the City of Highland General Plan Public Health, Safety, and Environmental Justice Element nor the Cal Fire – Fire and Resource Assessment Program list the Project site within a Very High Fire Hazard Severity Zone. Therefore, impacts would be less than significant.

b) Less than Significant. The proposed Project would not exacerbate fire risks. The proposed Project is located within an urban area surrounded by residential and commercial development, and arterial roadways. All new structures would comply with current building standards, including fire sprinklers. Therefore, the proposed Project would not exacerbate fire risk to surrounding properties or to the new residents of the Project site. Fires in the general San Bernardino County areas could expose occupants to smoke during a wildfire. This risk is temporary and would not be exacerbated by the proposed Project. Therefore, impacts would be less than significant.

c) Less than Significant. The Project site is not located in or adjacent to land classified as very high fire hazard severity zones. Neither the City of Highland General Plan Public Health, Safety, and Environmental Justice Element nor the Cal Fire – Fire and Resource

Assessment Program list the Project site within a Very High Fire Hazard Severity Zone. No fuel modification, fire breaks, etc. are required of the proposed Project. Therefore, impacts would be less than significant.

d) Less than Significant. The Project site currently consists of a nearly flat area. Furthermore, the Project site is surrounded by existing streets and residential and commercial development approximately the same elevation as the Project site. The Project site is not located adjacent to any large hillsides that could cause flooding, mudflows, landslides, or significant erosion after a fire. Impacts would be less than significant.

Sources

City of Highland General Plan Public Health, Safety, and Environmental Justice Element

Cal Fire – Fire and Resource Assessment Program, Fire Hazard Severity Zones (ca.gov)

5.21 Mandatory Findings of Significance

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially 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, substantially 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?	☐	☒	☐	☐
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?	☐	☒	☐	☐

a) Less than Significant with Mitigation. As discussed in the Biological Resources Section, the proposed Project has no potential to impact special status species or habitat supporting special status species. The Project would however potentially result in significant impacts to biological resources from impacts to nesting birds. As such, the proposed Project would incorporate Mitigation Measure MM BIO-1, to reduce the potential impact to nesting birds to a less than significant level. Additionally, as discussed in the Cultural Resources Section, no newly or previously recorded historic sites were identified within the Project site as a result of the records search, archival research, or the intensive-level pedestrian survey. Therefore, the proposed Project would not alter, destroy or adversely affect a historic site. However, due to the moderate sensitivity of a paleontological resource occurring onsite, the proposed Project would incorporate Mitigation Measure PALEO-1. Through consultation with the Native American tribes, a potential for tribal cultural resources exists on the Project site. Implementation of Mitigation Measures MM CUL-1 through MM CUL-3 and MM TRC-1 and TRC-2 would reduce all cultural resource impacts to a less than significant level. Therefore, with implementation of mitigation, the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of

fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or 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. Impacts would be less than significant with mitigation incorporated.

b) Less than Significant with Mitigation. As concluded throughout this IS/MND, the proposed Project would result in either no impact, less-than-significant impact, or a less-than-significant impact with mitigation incorporated with respect to all environmental impact areas outlined in the CEQA Guidelines Appendix G Environmental Checklist. Reasonably foreseeable projects have been incorporated into the traffic, air quality, noise, and greenhouse gas studies, all of which have shown that impacts can be reduced to less than significant. Furthermore, no significant resources, such as cultural, geotechnical, or biotic, exist on the Project site and therefore no cumulative impact would occur. The proposed Project would detain and treat through infiltration storm runoff from the proposed Project on-site, therefore no cumulative impacts would occur. For all resource areas analyzed, the proposed Project's individual-level impacts would be at less-than-significant levels, which, in turn, would reduce the potential for these impacts to be considered part of any cumulative impact. Therefore, the proposed Project would not result in individually limited but cumulatively considerable impacts. Impacts would be less than significant with mitigation incorporated.

c) Less than Significant with Mitigation. As evaluated throughout this document, the proposed Project would have no impact, less-than-significant impact, or a less-than-significant with mitigation incorporated with respect to all environmental impact areas. Therefore, the proposed Project would not directly or indirectly cause substantial adverse effects on human beings. Impacts would be less than significant with mitigation incorporated.