



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: December 8, 2016

AGENDA ITEM NO: 3

Project Description:

APN:	0239-031-21
Applicant:	Land Use Services Department
Community:	Glen Helen/2 nd and 5 th Supervisorial Districts
Project No:	P201500366
Staff:	Reuben J. Arceo
Proposal:	A General Plan and Specific Plan Amendment to amend the Glen Helen Specific Plan to rezone the 344.7-acre district designated Golf Course Community to Open Space/Passive on 250 acres and a new Single Family Residential-Sycamore Flats designation on 94.7 acres, and to add a new High Density Residential Overlay Zone to the Commercial/Traveler Services designation on Glen Helen Parkway, and to add related developments standards associated with the new land use designations.

Hearing Notice Published: November 27, 2016

Report Prepared By: Reuben J. Arceo

PROJECT DESCRIPTION:

Lytle Development (Applicant) submitted a General Plan and Specific Plan Amendment application to amend portions of the Sycamore Flats sub-area of the Glen Helen Specific Plan (GHSP). A specific plan is a tool for the systematic implementation of the County General Plan, and must be consistent with and implement the goals and objectives of the General Plan. Under the County's one-map land use and zoning system, the land use designations of the GHSP are the General Plan land use designations as well. Therefore, the proposed amendment will also require amendment of the General Plan.

BACKGROUND:

The GHSP, adopted in November 2005, encompasses approximately 3,400 acres in the Glen Helen area. The GHSP contains thirteen (13) land use zoning designations and corresponding land use regulations and development standards to guide land use and development in the GHSP area. The GHSP is located adjacent to the interchange of the I-15 and I-215 freeways, as shown in Exhibit 1. The Glen Helen area is highly visible from both freeways, at the gateway to the San Bernardino Valley below the Cajon Pass. The objective of the GHSP is to create a comprehensive guide for quality land development in this key location. It is intended to guide future development in a manner that is sensitive to the physical and environmental conditions in the area, but also conducive to economic growth.

The Applicant proposes to revise the GHSP Land Use and Development Standards and Design Guidelines as they relate to the GHSP Sycamore Flats sub-area. This sub-area, as shown in Exhibit 2, was originally planned as a golf course community. Subsequently, the same area, which is in the sphere of influence of the City of Rialto (City), was also included in a larger comprehensive planning effort approved by the City as the Lytle Creek Ranch Specific Plan (LCRSP). The LCRSP lies partly within the City's corporate limits and partly within unincorporated County land that is within the City's sphere of influence. The LCRSP identifies the Sycamore Flats sub-area for open space and residential development as noted in Exhibit 3. The LCRSP assumes eventual annexation of the Sycamore Flats area, but so far no annexation has been initiated.

Action taken by the Planning Commission on this item may be appealed to the Board. Yes ☐ No ☒
Note: Recommendations to the Board of Supervisors are not appealable.

Revised 12/15/95

EXHIBIT 1 Vicinity Map

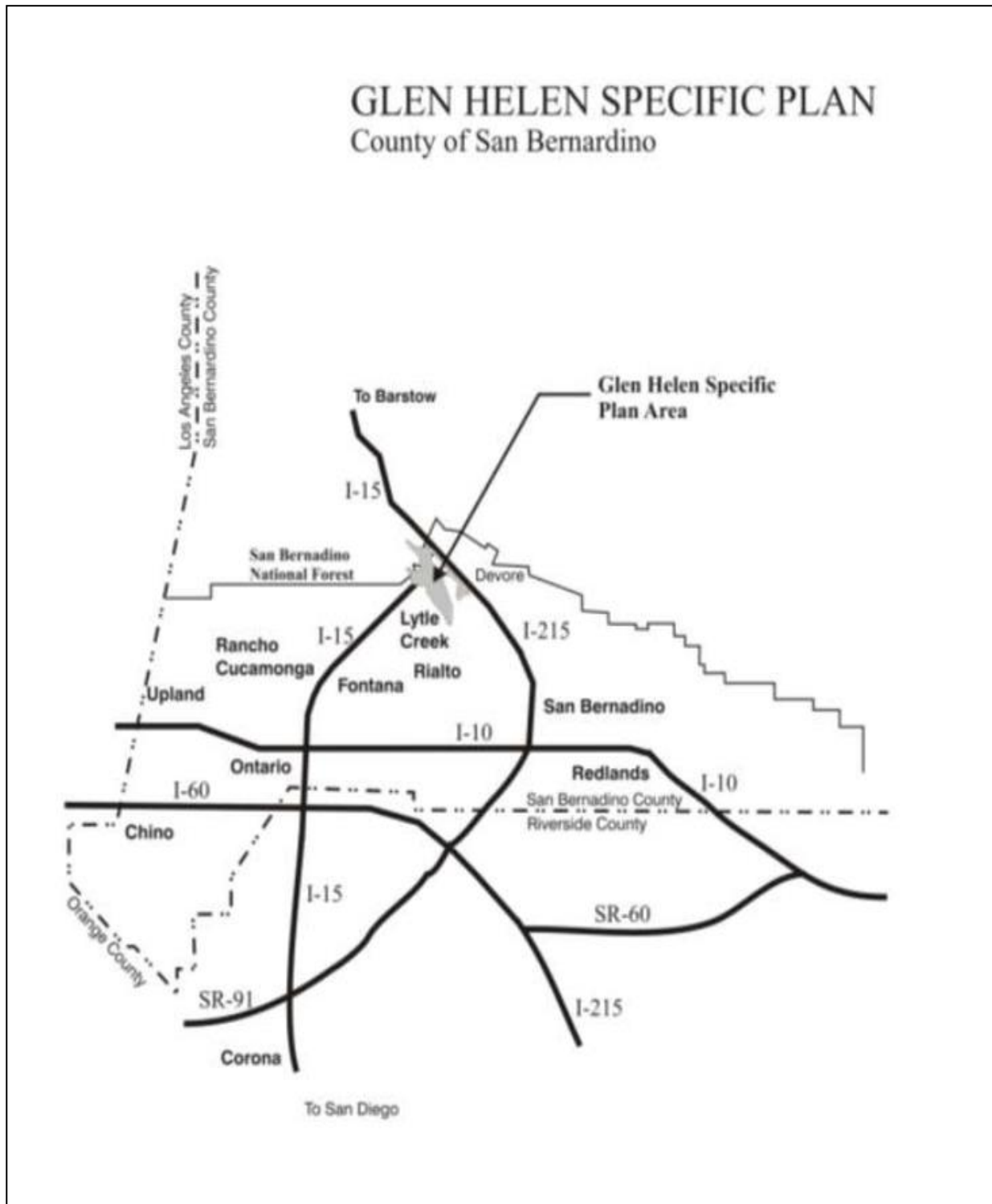
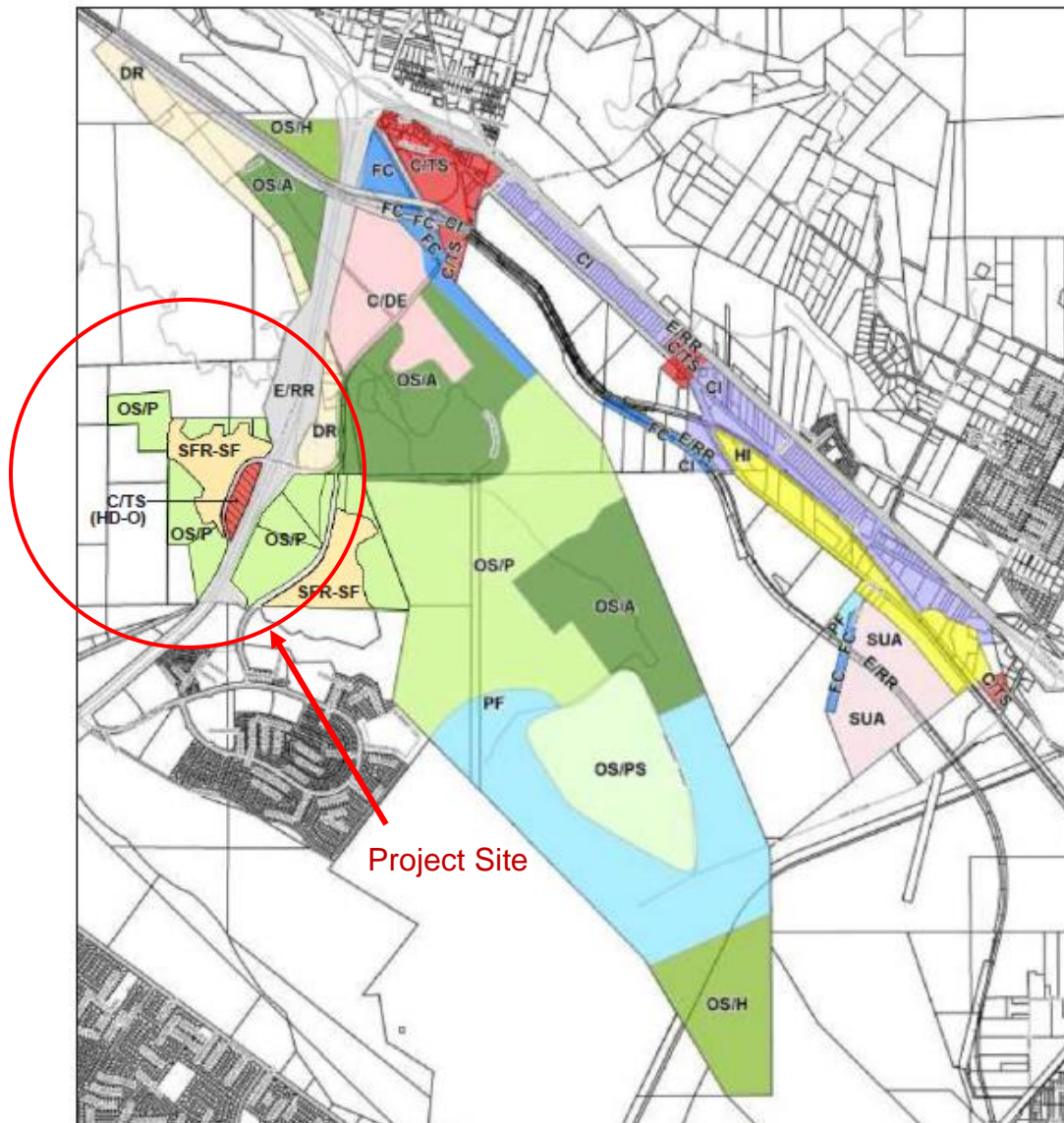
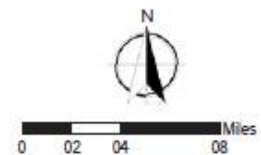


EXHIBIT 2 Project Site



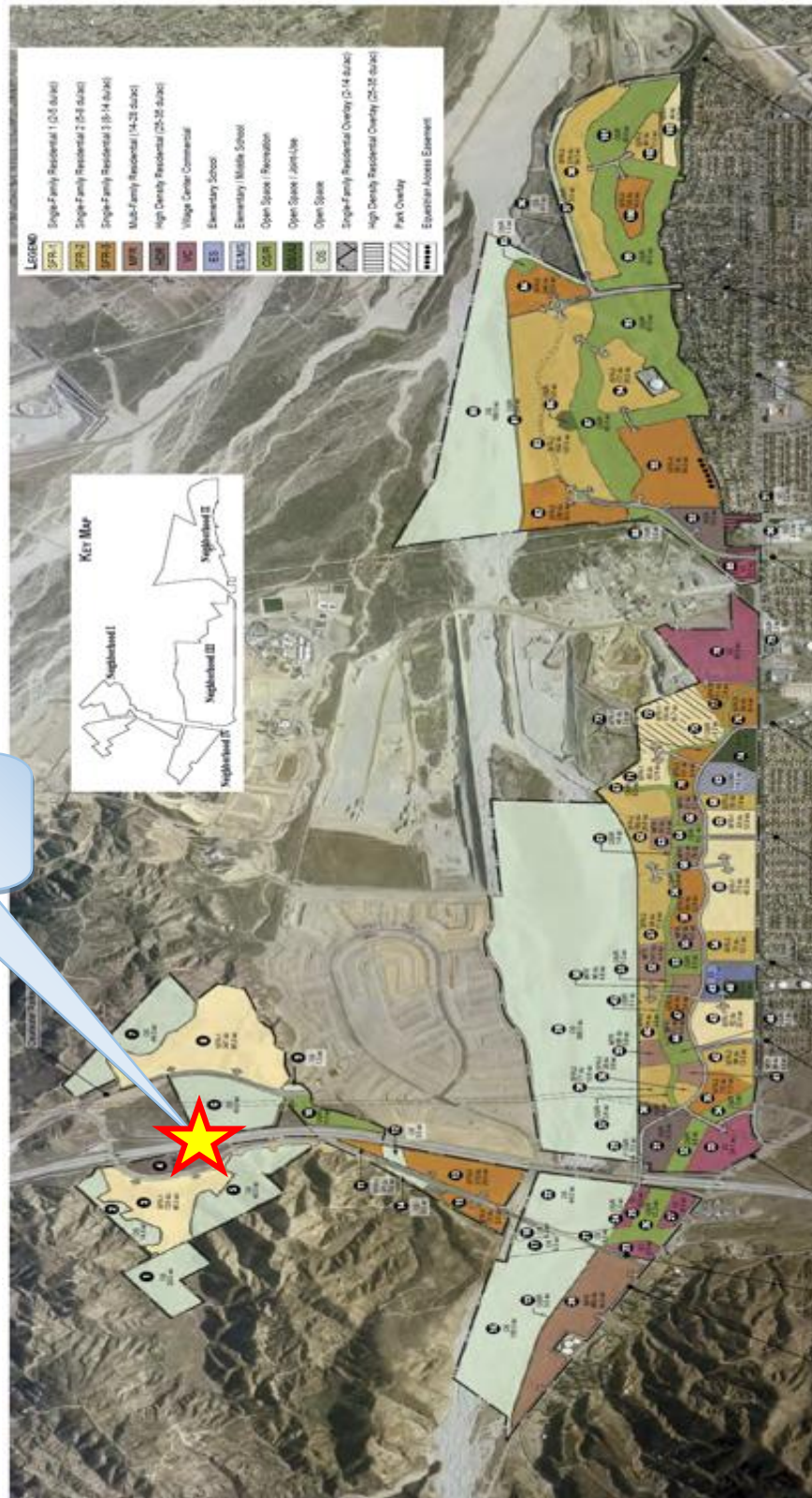
Land Uses

Commercial/Destination Entertainment (C/DE)	Open Space/Active Recreation (OS/A)
Commercial/Traveler Services (C/TS)	Open Space Passive Recreation (OS/P)
Corridor Industrial (CI)	Open Space Habitat Preserve (OS/H)
Destination Recreation (DR)	Open Space/Public Safety (OS/PS)
Existing Road/Railroad (E/RR)	Public Facility (PF)
Flood Control (FC)	Single Family Residential-Sycamore Flats (SFR-SF)
Golf Course Community (GCC)	High Density Overlay (HD-O)
Heavy Industrial (HI)	Special Use Area



Advanced Planning Division
 Land Use Services Department
 San Bernardino County

EXHIBIT 3 Lytle Creek Specific Plan



ANALYSIS:

The intent of the proposed amendment to the GHSP is to proceed with development of the Sycamore Flats sub-area with 418 single-family detached homes and 250 acres of designated open space, consistent with the approved LCRSP. The previous number of units planned for the Sycamore Flats area was 17 units, with the rest of the site intended for development of a golf course. Another addition proposed with the amendment is the addition of a high-density residential overlay to the Commercial/ Traveler Services (C/TS) district on Glen Helen Parkway. This overlay would allow for mixed use development, with up to 336 multi-family units in the 96.2-acre C/TS district.

Land Use Plan Changes. The proposed amendment converts the 344.7 acre Golf Course Community (GCC) District to 94.7 acres of a new district called Single Family Residential-Sycamore Flats (SFR-SF), which will permit development of 418 detached single family homes at a density of seven (7) units per acre, with 250 acres of designated open space. The proposed High Density Residential (HDR) Overlay Zone is proposed to overlay the entire 96.2-acre C/TS designation on Glen Helen Parkway. This will allow up to 336 multi-family units, at a maximum density of 35 units per acre, in addition to the commercial uses permitted within the C/TS designation. The 250 acres of open space added in the former GCC area will increase the total Open Space/Passive (OS/P) acreage in the GHSP from 476.6 acres to 726.6 acres. Table 1 below denotes the amendments proposed to the GHSP Land Use Plan.

Table 1
Land Use Plan Statistical Summary

Code	Land Use Designation	Net Acreage	Maximum Density	Dwelling Units ⁹	Probable FAR	Maximum FAR 1	Square Footage
C/TS	Commercial/Traveler Services	96.2	35DU/AC ⁸	336 ⁸	0.3	0.4	1,257,142 – 1,676,189
C/DE	Commercial/Destination Enter.	123.7			0.2	0.35	1,077,674 – 1,885,930 5
CI	Corridor Industrial	132.9			0.35	0.5	2,026,193 – 2,894,562
HI	Heavy Industrial	129.0					1,966,734 – 2,809,620
GCC SFR-SF	Golf Course Community Single Family Residential – Sycamore Flats	344.7 94.7	4DU/20AC 7DU/AC	47 418	NA	NA	
PF	Public Facility	398.8			NA	NA2	
SUA	Special Use Area	119.0			NA	NA3	
DR	Destination Recreation	132.8	1DU/5AC	17	0.2	0.25	1,156,953 – 1,446,192 6
OS/A	Open Space/Active	458.9			NA	NA4	
OS/P	Open Space/Passive	476.6 726.6			NA	NA4	
OS/H	Open Space/Habitat Preserve	185.5			NA	NA4	
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E/RR	Existing Roads/Railroad ROW ⁷	434.7					
	TOTAL	3339.3		771			7,484,696 – 10,712,493

¹ The Maximum intensity shall be used for purposes of the FEIR and traffic analysis to evaluate "most case" – levels of development is the gross floor area of all buildings on a parcel divided by the net acreage of a parcel.

² Intensity standards to be determined in the Master Plan for County Sheriff's Facilities at Glen Helen.

³ Long-term uses are not identified owing to the condition of the disposal site.

⁴ Intensity standards are not useful here. Rather, specification of the limited improvements applicable to each category in the Specific Plan Regulations defines the intent regarding intensity.

⁵ Square footage range reflects a .2 to .35 FAR overall within the private land area and the additional development of up to 20 acres within the Regional Park.

⁶ The table reflects an addendum to the FEIR that transferred 45.47 acres from the C/DE land use zoning district to the DR land use zoning district.

⁷ E/RR is not a land use zoning district but the area is included in the total acreage.

⁸ Residential units permitted per the HD overlay zone

⁹ To allow for development flexibility, transfer and adjustment of residential units shall be permitted to occur between land uses provided that the overall total number of units within any land use designation does not exceed to maximum density permitted and that the total number of units within the Specific Plan Area does not exceed 771.

Text Amendments. The GHSP amendment proposal dated May 2015, attached as Exhibit A, denotes the revisions and new development standards that are proposed. As noted in the Table of Contents, Chapter 4 Section GH2.0425 regarding the GCC, is being rescinded and a new section is proposed in its place to create the new SFR-SF designation. The report's Land Use Map, cited as Exhibit 2-2 as shown on Page 2-9 will be updated to list the new land use classifications as shown immediately following Exhibit 2-2. The new SFR-SF district, starting on page 2-74a of the report and proposed (HDR Overlay, located on page 2-116 list the uses, building, landscaping, parking and other general regulation requirements and standards associated with the new land use classifications.

ENVIRONMENTAL DETERMINATION:

The California Environmental Quality Act (CEQA) allows a previously certified Environmental Impact Report (EIR) to be used as the environmental document for a project if its determined that the impacts of the current project are entirely within the scope of the earlier EIR. In accordance with CEQA Guidelines Section 15164, an Addendum, attached as Exhibit B has been prepared based on an analysis of two certified EIRs prepared for the GHSP and the LCRSP. The Addendum verifies and concludes that the proposed amendment to the GHSP would not substantially increase the severity of significant impacts, nor would it result in any new significant impacts that are not identified and analyzed in the certified EIRs for the GHSP and LCRSP.

Supporting Analysis. An updated focused Traffic Analysis dated May 2016 was prepared by Kunzman Associates to analyze the traffic conditions anticipated from the housing units proposed in the SFR-SF and HDR Overlay in comparison with the assumptions in the traffic analyses in the GHSP and LCRSP EIRs. The change in vehicle trips between the existing GCC designation in the GHSP and the new proposed residential classifications is approximately 2,080 additional daily trips, 228 of which will occur during the weekday morning peak hour and 298 during the weekday evening peak hour. The trip distribution assumptions were based on existing travel patterns. The traffic generated by the addition of 771 dwelling units, as proposed, would be completely consistent with the traffic analysis in the LCRSP EIR. The LCRSP includes a total of 8,407 dwelling units, and the units proposed in the current amendment are consistent in number and location with the LCRSP. Upon proposal of a residential development project in the subject planning areas, applicable mitigation measures from the GHSP and the LCRSP will be applied as conditions of approval, in accordance with the Addendum.

RECOMMENDATION: Staff recommends that the Planning Commission recommend the following actions to the Board of Supervisors:

- A. **ADOPT** the proposed amendments to the General Plan Land Use Element and the Glen Helen Specific Plan for specified areas totaling 354.4 acres.
- B. **ADOPT** the recommended Findings.
- C. **FILE** the Addendum

ATTACHMENTS:

Exhibit A: Glen Helen Specific Plan Amendment, Dated May 2015
Exhibit B: EIR Addendum
Exhibit C: Findings

EXHIBIT A

Glen Helen Specific Plan Amendment Dated May 2015

Glen Helen Specific Plan Amendment

May 2015

Lead Agency:

County of San Bernardino
Land Use Services Department Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

Applicant:

Lytle Development Company
285 W. Rialto Avenue
Rialto, CA 92376-6411
Contact: Kevin Lynch

Prepared By:

KTGY Group, Inc.
17922 Fitch
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(949) 851-2133
Contact: Mark Hickner

I. Introduction

The following amendment proposes changes to the Glen Helen Specific Plan (adopted November 15, 2005, revised January 1, 2015). Changes proposed by this amendment apply primarily to the Sycamore Flats sub-area. Additional amendments have also been proposed to select design guidelines related to grading.

II. Purpose and Intent

The purpose of the Glen Helen Specific Plan Amendment is to revise the Specific Plan Land Use Plan, development standards, and design guidelines, as they relate to the Sycamore Flats sub-area. The Sycamore Flats sub-area is located within the City of Rialto's Sphere of Influence. As such, this sub-area was included in a larger, comprehensive planning effort for Lytle Creek Ranch, which lies partly within the City of Rialto's corporate limits and partly within the County of San Bernardino. In July 2012, the City of Rialto adopted the Lytle Creek Ranch Specific Plan. The Lytle Creek Specific Plan identifies the Sycamore Creek sub-area as Neighborhood 1 and designates the area for open space and residential development. This amendment proposes to complete these comprehensive planning efforts with the authority of the County of Bernardino by amending the Glen Helen Specific Plan.

The intent of this amendment is to allow for the development of up to 336 multi-family units and 418 single-family units and to more clearly delineate the open space areas anticipated to surround these new homes. The amendment includes the establishment of a new residential districts, Single Family Residential – Sycamore Flats (SFR-SF), to replace the existing Golf Course Community (GCC) land use designation. It also establishes a High Density Residential (HDR) Overlay Zone that applies to the Commercial/Traveler Services designation in the Sycamore Flats Area only. Additional amendments are proposed to grading design guidelines to better reflect the anticipated grading practices that will occur as part of the development.

III. Summary of Proposed Amendments

Text amendments have been provided in the following section have been indicated in an underline and strike-through format. Graphic changes are presented with a crossed our original followed by a new proposed exhibit with the area of change highlighted. The following is a list of proposed revisions by page number:

<u>Page No.</u>	<u>Proposed Revisions</u>
Cover	<ul style="list-style-type: none">• Update dates to reflect the latest amendments
Page I, TOC	<ul style="list-style-type: none">• Delete GCC Zone• Add RS and RM-O Zones
Page 2-9	<ul style="list-style-type: none">• Revise GCC on Land Use Map to RS and OS/P• Add RM-O to C/TS Zone in the Sycamore Flats Area
Page 2-11	<ul style="list-style-type: none">• Delete all GCC language• Add RS and RM-O descriptions
Page 2-13	<ul style="list-style-type: none">• Replace GCC with RS and revise units from “17” to “418”• Add “336” units to the C/TS Category and footnote with a discussion of the RM-O Zone• Update Total Dwelling Units to “771”• Add transfer language to footnotes
Page 2-19	<ul style="list-style-type: none">• Add “Recreational Vehicle and Boat Storage (indoor or outdoor)” and “Self-Storage Facility” to the list of Conditionally Permitted Uses (MUP)
Page 2-63	<ul style="list-style-type: none">• Delete all text related to the GCC Zone
Page 2-74	<ul style="list-style-type: none">• Add new section for Single-Family Residential – Sycamore Flats (SFR-SF) Zone
Page 2-96	<ul style="list-style-type: none">• Add “Water Quality Basin” as an Allowed Use within the OS/P Zone• Move “Wildlife and Nature Preserves” to the list of Allowed Uses within the OS/P Zone• Revise Geology Section to refer to new Soils and Geology Section (Appendix A)• Revise Biology Section to refer to new Biologic Resources Section (Appendix A)
Page 2-105	<ul style="list-style-type: none">• Delete Geology Hazard Overlay Section (To be addressed in new Soils and Geology Section in Appendix A)

<u>Page No.</u>	<u>Proposed Revisions</u>
Page 2-114	<ul style="list-style-type: none"> • Remove Sycamore Canyon and Sycamore Flats biotic areas from the list of identified scenic corridors
Page 2-115	<ul style="list-style-type: none"> • Delete Biotic Resources Overlay (To be addressed in new Biologic Resources Section in Appendix A)
Page 2-116	<ul style="list-style-type: none"> • Add new High Density Residential (HDR) designation
Page 2-125	<ul style="list-style-type: none"> • Update Domestic Water Plan
Page 2-139	<ul style="list-style-type: none"> • Update Drainage Plan
Page 3-5	<ul style="list-style-type: none"> • Add note “10’ Landscape setback for residential uses”
Pages 3-50 Through 3-51	<ul style="list-style-type: none"> • Proposed changes to hillside standards to reflect anticipated grading for the Sycamore Flats sub-area.
Appendix A	<ul style="list-style-type: none"> • Add a new Appendix that includes the mitigation measured for geology and biology from the Lytle Creek Ranch Specific Plan FEIR, which includes the Sycamore Flats subarea.

Glen Helen Specific Plan

Prepared for:

County of San Bernardino
Land Use Services Department Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

Amendment Prepared by:
KTTY Group, Inc.

Original Specific Plan Adoption:
November 15, 2005
(Revised January 2015)

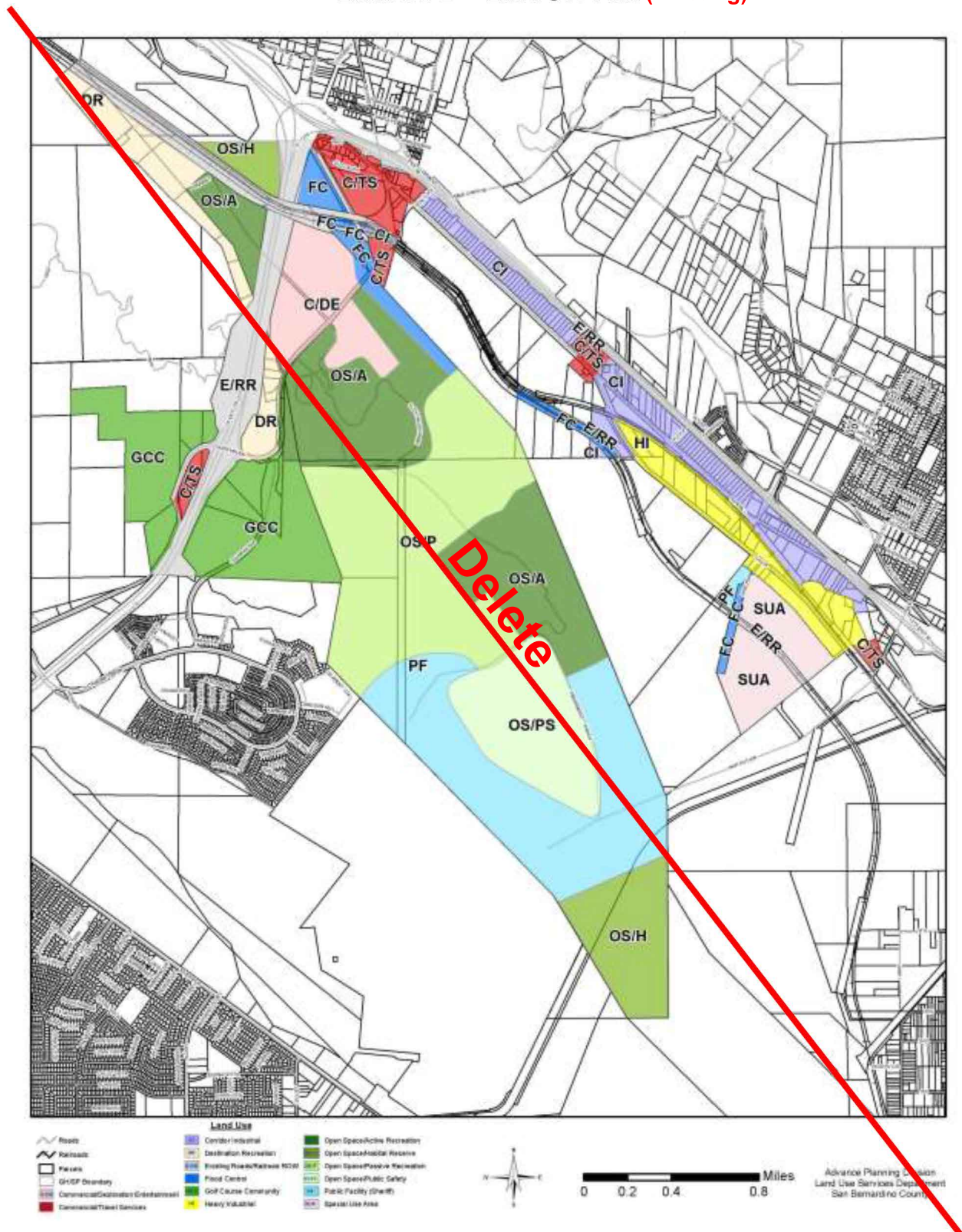
Amended May 2015

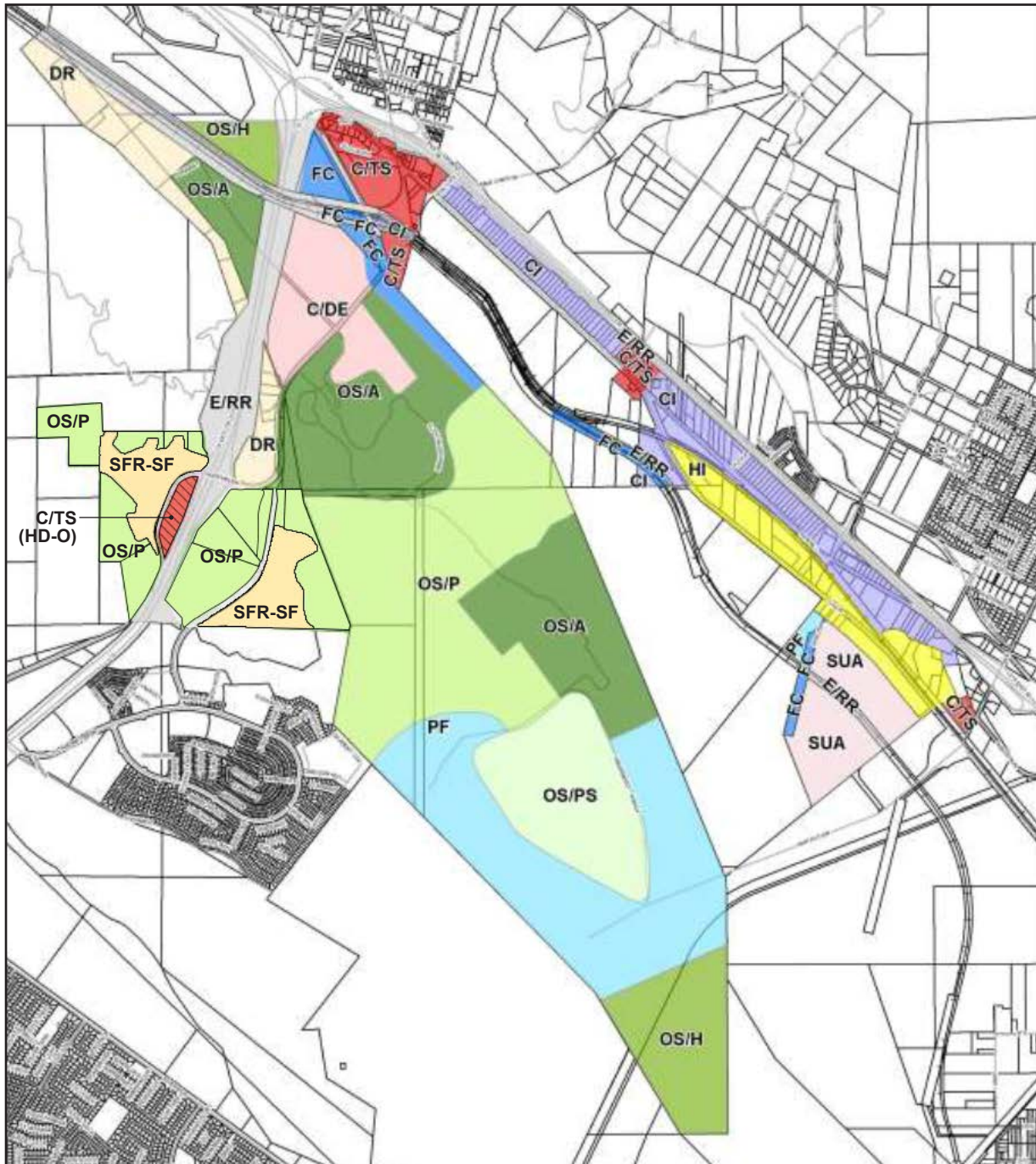


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












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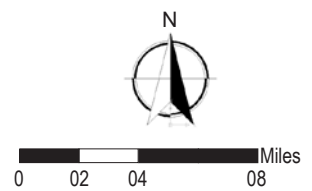
Exhibit 2-2 Land Use Plan (Existing)





Land Uses

	Commercial/Destination Entertainment (C/DE)		Open Space/Active Recreation (OS/A)
	Commercial/Traveler Services (C/TS)		Open Space Passive Recreation (OS/P)
	Corridor Industrial (CI)		Open Space Habitat Preserve (OS/H)
	Destination Recreation (DR)		Open Space/Public Safety (OS/PS)
	Existing Road/Railroad (E/RR)		Public Facility (PF)
	Flood Control (FC)		<u>Single Family Residential-Sycamore Flats (SFR-SF)</u>
	<u>Golf Course Community (GGC)</u>		<u>High Density Overlay (HD-O)</u>
	Heavy Industrial (HI)		Special Use Area



Advanced Planning Division
Land Use Services Department
San Bernardino County

The Land Use Plan contains two types of commercial designations: Commercial/Traveler Services and Commercial/Destination Entertainment. There is also a Commercial/Traveler Services Floating Zone, but it only differs from the Commercial/Traveler Services designation in terms of its flexibility as to where it is ultimately located along Cajon Boulevard and Kendall Drive. The Commercial/Traveler Services zones are strategically concentrated near freeway interchanges to take advantage of freeway visibility and the demands for goods and services that are generated by both travelers passing through the area and visitors to the various attractions. The Commercial/Destination Entertainment designation is concentrated within and adjacent to the Regional Park and is intended to be the focus of long-term development for a wide range of recreation, entertainment, and support commercial uses. A total of 220 acres is devoted to these commercial designations.

Corridor Industrial is expected to occur over 15 to 20 years, as parcels are consolidated, market niches are discovered, and some existing uses over time.

The Land Use Plan also provides for development of a sizeable industrial sector along the Cajon and Kendall corridors, designated as Corridor Industrial. This development is expected to occur over 15 to 20 years, as parcels are consolidated, market niches are discovered, and some existing uses transition over time. Ultimately, this area is expected to provide jobs for several thousand employees. Although this land is in competition with other undeveloped industrial land in the County, this particular area is strategically located at the entrance to the Los Angeles Basin, enjoys exceptional freeway visibility, and offers opportunities for start-up businesses that don't require higher-priced industrial park settings. The Corridor Industrial designation totals approximately 262 acres along Cajon Boulevard and Kendall Drive. Future uses will be complemented and strengthened by the industrial development planned for the Calmat Specific Plan area, adjacent to this designation in the City of San Bernardino.

~~Two One~~ recreation-oriented designations ~~are also~~ contained in the Plan: Destination Recreation ~~and Golf Course Community~~. The Destination Recreation zone is situated between the National Forest and a long stretch of the railroad in the northwestern corner of the planning sub-area. Over time, as year-round activities increase in and around the park, this area provides an opportunity for lower-intensity recreation/entertainment and service, residential and commercial uses. ~~The Golf Course Community Designation is intended to accommodate either estate housing at one dwelling unit/20 acres, a private golf course or a residential planned development, and possibly other low-intensity recreation uses within Sycamore Flats and Sycamore Canyon. These two designations represent approximately 478 acres of the Specific Plan area.~~

The Land Use Plan provides two residential designations: 1) the Single Family Residential – Sycamore Flats (SFR-SF) Zone and 2) the High Density Overlay (HD-O) Zone. The 94.7-acre Single Family Residential – Sycamore Flats (SFR-SF) zone is located on both sides of I-15 in the Sycamore Flats sub-area. This designation allows for the development of up to 418 single-family homes with a minimum lot size of 4050 square feet. The Multiple Residential Overlay Zone occurs in the 12-acre Commercial/Traveler Services designation in the Sycamore Flats subarea and allows up to 336 multi-family units as an alternative to the commercial uses permitted within the Commercial/Traveler Services designation.

**Table 2-1
Land Use Plan Statistical Summary**

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⁹ To allow for development flexibility, transfer and adjustment of residential units shall be permitted to occur between land uses provided that the overall total number of units within any land use designation does not exceed to maximum density permitted and that the total number of units within the Specific Plan Area does not exceed 771.

C/TS

- Home Improvement Stores
 - Household Goods and Services
 - Jewelry Stores
 - Locksmiths
 - Office Supplies and Equipment Stores
 - Pet Stores/Supplies/Grooming
 - Restaurants with Drive-Thru
 - Recreational Vehicle/Boat Storage (indoor or outdoor)
 - Restaurants, Family and Specialty w/o Drive-Thru
 - Self-Storage Facility
 - Small Animal Hospitals
 - Specialty Retail Stores
 - Sporting Goods, sales/rentals
 - Supermarket/Grocery Stores
 - Tailor Shops
3. Lodging Services, such as:
- Hotels/Motels
 - Motor Courts
 - Recreational Vehicle Parks
4. Recreation/Entertainment Services, such as:
- Arcades
 - Fairs (non-permanent), including art fairs, craft fairs, farmers markets
 - Family Entertainment Centers
 - Ice Skating Rinks/In-line or roller hockey
 - Meeting Halls
 - Miniature Golf Courses
 - Model Hobby Complex, sales, but with outside display of trains only
 - Private/Non-Profit cultural facilities such as art galleries, music halls, museums
 - Virtual-~~Realty~~Reality facilities
5. Repair Services, such as:
- Appliance Repair Shops
 - Limited Repair Services, such as jewelry, bicycle, audio
 - Minor Auto/Motorcycle/RV Repairs exclusive of overhauls (enclosed building)
6. Additional Uses, such as:
- Historic Monuments and Sites.

GH2.0425 — ~~Golf Course Community (GCC)~~**(a)
Definition**

~~This designation provides for single-family detached residential development, at a density of one dwelling unit per 20 acres. Because of the extensive parcel sizes involved, the remainder of some parcels may be suitable for agricultural uses, but not extensive material or vehicle storage. Development of this area as a golf course, with a driving range, clubhouse and other ancillary uses, will be allowed as a conditional use, as well as other similar outdoor recreation uses. Residential development at a density higher than the permitted density described above may be proposed as a Planned Development, requiring additional approvals and environmental analysis. Any such proposal will be required to satisfy stringent conditions related to regional park, sheriff's facilities, open space, and natural resources impacts.~~

**(b)
Permitted
Uses**

~~The following uses are permitted within the Golf Course Community designation: Single Residential Uses, such as:~~

- ~~• Single Family Dwelling Unit (one dwelling unit per 20 acres)~~
- ~~• Residential Care Facility (six or fewer clients)~~
- ~~• Crop production, horticulture, orchard, vineyard, nurseries.~~

**(c)
Conditional
Uses (MUP)**

~~The following uses are conditionally permitted within the Golf Course Community designation; subject to approval of a Minor Use Permit (MUP) review:~~

~~1. Recreation/Entertainment Services, such as:~~

- ~~• Equestrian Centers (boarding stables, horse rentals).~~

~~2. Additional Uses, such as:~~

- ~~• Active and passive recreational uses associated with public parkland~~
- ~~• Animal keeping — Small animal ranches/farms/animal sanctuary~~
- ~~• Historic monuments and sites~~
- ~~• Wildlife and nature preserves, lakes, watercourses.~~

GCC



Golf Course Community area within Sycamore Canyon



Golf Course Community area within Sycamore Flat

GCC

**(d)
Conditional
Uses (CUP)**

~~The following uses are conditionally permitted within the Golf Course Community designation; subject to approval of a Conditional Use Permit (CUP):~~

- ~~1. Recreation/Entertainment Services, such as:

 - ~~• Golf Clubhouse, including restaurant, snack bar, ancillary pro-shop~~
 - ~~• Golf Course, including driving range, golf school, caretakers' quarters.~~~~
- ~~2. Additional Uses: The following uses shall be allowed in this zoning designation subject to a CUP:

 - ~~• Temporary support facilities associated with highway construction and other public facilities including, but not limited to, batch plants and equipment storage yards.~~
 - ~~• Museums, art galleries, and libraries.~~
 - ~~• Planetariums, aquariums, zoos, botanical gardens and arboretums.~~
 - ~~• Sports-oriented recreational uses requiring remote locations including but not limited to: rifle, pistol and archery ranges, sky diving jumpsites, off-road and recreational vehicle parks, marinas, golf courses, hunting and fishing clubs, ski resorts and recreational camps.~~
 - ~~• Arenas, field houses, auditoriums, rodeo facilities.~~
 - ~~• Recreation and community centers, gymnasiums, athletic clubs.~~~~

**(e) Planned
Development
Uses**

~~The following uses are conditionally permitted within the Golf Course Community designation; subject to approval of a Planned Development (PD) Review: Residential development at a density higher than one dwelling unit per 20 acres.~~

**(f)
Prohibited
Uses**

~~The following uses are prohibited within the Golf Course Community designation due to a need to maintain an environment within this District that is conducive to golf course operations or permitted residential development:~~

- ~~1. Commercial uses per Sections GH2.0410 and GH2.0415 of this Plan, except as provided for in this Section as part of a conditionally permitted Golf Clubhouse, or a permitted recreational use.~~
- ~~2. Development of natural resources.~~
- ~~3. Electrical generating stations.~~
- ~~4. Emergency and transitional shelters for the homeless.~~
- ~~5. Hazardous waste operations.~~

<p>GCC</p>

~~6. Industrial uses per the Industry, Manufacturing & Processing, Wholesaling sections of Tables 82-4, 82-7, 82-11, and 82-17 of the County Development Code.~~

~~7. Radio and television stations and towers.~~

~~8. Solid waste disposal sites, rubbish incinerators, and recycling centers.~~

(g) Site Development Standards

1. Building Site Requirements

~~a) Minimum lot size shall be 20 acres, calculated per Subsection 83.02.050(e) of the County Development Code.~~

~~b) Any proposed project at a density greater than one dwelling unit per 20 acres shall submit a Planned Development Application and be subject to the Planned Development provisions of the Development Code, Chapters 84.18 and 85.10.~~

~~c) Minimum lot width: 500 feet.~~

~~d) Minimum lot depth: 500 feet.~~

2. Building Height and Area Limitations

~~Maximum Housing Density: One dwelling unit per 20 acres.~~

3. Building Setbacks

~~a) Minimum front setback, measured from the property line, is 25 feet for a major highways and secondary highways and 15 feet for a collector and local road.~~

~~b) Minimum interior side setback is 15 feet.~~

~~c) Minimum street side setback is 25 feet for major highways and secondary highways and 15 feet for collector and local roads.~~

~~d) Minimum rear yard, measured from the property line, is 15 feet, except for properties with a freeway edge the minimum rear yard is 30 feet. Landscaping within the 30 foot rear yard freeway landscape zone as will be required of the master developer. See Division 3, Chapter 1 (Landscape Architecture Guidelines) of this Plan for additional freeway landscaping guidance.~~

~~e) Minimum on-site building separation is 30 feet. However, configuration and dimensions between buildings must permit access to all areas of the property by fire equipment.~~

GCC**4. ~~Landscape Setbacks~~**

- a) ~~From a major highways and secondary highways the landscape setback is 15 feet from ultimate right-of-way.~~
- b) ~~From a collector and local road the landscape setback is ten feet from ultimate right-of-way.~~
- c) ~~From a freeway the landscape setback is 30 feet from ultimate right-of-way.~~

5. ~~Off-Street Parking~~

~~Refer to Division 3, Chapter 2 (Site Planning Guidelines) as applicable.~~

6. ~~Signage~~

~~Refer to Division 3, Chapter 5 (Signage Guidelines) of the Plan as applicable. Accessory sign standards shall be the same as Special Development sign standards per Subsection 83.13.050(e) of the County Development Code. These standards may be modified by a Planned Development or Conditional Use Permit.~~

7. ~~Other General Development Regulations~~

~~Refer to Division 2, Chapter 7 (General Development Regulations) of this Plan as applicable.~~

8. ~~Design Guidelines~~

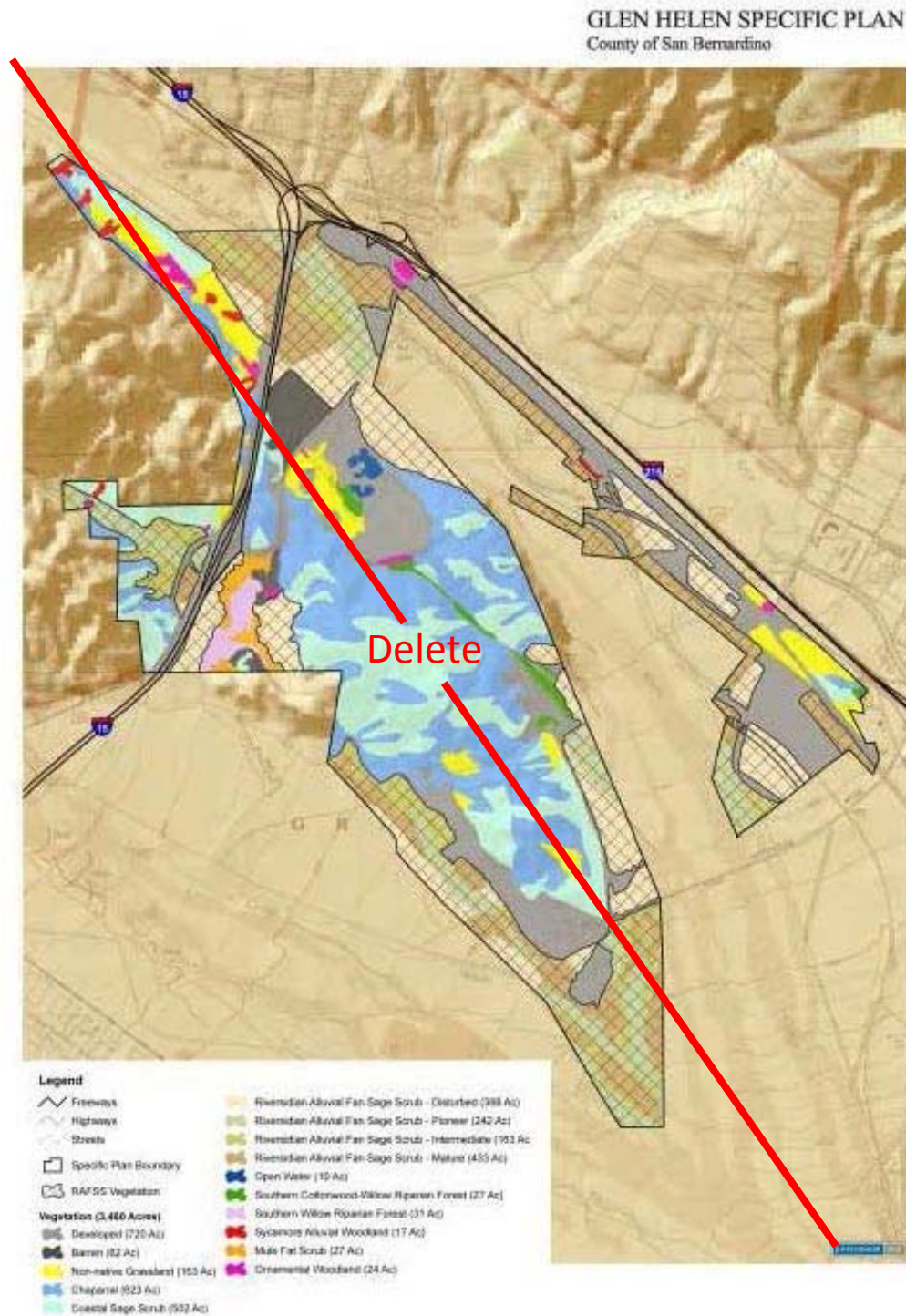
~~Refer to Division 3 (Design Guidelines) of this Plan as applicable.~~

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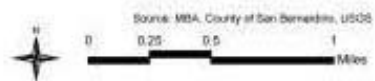
**(h)
Development
Guidelines and
Special
Provisions**

1. ~~Conservation of Sensitive Biological Resources including Riparian Habitats~~

- ~~a) If development is planned in any of the identified sensitive biology areas shown on Exhibit 2-3 for the Glen Helen Specific Plan area, the following provisions or development standards shall apply, in addition to the Biotic Resources Overlay provisions of Section GH2.0530. These standards require preparation of biological surveys to identify sensitive biological resources located on the site and those on adjacent parcels, which may be impacted by the proposed development. Biological surveys shall be prepared and mitigation measures shall be implemented according to the Glen Helen Resource Management Plan (Appendix A of the FEIR), as a condition of site development.~~
-



NATURAL PLANT COMMUNITIES
Exhibit 2-3





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GCC

~~b) The County also recognizes that it is in the public interest to promote healthy and abundant riparian habitats. In particular, the riparian habitat located in Sycamore Flats, a mature southern cottonwood willow riparian forest, is one of the more unique and sensitive wetland habitats in the County. As described in Chapter 1, several federal and state listed plant and animal species are found in association with this riparian area. Development standards for structures in and around riparian habitats represent requirements under federal and state resource laws including Section 404 of the Clean Water Act and California Fish and Game Code Section 1600. These standards require the following steps be taken:~~

- ~~1) A formal wetlands delineation will be conducted under United States Army Corps of Engineers (USACE) and California Department of Fish and Game (CDFG) regulations.~~
- ~~2) If development will impact any identified riparian habitat or streambed, applications for the necessary permits must be submitted to USACE and/or CDFG. A Section 401 certificate may also be required from the Santa Ana Regional Water Quality Control Board (WQCB).~~
- ~~3) All development must comply with the conditions stipulated in the 404/1600/401 permits.~~



Riparian habitat in Sycamore Flat

1. Roadway Design

~~The location of internal circulation within the Golf Course Community shall be subject to the above conditions related to conservation of sensitive biological resources. Furthermore, any proposed connection to Glen Helen Parkway shall be subject to the following conditions.~~

- ~~a) An easement shall be secured with the County of San Bernardino for roadway access through Glen Helen Regional Park property to~~

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~~serve private development. The easement shall address the restriction of public access into the Regional Park from the roadway based on environmental and access considerations. An agreement will be required to specify the County's terms for granting an easement including mitigation of the impact on parkland resources.~~

- ~~b) The connection of the proposed Sycamore Flats Road shall not compromise the carrying capacity of Glen Helen Parkway for event traffic to the Amphitheater and other attractions in the Specific Plan Area. The alignment and intersection design of Sycamore Flats Road shall be carefully reviewed and approved by the County Department of Public Works concurrent with any development approval in the Sycamore Flats or Lytle Creek areas.~~

~~One of the primary functions served by Glen Helen Parkway is to provide substantial traffic capacity for ingress/egress to/from events at Amphitheater and other entertainment attractions in the Glen Helen area. Reconfiguration of Glen Helen Parkway to interrupt the continuous flow of traffic between the attractions and I-15 would have significant detrimental impact on traffic service to and from the sites. The existing alignment, with uninterrupted traffic flow along Glen Helen Parkway is critical to maintain. Examining the topography in the area suggests two possible connection opportunities.~~

- ~~1) "Tee" the roadway from Sycamore Flats into Glen Helen Parkway at the apex (mid-point) of the sharp curve (where the Parkway turns northward). It would be placed at the edge of the hillside where the existing dirt roadway is located. Because the intersecting roadway is on the outside of the Glen Helen Parkway curve, sight distance problems would be minimal. Drivers approaching Glen Helen Parkway from the new roadway could see (and be seen) in both directions. Although a grade separation would allow continuous flow along Glen Helen Parkway, this would be expensive and not be needed the vast majority of the time. A traffic signal would interrupt flow on Glen Helen Parkway, but a legal agreement with the land owners can prohibit use of the Sycamore Flats roadway during event ingress and egress periods, which would mitigate the flow interruption problem on Glen Helen Parkway for those periods that were most important. The signal would be operational during lower volume periods, which represent the vast majority of time. Another possible complication with the intersection on the curve is the high degree of super-elevation (banking) on the curve. A closer examination of the curve is needed to determine whether the intersection would work from an engineering standpoint. The fact that the new roadway would "Tee" into Glen Helen~~

GCC

~~Parkway is an advantage, in that speeds would be low as vehicles make turns to and from the parkway toward I-15, minimizing the overturning potential of the northbound to westbound left turning vehicles.~~

- ~~2) A second potential connection would involve another "Tee" connection on Glen Helen Parkway farther to the east in the tangent section. The intersecting roadway would need to be brought farther toward the north along the hillside. This would eliminate the problem of an intersection on a horizontal curve, and the topography indicates that there is a possibility that such a roadway could work geometrically. Either connection would require new right-of-way acquisition. Restrictions on use of the roadway during events would still apply. Again, a closer examination is needed in the field to determine the feasibility of such a roadway.~~

~~2. Agricultural Land Use Zoning District for Primary Animal Keeping~~

~~The provisions for the Agricultural Land Use Zoning District for Animal Keeping shall apply. (Development Code, Division 4, Chapter 84.04, Section 84.04.070).~~

~~3. Fire Safety Overlay~~

~~The provisions of Division 2, Chapter 5, Section GH2.0510 of this Plan shall apply.~~

~~4. Floodplain Safety Overlay~~

~~The provisions of the Floodplain Safety Overlay of Division 2, Chapter 5, Section GH2.0515 of this Plan shall apply.~~

~~5. Geologic Hazard Overlay~~

~~The provisions of Division 2, Chapter 5, Section GH2.0520 of this Plan shall apply.~~

~~6. Scenic Resource Overlay~~

~~The provisions of Division 2, Chapter 5, Section GH2.0525 of this Plan shall apply.~~

~~7. Biological Resources Management~~

~~Refer to the natural plant communities assessment and mitigation implementation measures of the Glen Helen Resource Management Plan (Appendix A of the FEIR), as applicable. In addition, the provisions of Division 2, Chapter 5, Section GH2.0530 of this Plan shall apply.~~

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GH2.0425**Single-Family Residential – Sycamore Flats (SFR-SF)****(a)
Definition**

The Single-Family Residential – Sycamore Flats (SFR-SF) designation provides for single-family detached residential development, at a density of up to 7 dwelling units per acre, within the Sycamore Flats subarea. The remainder of some parcels may be suitable for small-scale agricultural uses or open space, but not extensive material or vehicle storage. Any new residential development will be required to satisfy conditions related to regional park, sheriff's facilities, open space, and natural resources impacts.

**(b) Allowed
Uses**

The following uses are allowed within the SFR-SF designation (no planning permit required):

- Accessory structures and uses
- Child care – small family daycare home
- Licensed Residential Care Facility (six or fewer clients)
- Single Family Dwelling Unit (up to and including 7 dwelling units per acre)
- Open Space

**(c)
Permitted
Uses**

The following uses are permitted within the SFR-SF designation; subject to approval of a Site Plan Permit (P) review:

- Park, playground
- Active and passive recreational uses associated with public parkland or private common recreation facilities

**(d)
Conditional
Uses (MUP)**

The following uses are conditionally permitted within the SFR-SF designation; subject to approval of a Minor Use Permit (MUP) review:

- Equestrian Centers (boarding stables, horse rentals)
- Animal keeping – Small animal ranches/farms/animal sanctuary
- Agricultural accessory structure – 1,000 sf max.
- Crop production, horticulture, orchard, vineyard, nurseries
- Historic monuments and sites
- Wildlife and nature preserves, lakes, watercourses.
- Child care – Large family daycare home
- Public Safety Facility
- Historic monuments and sites

SFR-SF**(e)**
Special Use
Permit
(SUP)

Home Occupations are permitted within the SFR-SF designation; subject to approval of a Special Use Permit (SUP):

(f)
Prohibited
Uses

The following uses are prohibited within the SFR-SF designation due to a need to maintain an environment within this District that is conducive to residential development:

1. Commercial uses per Sections GH2.0410 and GH2.0415 of this Plan, except as provided for in this Section.
2. Development of natural resources.
3. Electrical generating stations.
4. Emergency and transitional shelters for the homeless.
5. Hazardous waste operations.
6. Industrial uses per the Industry, Manufacturing & Processing, and Wholesaling sections of Tables 82-4, 82-7, 82-11, and 82-17 of the County Development Code.
7. Radio and television stations and towers.
8. Solid waste disposal sites, rubbish incinerators, and recycling centers.

SFR-SF**(g) Site
Development
Standards****1. Building Site Requirements**

- a) Minimum lot size shall be 4050 SF, calculated per Subsection 83.02.050(e) of the County Development Code.
- b) Minimum lot width: 40 feet.
- c) Minimum lot depth: 90 feet
- d) Maximum lot coverage: 70%

2. Building Height and Area Limitations

Maximum Housing Density: 7 dwelling unit per acre.

3. Building Setbacks

- a) Minimum front setback, measured from the property line, is 10 feet.
- b) Minimum interior side setback is 5 feet.
- c) Minimum street side setback is 10
- d) Minimum rear yard, measured from the property line, is 10 feet (3 feet to garage for alley loaded homes). For properties with a freeway edge, the minimum building setback is 20 feet from the freeway right-of-way. Landscaping within the freeway landscape zone will be required of the master developer. See Division 3, Chapter 1 (Landscape Architecture Guidelines) of this Plan for additional freeway landscaping guidance.
- e) Minimum on-site building separation is 10 feet. However, configuration and dimensions between buildings must permit access to all areas of the property by fire equipment.

4. Landscape Setbacks

- a) From a major highways and secondary highways the landscape setback is 10 feet from ultimate right-of-way.
- b) From a collector and local road the landscape setback is 10 feet from ultimate right-of-way.
- c) From a freeway the landscape setback is 30 feet from ultimate right-of-way.

SFR-SF**5. Off-Street Parking**

Refer to Division 3, Chapter 2 (Site Planning Guidelines) as applicable.

6. Signage

Refer to Division 3, Chapter 5 (Signage Guidelines) of the Plan as applicable. Accessory sign standards shall be the same as Special Development sign standards per Subsection 83.13.050(e) of the County Development Code. These standards may be modified by a Planned Development or Conditional Use Permit.

7. Other General Development Regulations

Refer to Division 2, Chapter 7 (General Development Regulations) of this Plan as applicable.

8. Design Guidelines

Refer to Division 3 (Design Guidelines) of this Plan as applicable.

**(h)
Development
Guidelines and
Special
Provisions****1. Preservation and Restoration of Riparian Habitat for
Least Bell's Vireo**

Neighborhood I encompasses a riparian corridor, Sycamore Flats, which will be preserved and enhanced as part of the proposed project. The northernmost portion of the corridor is not included in the preservation/enhancement area for this Specific Plan since it is San Bernardino County's land. Mitigation for riparian habitat impacts elsewhere in the project area will include restoration and enhancement to approximately 18.9 acres of the riparian corridor and the adjacent floodplain. This area serves as habitat for the least Bell's vireo.

2. Protection of Nesting Birds

To protect nesting birds regulated by the federal Migratory Bird Treaty Act, efforts will be made to schedule vegetation removal between September 1 and February 14 to avoid the nesting bird season. If clearing and/or grading activities cannot be avoided during the nesting season, all suitable habitat will be thoroughly surveyed for the presence of nesting birds by a qualified biologist prior to removal. If any active nests are detected, the area will be flagged, along with a minimum 100-foot buffer (buffer may range between 100 and 300 feet as determined by the monitoring biologist) and will be avoided until the nesting cycle is complete or it is determined by the monitoring biologist that the nest has failed. In addition, a biologist will be present on the site to monitor any vegetation removal to ensure that nests not detected during the initial survey are not disturbed.

3. Protection of Burrowing Owls

In order to avoid impacts to any burrowing owls that may colonize the development impact footprint prior to commencement of construction activities, a Phase III protocol survey shall be conducted within 30 days prior to commencement of ground disturbance activities (California Burrowing Owl Consortium 1993). This pre-construction survey will entail four separate days between two hours before sunset to one hour after or one hour before sunrise to two hours after. This survey applies during both the breeding season (February 1 through August 31) as well as the non-breeding season when wintering owls are most likely detected if present (December 1 through January 31). If burrowing owls are detected within the development impact footprint or within approximately 80 feet of the impact area, on-site passive relocation would be conducted during the non-breeding season in accordance with the establishment protocol (California Burrowing Owl Consortium, 1993).

4. Fire Safety Overlay

The provisions of Division 2, Chapter 5, Section GH2.0510 of this Plan shall apply.

5. Floodplain Safety Overlay

The provisions of the Floodplain Safety Overlay of Division 2, Chapter 5, Section GH2.0515 of this Plan shall apply.

6. Geology and Soils

Refer to the Geology and Soils Section (Appendix A).

7. Scenic Resource Overlay

The provisions of Division 2, Chapter 5, Section GH2.0525 of this Plan shall apply.

8. Biological Resources

Refer to the Biological Resources Section (Appendix A).

OS/P

**(b)
Conditional
Uses
(MUP)**

The following uses are allowed in the Sycamore Flats subarea without any additional land use approval:

1. Wildlife and nature preserves
2. Detention and Water quality basins

**(bc)
Conditional
Uses
(MUP)**

The following uses are permitted within the Open Space/Passive designation; subject to approval of Minor Use Permit application:

1. Active and passive recreational uses associated only with public parkland.
2. Animal keeping – Small animal ranches/farms/animal sanctuary
3. Historic monuments and sites.
4. ~~Wildlife and nature preserves, lakes, Lakes and~~ watercourses.

**(cd)
Prohibited
Uses**

All uses not specifically permitted are prohibited uses within the Open Space/Passive designation because of the need to maintain an environment as conducive to natural systems within this District as can be achieved.

**(de) Site
Development
Standards**

Site development standards shall comply with the provisions of the Glen Helen Regional Park Master Plan and the Open Space Management provisions of Division 2, Chapter 6 of this Plan.

**(ef) Special
Provisions**

1. Fire Safety Overlay

The provisions of Division 2, Chapter 5, Section GH2.0510 of this Plan shall apply.

2. Floodplain Safety Overlay

The provisions of the Floodplain Safety Overlay of Division 2, Chapter 5, Section GH2.0515 of this Plan shall apply.

3. ~~Geologic Hazard Overlay~~ Geology and Soils

~~The provisions of Division 2, Chapter 5, Section GH2.0520 of this Plan shall apply.~~ Refer to the Geology and Soils Section (Appendix A).

4. ~~Open Space and Biological Resources~~ **Management**

~~Refer to the Biologic Resources Section (Appendix A). Refer to the open space management strategies and biological resource mitigation measures of the Glen Helen Resource Management Plan (Appendix A of the FEIR) as applicable.~~

- (b) Development Requirements** The development requirements delineated in the County Development Code for the Floodplain Safety Overlay include provisions related to the anchoring of structures, construction materials and methods, elevation and floodproofing, and utility standards. These development requirements are applicable to proposed projects in the 100-year floodplain area delineated for the Glen Helen Specific Plan area.

GH2.0520 — ~~Geologic Hazards Overlay~~

~~The intent of the Geologic Hazard Overlay is to provide greater public safety by establishing review procedures and setbacks for areas that are subject to potential geologic problems such as ground shaking, surface fault rupture, liquefaction, and subsidence. The application of this overlay supplements the mapping, standards, and provisions of the County of San Bernardino General Plan and Development Code.~~

- (a) ~~Locational Requirements~~** ~~The Geologic Hazard Overlay is applied to areas within designated fault zones, in accordance with Exhibit 2-4, Fault Hazards. This exhibit reflects the current County Fault Hazard Zones, in addition to two additional faults within the Specific Plan Area. The faults include the main trace of the San Jacinto fault, and the northeast-trending faults traversing the Verdmont Hills, which are added due to the potential for surface fault rupture and lack of definitive subsurface investigations. The Geologic Hazard Overlay shall also be designated in areas where landslides, mudslides, and subsidence is a hazard due to geologic activity. Furthermore, the Overlay shall be applied to areas where liquefaction of the soil is associated with earthquake activity. Mapping of these additional hazards within the Specific Plan area is shown on Exhibits 2-6, Landslide Susceptibility, and 2-7, Liquefaction and Lateral Spread Susceptibility.~~

- (b) ~~Development Requirements~~** ~~Due to the potential hazard of surface fault rupture, structures for human occupancy should not be placed within Alquist-Priolo Earthquake Fault Zones traversing the Glen Helen area unless site specific investigations prove those areas to be free of active faulting, in accordance with the Fault Rupture Hazard Investigation Report Standards (A-146) of the County. In addition to the requirements contained in Section 82.15.040 of the Development Code, the following provisions shall apply to proposed projects with the Glen Helen Specific Plan area:~~

- ~~1. Due to the number, size and complexity of faulting in the Glen Helen area, the requirement for submittal of a geologic report for the placement of human occupancy structures shall be extended to include all developments of one or more structures in the fault hazard areas shown on Exhibit 2-4.~~

2. Due to the potential for shallow or deep-seated landsliding, ridge top shattering, ground lurching and debris flows, site specific slope stability evaluations should be conducted for developments proposed in areas generally susceptible to landslides. (Zones 3 and 4 as shown on Exhibit 2-5).
3. Due to the potential for liquefaction and lateral spreading, site specific liquefaction analyses should be conducted for developments proposed in areas of moderate or high liquefaction potential in the Sycamore Flat, Glen Helen Regional Park, and northwestern portion of the Specific Plan area, as shown on Exhibit 2-6.

GH2.05250 Scenic Resources Overlay

The intent of the Scenic Resources Overlay is to provide development standards that will protect, preserve and enhance important viewsheds within the Glen Helen Specific Plan area. Design considerations are incorporated to allow development to coexist and not substantially interfere with the preservation of unique natural resources, roadside views and scenic corridors within the Specific Plan area. The Scenic Resources Overlay also implements state and federal programs and regulations regarding scenic highway routes.

The application of this overlay within the Specific Plan area is consistent with the provisions of the San Bernardino County General Plan and Development Code. In general, a feature or vista within the Glen Helen area can be considered scenic if it:

1. Provides a vista of undisturbed natural areas;
2. Includes a unique or unusual feature which comprises an important or dominant portion of the viewshed;
3. Offers a distant vista that provides relief from less attractive views of nearby features (such as views of mountain backdrops from developed areas).

(a) Locational Requirements

The Scenic Resources Overlay applies to the following areas:

1. **Long-range southbound views of the Glen Helen area from I-15 in the Cajon Pass.**

This viewshed encompasses most of the active areas of the Regional Park and future commercial development. It is desirable that this wide scale overview offers an oasis scene containing both services and an aesthetically pleasing environment. Extensive planting of trees and avoidance of glare in development are methods to enhance this existing viewshed.

2. I-15 Scenic Corridor

I-15 Scenic Corridor, which extends 200 feet on either side of the freeway.

3. I-215 Scenic Corridor

I-215 Scenic Corridor, which extends 600 feet on the west side of the freeway.

The following are identified as scenic resources.

- Vistas of the hills and developed recreation areas of Glen Helen Regional Park and National Forest
- ~~Sycamore Canyon~~
- ~~Sycamore Flats biotic areas~~
- Cajon Wash trails
- Significant landforms along the corridor

**(b)
Development
Requirements**

When a land use is proposed within the Scenic Resources Overlay, the following criteria shall be used to evaluate the project compliance with the intent of the overlay:

1. Building and Structure Placement

The building and structure placement should be compatible with and should not detract from the visual setting or obstruct significant views.

2. Grading

The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography should be screened from view from either the scenic highway or the adjacent scenic and recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, and which are capable of surviving with a minimum of maintenance and supplemental water.

3. Outside Storage Areas

Outside storage areas allowed shall be completely screened from view of the right-of-way with walls, landscaping and plantings which are compatible with the local environment and are capable of surviving with a minimum of maintenance and supplemental water.

4. Utilities

All utilities shall be placed underground.

GH2.0530 — Biotic Resources Overlay

~~The intent of the Biotic Resources Overlay is to implement General Plan and Specific Plan policies regarding the protection and conservation of beneficial rare and endangered plants and animal resources and their habitats which have been identified within unincorporated areas of the specific plan.~~

(a) Locational Requirements

~~The Biotic Resources Overlay applies to all of the Glen Helen Specific Plan area.~~

(b) Development Requirements**1. — Application Submittal**

~~The Biotic Resources Overlay requires that, as part of submitting a development or a land use application that would result in an expansion or alteration of 25% or more of the ground area covered by the existing land use within potentially sensitive habitats identified in the Resource Management Plan (RMP), an applicant/landowner shall conduct a biological survey of the project site and submit a report that characterizes the habitat types and identifies the presence or the potential occurrence of sensitive species. The survey and report shall be in accordance with the requirements specified in the RMP. All applicable mitigation measures outlined in the RMP shall be implemented for the project.~~

2. — Raptor Nests

~~Prior to the removal of any stand of trees, a biologist shall visit the site to determine if raptor nests are present. If active nests are observed, tree removal will be postponed until the nest is considered inactive, or until the end of the nesting season (August 31). Existing windrows and other assemblages of trees, native as well as ornamental, that provide viable raptor habitat shall be retained and incorporated into the design of individual development projects where practical. If retention is demonstrated to be impractical to the satisfaction of the County, the developer shall provide for the replacement of the trees per the guidelines contained in the RMP.~~

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GH2.0530 High Density Residential (HDR) Overlay

The intent of the High Density Residential (HDR) Overlay is intended to provide for the development of attached residential uses in the Sycamore Flats subarea. Typical housing types may include, but are not limited to, townhouses, stacked flats, motorcourts, courtyard homes, podium units, and apartments, with a density range of 25-35 dwelling units per acre.

(a) Allowed Uses

Within the HDR Overlay designation, the following residential uses are permitted without a planning permit:

- Multiple dwellings, 2 to 35 units, attached or detached
- Accessory structures and uses
- Guest Housing
- Park, playground
- Child care – Small family day care home
- Licensed Residential Care Facility of 6 or fewer persons

(c) Conditional Uses (MUP)

The following uses are permitted within the HDR Overlay designation; subject to approval of a Minor Use Permit application:

- Child care – Large family day care home

(b) Conditional Uses (CUP)

The following uses are permitted within the HDR Overlay designation; subject to approval of a Conditional Use Permit application:

- Place of worship
- Child care – Day Care Center
- Emergency Shelter
- Licensed Residential Care Facility of 7 or more persons

(b) Special Uses (SUP)

The following uses are permitted within the HDR Overlay designation; subject to approval of a Special Use Permit application:

- Home Occupation
- Lodging – Bed and Breakfast Inn (B&B)

(e) Site Development Standards

1. Building Site Requirements

- a) Minimum size of development are phase shall be 1 acre, calculated per Subsection 83.02.050 of the County Development Code.
- b) There is no minimum lot width or lot depth required.

2. Building Height and Area Limitations

- a) Maximum Structure Height for residential buildings is 55 feet. Special architectural features including but not limited to chimneys, towers, domes, cupolas, elevator penthouses, and stairways, fire apparatus, etc. shall be permitted up to 65 feet in height, and shall not exceed 15 percent of the roof area.
- b) Maximum lot coverage is 85%. This including surface area of a lot that is paved or covered by building, in accordance with County Development Code. This would include parking areas and hardscape outdoor areas.

3. Building Setbacks

- a) Minimum setback, measured from the property line, is 5 feet for local, collector, or arterial roads.
- b) Minimum setback, measured from the property line, is 10 feet adjacent to off-site open space.
- c) Minimum setback, measured from the property line, is 15 feet adjacent to off-site residential uses.
- d) Minimum setback, measured from the property line, is 25 feet adjacent to off-site commercial, office, or light industrial uses.

4. Minimum Building Separations

- a) The minimum distance from side of primary building to side of primary building shall be 10 feet; all other building separations shall be 20 feet.
- b) Porches and decks at front elevations may encroach up to 10 feet in to the 20-foot building separation.
- c) The minimum distance between primary buildings and accessory buildings shall be 10 feet.
- d) The minimum distance between opposite buildings on alleys shall be 28 feet

5. Minimum Average Floor Area of Each Dwelling Unit

The minimum average floor area of each type of dwelling unit shall be as follows:

- Bachelor and Studies: 550 sf average
- One bedroom: 650 sf average
- Two bedroom: 850 sf average
- Three bedroom: 1000 sf average
- Four bedroom: 1200 sf average

6. Landscape Setbacks

- a) From local, collector, or arterial roads, the landscape setback is 5 feet.
- b) From adjacent off-site uses, the landscape setback is 5 feet.

7. Minimum Private Outdoor Space

- a) Minimum private outdoor space shall be provided for each dwelling unit.
- b) Ground level outdoor space (patios, decks, and porches) shall have a minimum width of 8 feet, a minimum depth of 6 feet, a minimum area of 60 square feet.
- c) Outdoor space above ground level (balconies) shall have a minimum width of 6 feet, minimum depth of 4 feet, and minimum area of 48 square feet. This standard applies to usable balconies only; there are no minimum dimensions for decorative balconies

8. Common Open Space and Facilities

- a) The project master developer or builder shall implement one of the following:
 - Centralized laundry facilities, including washers and dryers, installed in one or more central locations within each multi-family complex and hookups to accommodate washers and dryers installed in each dwelling unit
 - Washers and dryers installed in each unit.

- b) Because the Specific Plan provides substantial public/common open space in proximity to the RM overlay zone in the form of parks, greenbelts and more, the amount of common open space required is limited to 100 square feet per residential unit excluding private balconies, patios, and yards.
- c) The minimum dimension for common open space area shall be 25 feet in each direction.
- d) Common open space may include, but is not limited to, turf area, landscaped area, hardscape area (excluding parking area and public/private driveways), gardens, sitting area, game courts, swimming pools, spas, sauna baths, tennis courts, basketball courts, play lots, bocce ball courts, outdoor cooking area, lawn bowling, and other recreational uses. The square footage of common rooms and clubhouses may also be counted toward this requirement.
- e) Public or private driveways, parking area, required trash area, laundry facilities, and other area designed for operational functions shall not be considered open space.
- f) The gradient or slope of all required outdoor living space shall not be greater than five percent in any direction except when grade variations are used as landscape features which do not interfere with proper drainage of the site.

Open space created pursuant to the provisions of this chapter shall remain open and available for such use through the life of the development.

9. Pedestrian Circulation

A pedestrian circulation system shall be incorporated into the development design for the purpose of providing direct access to and from all individual dwelling units, trash storage areas, parking areas, recreational facilities, and all other outdoor areas. This system shall be developed with a combination of the following development standards:

- A public sidewalk system shall be developed adjacent to all public streets and installed in accordance with County Standards.
- The interior walkway system shall include pedestrian walks or paths. The minimum width of the interior pedestrian system shall be four feet. Walkway systems shall utilize materials such as concrete, brick, flagstone or other materials approved by the County.

10. Off-Street Parking

- a) A minimum of 2.1 spaces shall be provided per unit. A minimum of one parking space shall be provided in an enclosed garage.
- b) Tandem garages shall be permitted.
- c) Garages shall comply with all setback requirements.

11. Trash Collection Areas

- a) In general, trash collection areas should be located within approximately 200 feet of the furthest residential unit they are intended to serve.
- b) Consideration should be given to siting trash collection area for convenient access.
- c) Avoid impacting important design features such as, but not limited to, entries, recreation area, leasing offices, and clubhouses.
- d) Trash collection area shall be constructed to County standard and situated to reduce noise, odor, and visual intrusion on adjacent units and properties.

12. Lighting and Security Devices

- a) All exterior lighting shall be adequately controlled and shielded to prevent glare and undesirable illumination to adjacent properties or streets
- b) The use of energy-conserving and vandal-resistant fixtures and lighting systems shall be given primary consideration.
- c) Each unit shall be provided with solid core entry door(s) and equipped with a wide-angle peephole and deadbolt lock attached to the construction of studding.

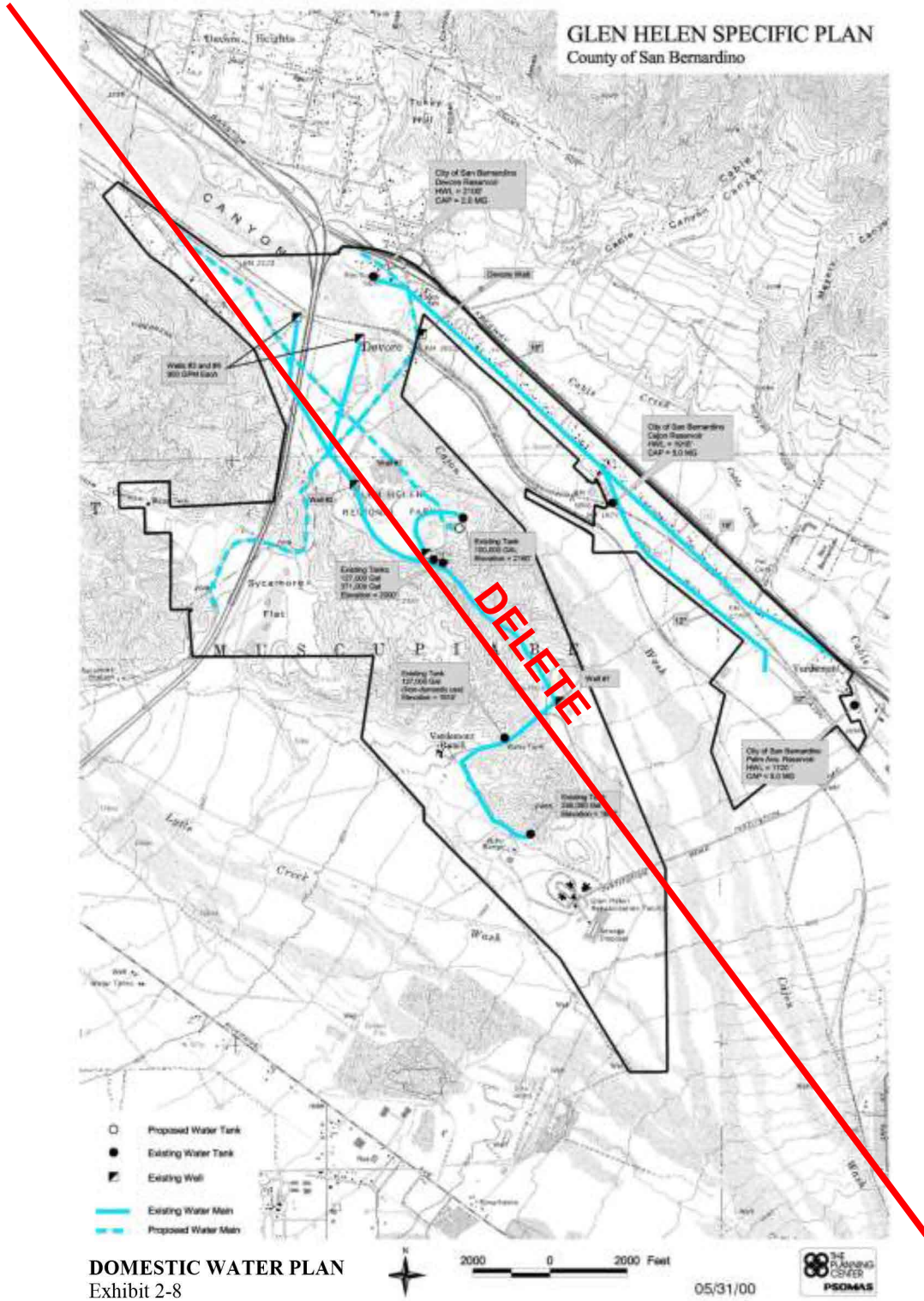
13. Fences and Walls

- a) Fences may not be erected within either public or private street rights-of-way.
- b) Wherever fencing is visible from public view, the finished side of the fencing shall be exposed to public view.
- c) No fence or wall shall exceed six (6) feet in height, unless a higher wall is specifically required for sound attenuation purposes. The height of the fence or wall shall be measured from the highest ground level immediately adjacent to the base of the wall.
- d) In instances where a side of rear yard fence or wall is located adjacent to the public right-of-way, then the minimum fence height shall be six (6) feet as measured on the public right-of-way side.
- e) Privacy walls, if provided in side and rear yards, shall be a minimum of five and one-half (5-1/2) feet in height.
- f) In front yard setback area, solid fences and walls shall not exceed 42 inches in height. Pilasters and columns may be provided up to six (6) feet in height.
- g) All pool enclosure fencing shall conform to applicable State of California or County of San Bernardino pool code fencing requirements, whichever is more stringent.

14. Modifications

The County may approve modifications to these standards up to 15 percent for innovative and quality designs that meet the intent of the provisions of this Specific Plan; provided, however, that lot sizes, lot dimensions, and garage setbacks may not be modified.

Exhibit 2-8 Domestic Water Plan (Existing)



DOMESTIC WATER PLAN
Exhibit 2-8

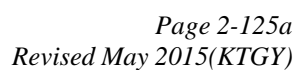


Exhibit 2-10 Flood Hazards (Existing)

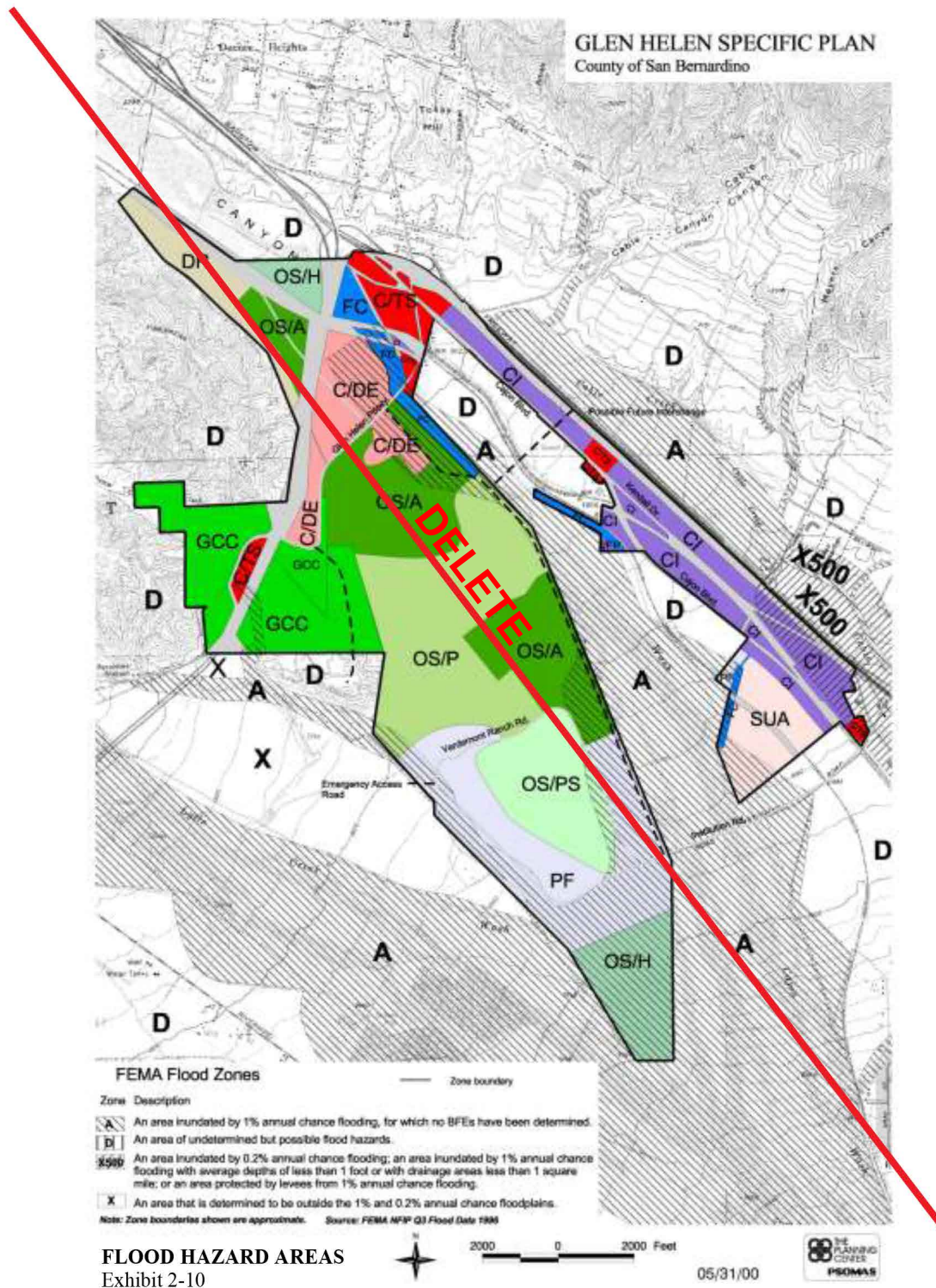


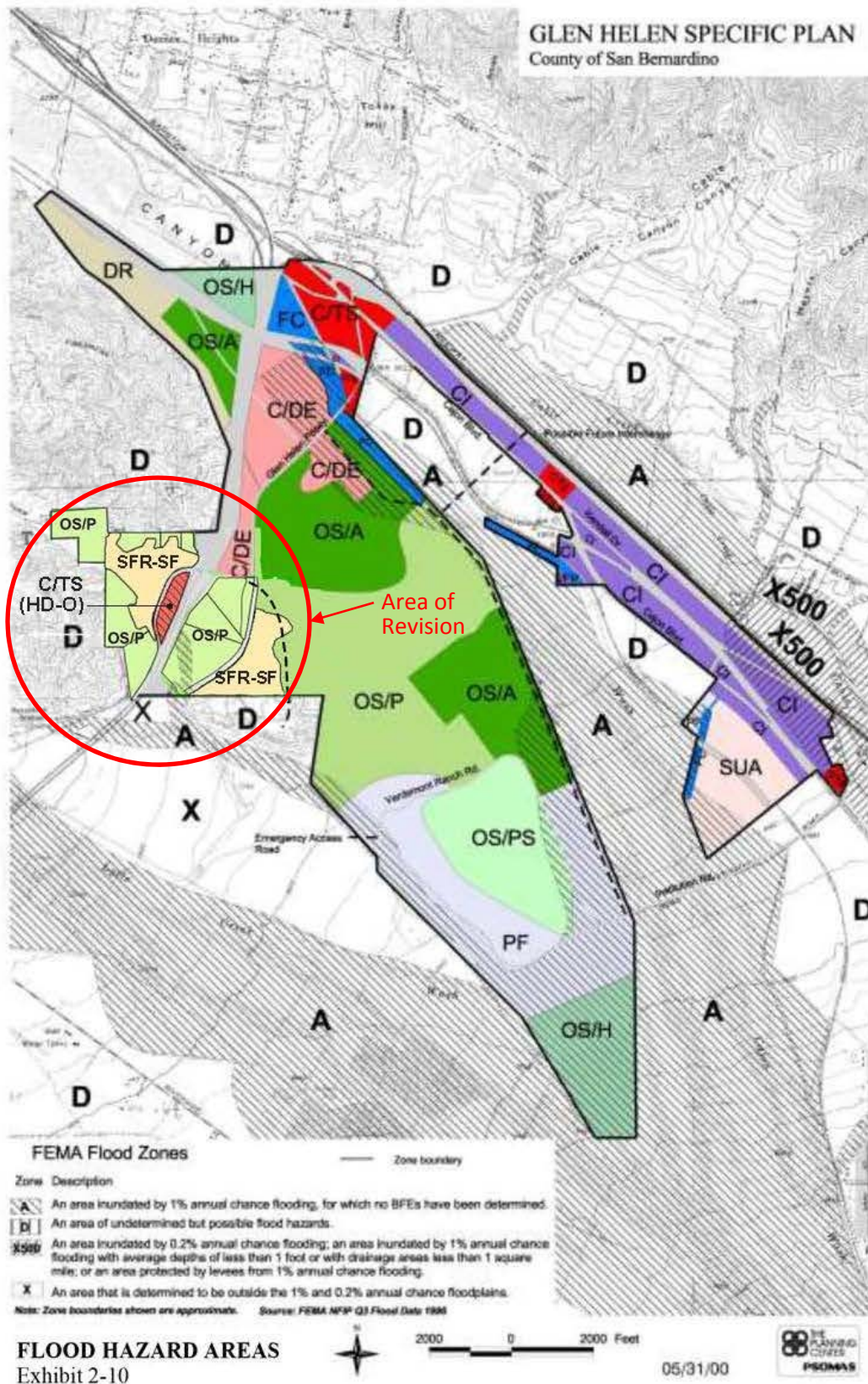
Exhibit 2-10 Flood Hazards (Proposed)

Exhibit 2-11 Drainage Plan (Existing)

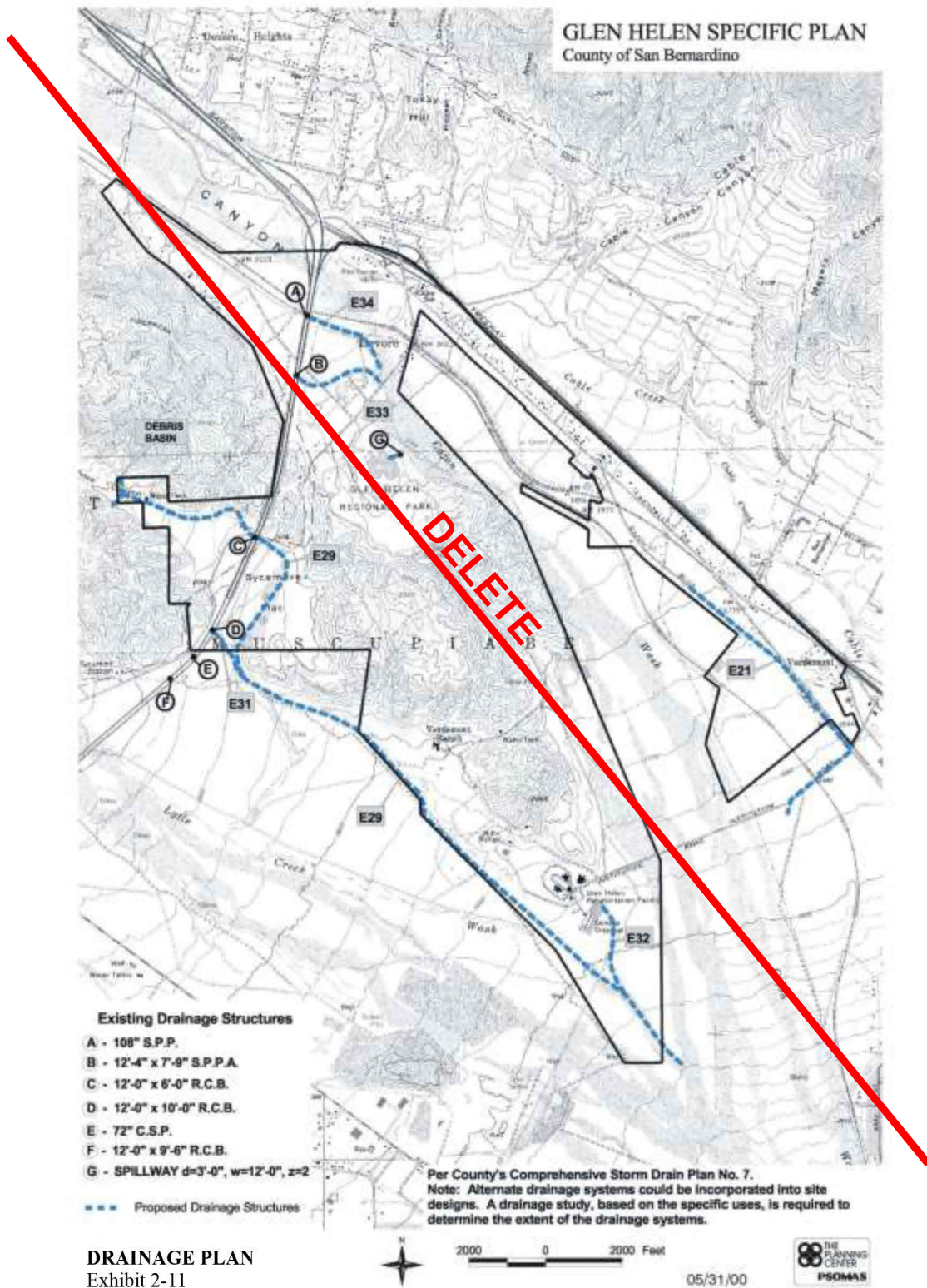
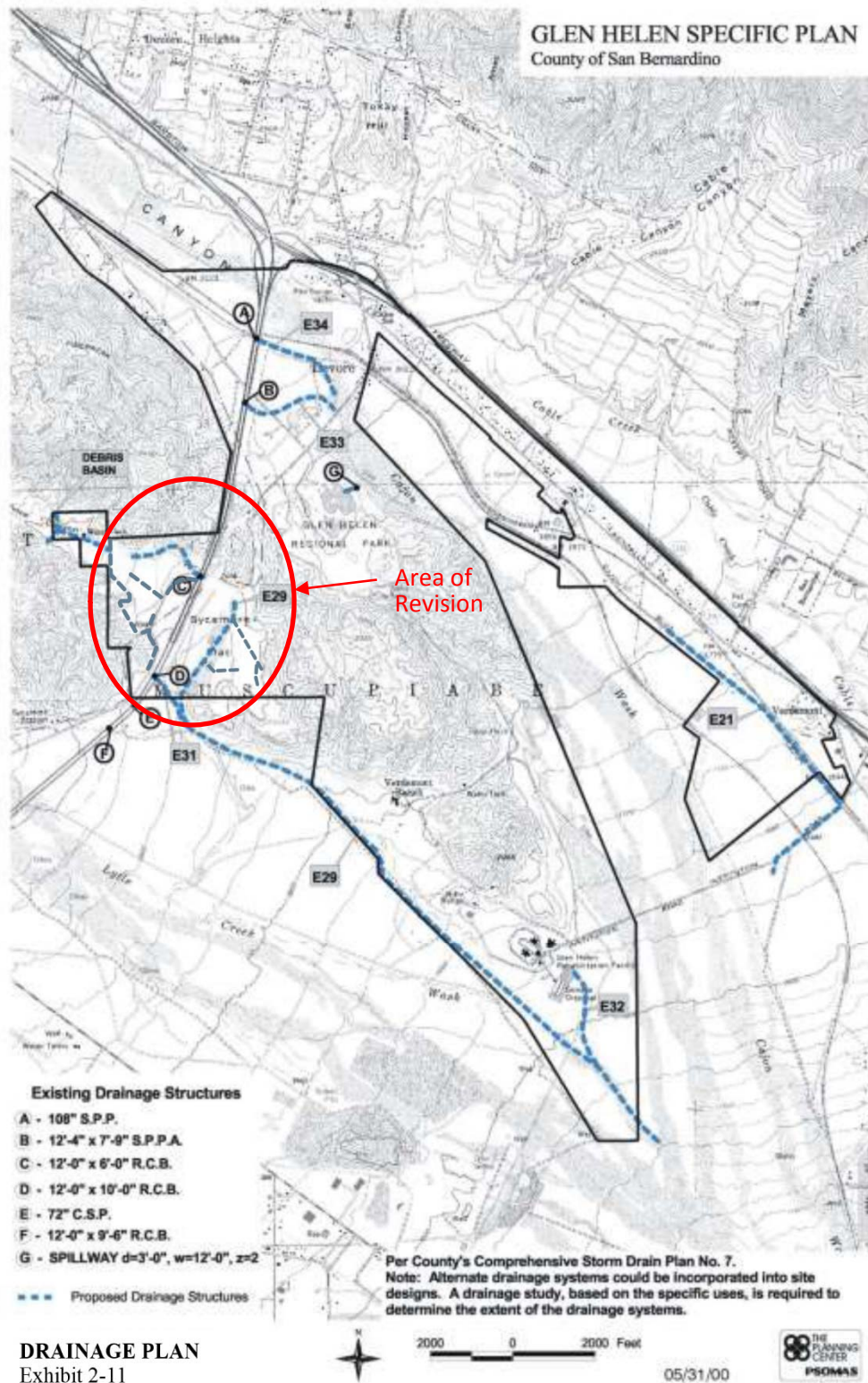
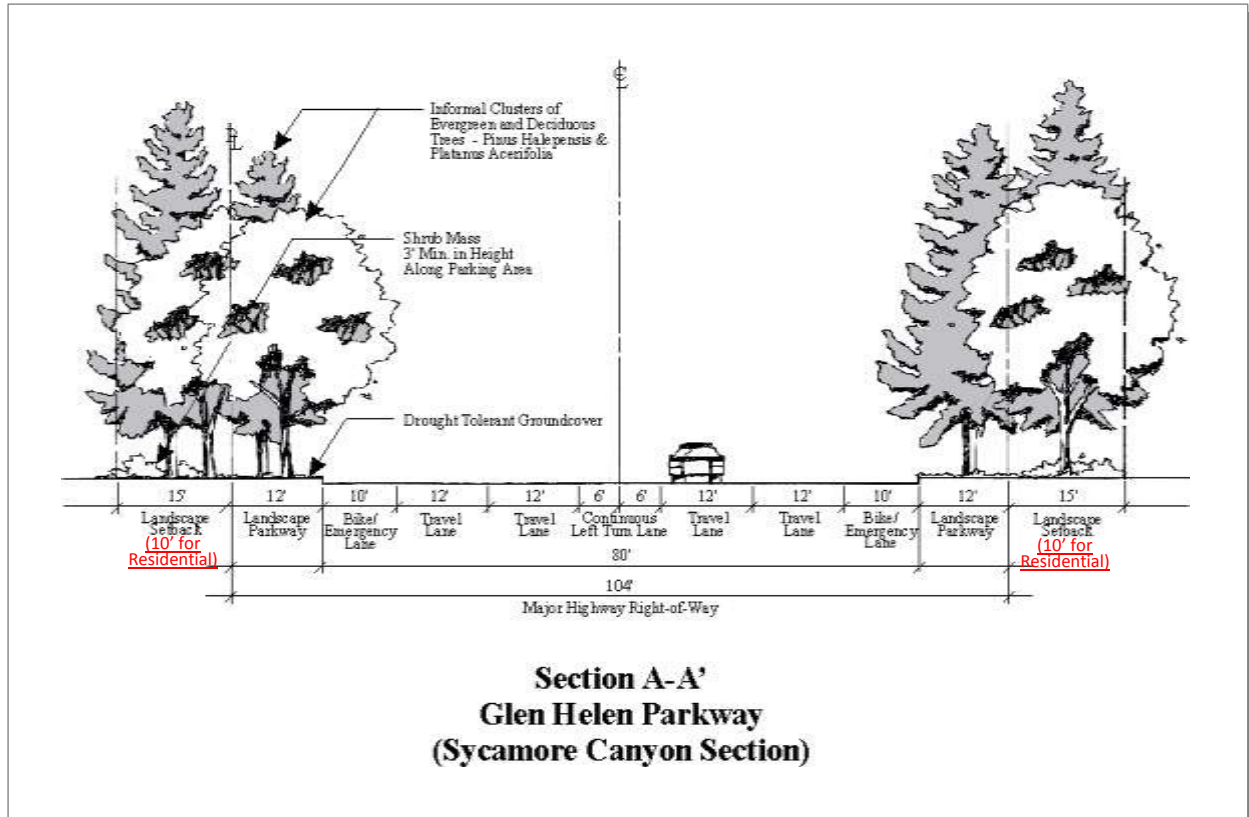


Exhibit 2-11 Drainage Plan (Proposed)

2. Glen Helen Parkway (Segment between the I-15 and the northeastern limit of Glen Helen Regional Park I-215)

- a) This segment of Glen Helen Parkway is flanked by Commercial/Destination Entertainment use to the west and Open Space/Active use to the east.
- b) The streetscape theme shall be informal, with a rural and rustic character.



Chapter 7: Hillside Development Requirements**GH3.0705 General Provisions**

The development standards and design guidelines set forth in this Chapter and Chapter 83.08 of the County Development Code are based on the following policies that are consistent with the Land Use, Conservation, Open Space and Safety Elements of the County's General Plan and shall apply to all projects within the boundaries of this Specific Plan:

Discourage development on land with slopes greater than 30%.

Minimize the alteration of natural landforms and ridgelines, and encourage sensitive development in hillside areas through a variety of means, including: 1) minimizing the amount of cut and fill within a project site; 2) requiring grading contours to blend with natural contours; and 3) encouraging flexible design and innovative arrangement of building sites and architectural design.

Avoid development that would result in fire, flood, slide, erosion, or other safety hazards.

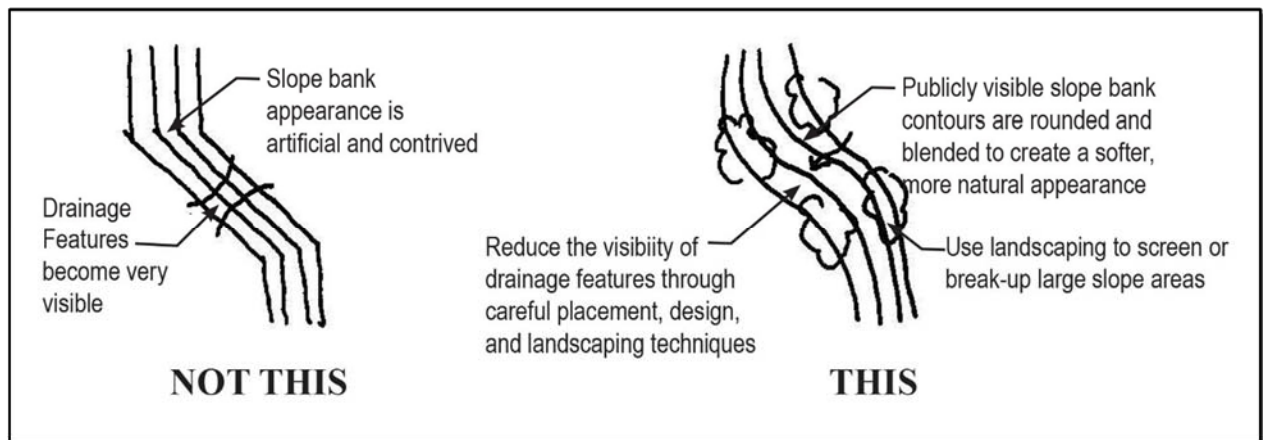
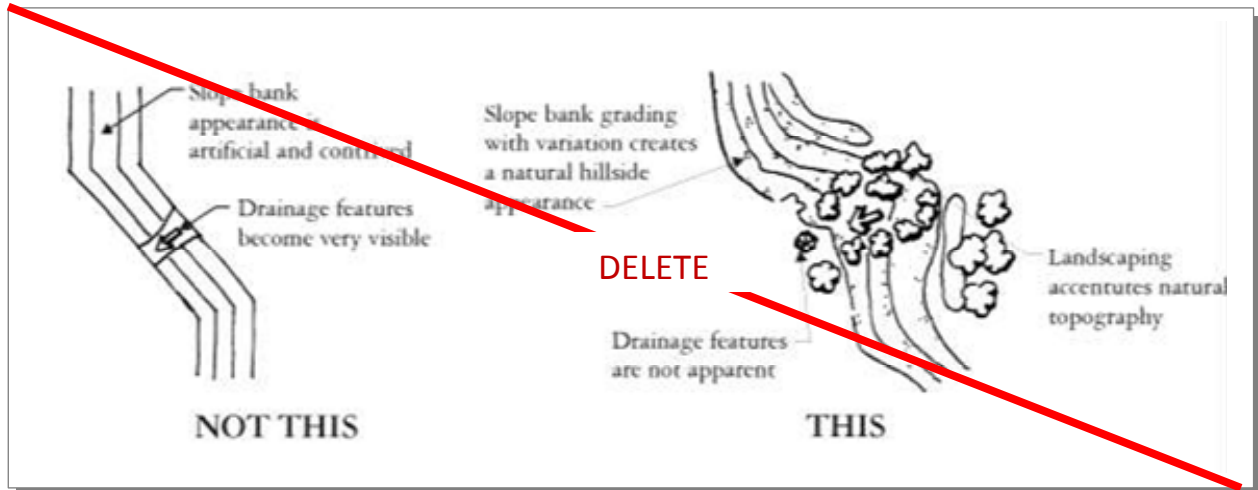
Preserve the most visually significant slope banks and ridgelines in their natural state.

Discourage mass grading of large pads and excessive terracing of hillside areas that are visible from streets and public spaces.

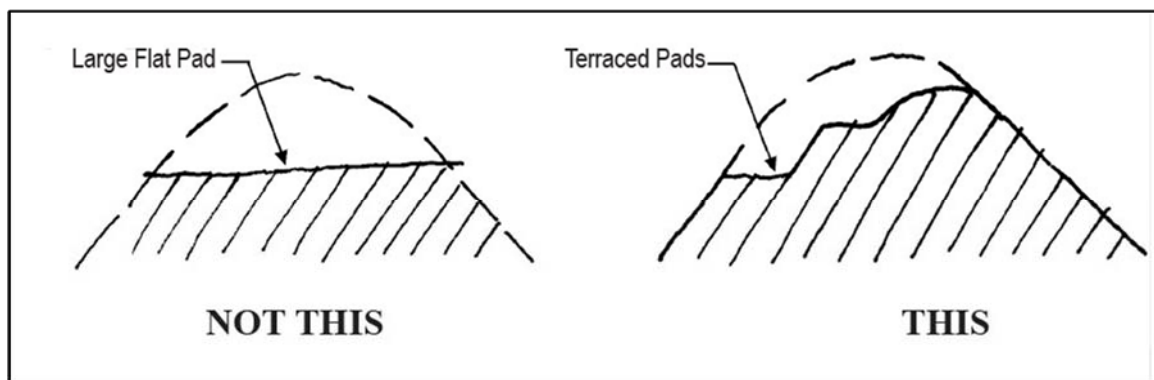
GH3.0710 Hillside Development Guidelines/Requirements

The following guidelines are intended to facilitate the appropriate development of hillside areas. They are not intended to restrict an individual from proposing an innovative or alternative method of design in a hillside area, but to ensure that the goals and policies of the Glen Helen Specific Plan and the General Plan are implemented. All proposed projects within a hillside area with natural slopes greater than 15% shall be subject to the guidelines and procedures of this Chapter.

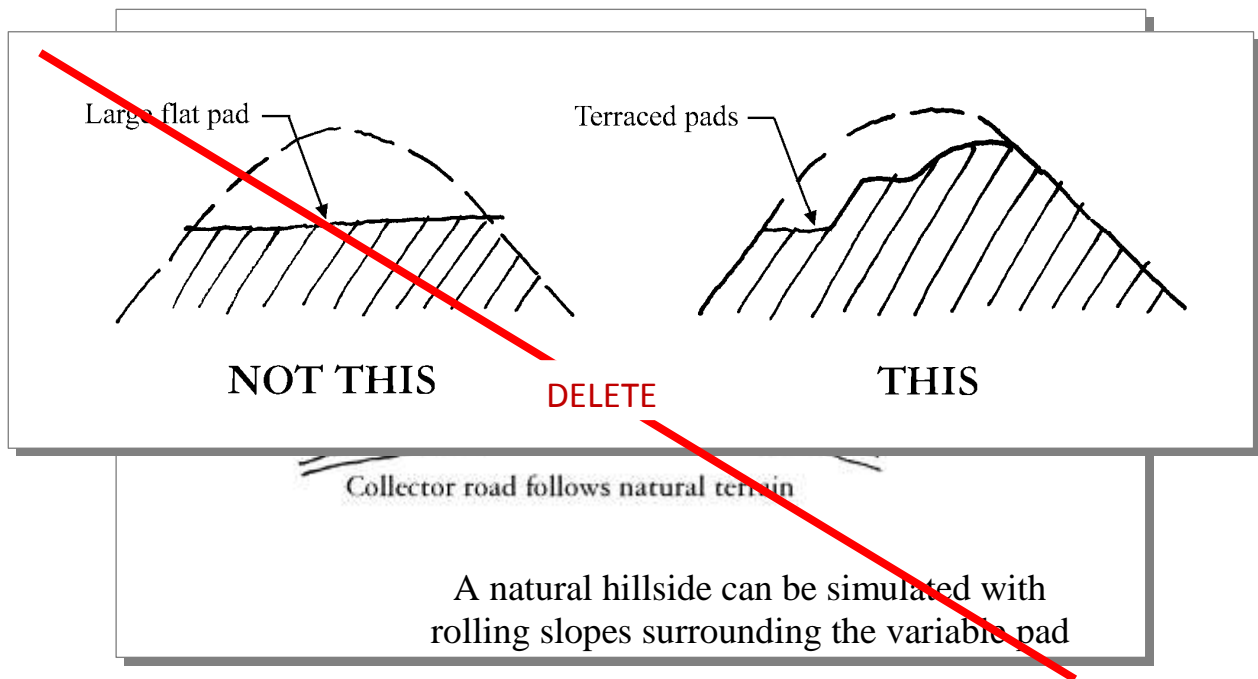
Design of building sites should be sensitive to the natural terrain. Structures should be located in such a way as to minimize necessary grading and to preserve natural features such as prominent knolls or ridgelines.



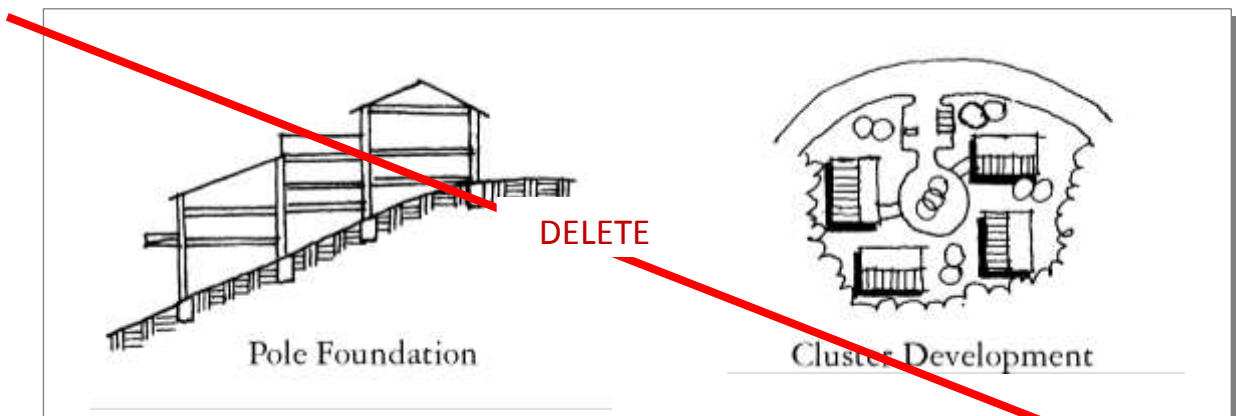
Contour grading techniques should be used to provide variety in the slope bank grading to create a more natural appearance. Hard edges left by cut and fill operations should be given a rounded appearance that resembles the natural contours of the land.

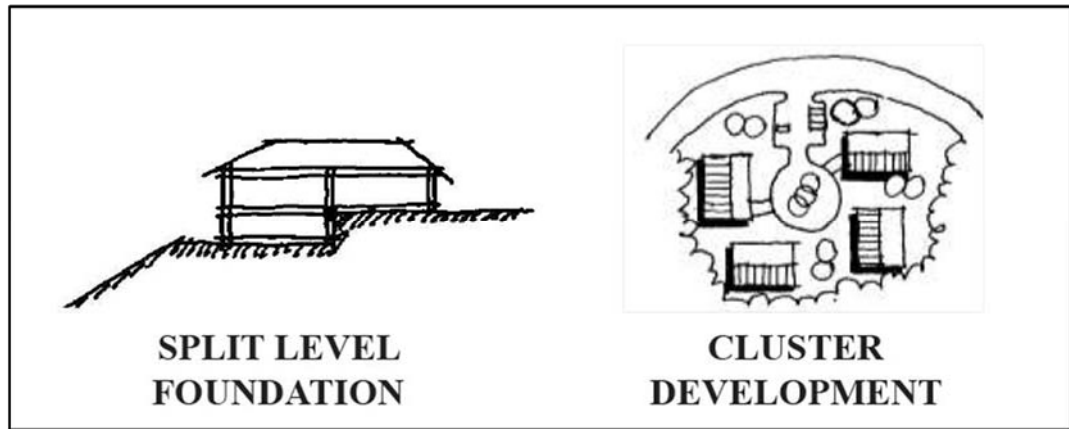


Terraced pads should be used to create development pads in lieu of large flat pads that cut-off the hilltop. Pad configuration should be softened with variable, undulating slopes that simulate the natural terrain.



On slopes over 25% grade, special hillside architectural design techniques are expected in order to conform to the natural landform, including the use of split level foundations, stepped footings, and clustering of buildings. Front and rear yard setbacks may be reduced in order to minimize grading.





Where a development pad is graded at the foot of the hillside, the back slope shall not exceed a 2:1 ratio. The use of a retaining wall is discouraged; however, should a retaining wall or other support structure be necessary, it should be designed to minimize its visual impact through terracing, crib walls, and appropriate landscaping.

Because of the gateway function of this Specific Plan area, unique landforms shall not be significantly altered. Any proposals to grade a prominent landform shall be subject to a Hillside Grading Review in accordance with Section 83.08.030

EXHIBIT B

Environmental Impact Report (EIR) Addendum

Review of Prior Environmental Documentation/EIR Addendum

Glen Helen Specific Plan Amendment

Lytle Creek Ranch Specific Plan Environmental Impact Report
SCH #2009061113

Glen Helen Specific Plan Environmental Impact Report
SCH #2000011093

July 29, 2016

LEAD AGENCY:

County of San Bernardino

PREPARED BY:

E | P | D SOLUTIONS, INC.

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1.0 INTRODUCTION

A. Document Purpose

The purpose of this Review of Prior Environmental Documentation is to evaluate the consistency of a proposed amendment to the Glen Helen Specific Plan (GHSP) with prior environmental analyses for development on the area that is subject to the GHSP amendment, hereafter referred to as the “project site.” Two prior environmental impact reports (EIRs), the *Glen Helen Specific Plan EIR* (State Clearinghouse No. 2000011093, certified by the County of San Bernardino on December 15, 2005), and the *Lytle Creek Ranch Specific Plan EIR* (SCH No. 2009061113, certified by the City of Rialto on July 27, 2010, with recirculated portions certified on August 14, 2012 (collectively referred to as the Lytle Creek Ranch Specific Plan EIR)), have been prepared for development projects on the project site.

This analysis is in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), to ensure the proposed project changes do not create new significant impacts or substantially increase the severity of previously analyzed impacts.

B. Project Location

The GHSP area is located within unincorporated San Bernardino County, bisected by Interstate 15 (I-15) and Cajon Creek. The Lytle Creek Ranch Specific Plan (LCRSP) area is located partially within the city limits of Rialto and partially within unincorporated San Bernardino County, with most of the unincorporated portion of the plan within Rialto’s sphere of influence. The LCRSP area is bisected by both the Interstate 15 (I-15) Freeway and Lytle Creek Wash, an intermittent stream.

The project site is within an area commonly known as Sycamore Flats, an area that is overlapped by the GHSP and the LCRSP. The site is entirely within the GHSP and is also partially within the LCRSP. The site covers 277 acres and is hilly and undeveloped. Under the proposed GHSP Amendment, the project would remain unincorporated (no annexation to the City of Rialto is proposed).

Regionally, the project site is located approximately 60 miles east of downtown Los Angeles, in the western portion of the San Bernardino Valley, centrally located in the Inland Empire. The primary regional transportation linkages include I-15; I-215, about 3 miles east of the project site; and State Route 210 (SR-210), about 5 miles south of the project site. Access to the site from I-15 is provided by the Glen Helen Parkway interchange.

C. Project Background

a. Approved Specific Plans and CEQA Analyses

Prior environmental analyses have examined two distinct development projects proposed in separate Specific Plans covering the project site. The two plans were processed and approved by San Bernardino County and the City of Rialto, respectively. The following summarizes the developments approved under each of the specific plans:

Glen Helen Specific Plan and EIR

The GHSP proposed and the EIR analyzed 3,348 acres with up to 9,307,900 square feet of commercial and/or industrial development, 34 dwelling units, open space, parks, a golf course, flood control uses, and

a Sheriff's facility. Later revisions updated the GHSP area to 3,339 acres and allowed up to 10,712,493 square feet of commercial and industrial development.

Lytle Creek Ranch Specific Plan and EIR

The LCRSP proposed and the EIR analyzed a 2,447-acre project site with development consisting of up to 8,407 dwelling units and 849,420 square feet of commercial and/or industrial uses. Other features of the approved plan include natural open space, parks, recreation areas, paseos, trails, golf course uses, and two potential school sites.

b. Approved Development on the Project Site

The approved specific plans included the following scopes of development on the project site:

Glen Helen Specific Plan

The GHSP designated the project site to include:

- 344.7 acres for a "Golf Course Community," which could have up to 17 dwelling units in addition to a golf course; and
- 12 acres of "Commercial/Traveler Services," which could provide approximately 157,000 square feet of commercial development (based on a probable floor area ratio of 0.3; see GHSP Table 2-1).

Lytle Creek Ranch Specific Plan

The LCRSP designated 232 acres of the project site, consisting of all of Planning Areas (PAs) 1 through 7, PA 9, and most of PA 8, to include:

- 171 acres of "Open Space";
- 12 acres of "High Density Residential," with up to 336 dwelling units; and
- 94 acres of "Single-Family Residential 1," with up to 476 dwelling units.

An approximately 45-acre portion of the project site is located within the GHSP only (not within the LCRSP).

D. Project Description

The proposed project is an amendment to the GHSP. Table 1 compares the scope of development of the proposed project with the approved plan. The primary adjustments by the proposed project to the land use plan are:

- Addition of 754 dwelling units, consisting of:
 - 418 single-family detached homes
 - An overlay to allow replacement of 157,000 sq. ft. of shopping center space with up to 336 multifamily dwelling units.
- Removal of golf course uses
- Addition of passive open space

In addition to the modification of the Land Use Plan Statistical Summary in Table 2-1 of the GHSP, various text amendments to the document are required to implement these land use changes and to update the GHSP with current information. These amendments acknowledge the removal of the Golf Course Community zone and the addition of a High Density Residential zone, update square footages and dwelling unit counts

as described above, clarify the lists of allowed uses within certain zones, add references to new geology and biology sections, and update domestic water and drainage plans.

The changes proposed by the GHSP Amendment are primarily in the Sycamore Flats subarea of the GHSP. Figure 1 depicts the approved GHSP land use plan and Figure 2 depicts the proposed amended land use plan. The area affected by the Specific Plan Amendment's land use adjustment is highlighted in the figures.

Table 1. Comparison of Proposed and Approved Projects		
	Glen Helen Specific Plan	Proposed Project
Acreage	3,348 acres (gross)	No change
Commercial/Traveler Services	1,676,189 sq. ft.	1,676,189 sq. ft. OR 1,519,189 sq. ft. with 336 du
Commercial/Destination Entertainment	1,885,930 sq. ft.	No change
Corridor Industrial	2,894,562 sq. ft.	No change
Heavy Industrial	2,809,620 sq. ft.	No change
Golf Course Community	344.7 acres 17 du	--
Single Family Residential	--	94.7 acres 418 du
Public Facility	398.8 acres	No change
Special Use Area	119.0 acres	No change
Destination Recreation	1,446,192 sq. ft. 17 du	No change
Open Space/Active	458.9 acres	No change
Open Space/Passive	476.6 acres	726.6 acres
Open Space/Habitat Preserve	185.5 acres	No change
Open Space/Public Safety	209.0 acres	No change
Flood Control	97.5 acres	No change
Existing Roads/Railroad ROW	434.7 acres	No change



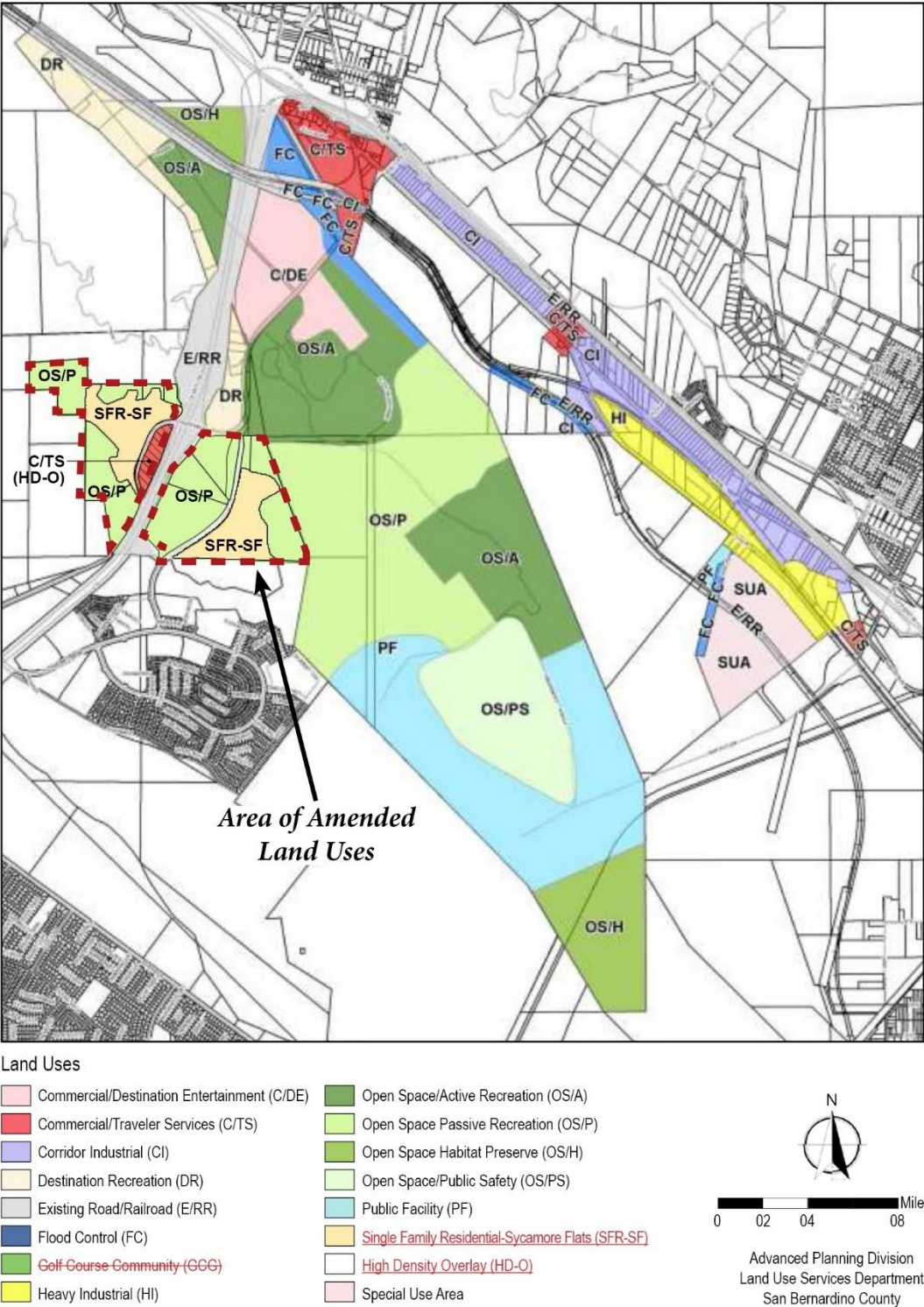


FIGURE 2. Proposed Land Uses - Glen Helen Specific Plan Amendment

2.0 USE OF PREVIOUS ENVIRONMENTAL IMPACT REPORTS

CEQA allows a previously adopted EIR to be used as the environmental assessment for a project if it is determined that the project currently under review is within the scope of the earlier EIR, pursuant to CEQA Guidelines Section 15162(a), which states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The project site is within the area analyzed by the EIRs for both the GHSP and the LCRSP. The GHSP and EIR and the LCRSP and EIR are on file with the County of San Bernardino and the City of Rialto, respectively, and are hereby incorporated by reference pursuant to CEQA Guidelines Section 15150.

The additional 754 dwelling units are within the scope of development analyzed by the LCRP EIR, which included a total of 8,407 dwelling units. The project site is located within the LCRSP's Neighborhood I, with both the proposed single-family residential uses (418 dwelling units, located in LCRSP Planning Areas 3 and 8) and the higher-density residential uses (336 dwelling units in Planning Area 4) having an equal or smaller unit count and being in the same location as previously approved in the LCRSP. There is no proposed expansion of residential uses into areas that have been previously mapped as preserved open space.

In response to a court ruling, portions of the LCRSP EIR were recirculated by the City of Rialto in February 2012. This document, called *Recirculated Portions of the Draft Environmental Impact Report*, included revised analyses on greenhouse gas emissions and transportation/traffic impacts, and revised mitigation measures for transportation/traffic, seismic hazards, and fire protection. The recirculated document was certified by the City of Rialto on August 14, 2012. The evaluation below uses the analysis and mitigation measures in the recirculated EIR where applicable.

3.0 DETERMINATION

No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previously-approved certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no “new information of substantial importance” as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an Addendum.

Signature

Agency

Printed Name/Title

Date

4.0 ANALYSIS

The analysis in Sections 4.1 through 4.12 of this document has been prepared to determine if the changes proposed by the project are within the scope of the analysis contained in the GHSP EIR and/or the LCRSP EIR (including recirculated portions), and to ensure the proposed changes do not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously. Although the project is an amendment to the GHSP, the increase in the residential unit count and the spatial distribution of such residential development was analyzed in the LCRSP. Therefore, this assessment takes into account mitigation measures imposed on development on the project site in each of the Specific Plan EIRs. Applicable mitigation measures are incorporated into this document as Appendix A (Mitigation Table).

4.1 Geology and Soils

Prior Analysis: Section 4.1, GHSP EIR
Section 4.3, LCRSP EIR

Applicable Mitigation Measures:

Mitigation measures 4.1-1 and 4.1-2 (as revised herein) and 4.1-5, 4.1-6, and 4.1-8 through 4.1-10, GHSP EIR

Mitigation measures 3-1 (as revised herein) and 3-2, LCRSP EIR

The GHSP EIR identified potentially significant impacts related to ground shaking from earthquakes, landslides, and liquefaction. The implementation of GHSP EIR mitigation measures 4.1-1 through 4.1-10 was required to reduce these impacts to below a level of significance across the whole of the GHSP area. The following mitigation measures are found to not be applicable to the project site, which covers only a small portion of the total GHSP area:

- Mitigation measures 4.1-3 and 4.1-4, related to mitigation of seismic shaking and lateral force requirements, are replaced by the more detailed and site-specific mitigation measures 3-1 and 3-2 from the Recirculated Portions of the Draft EIR for the LCRSP.
- Mitigation measure 4.1-7, related to hazard risk from liquefaction, is not applicable to the site as both the GHSP EIR (Figure 4.3-36) and the supplemental geotechnical analysis (Appendices B & C) indicate the project site is not within an area susceptible to liquefaction.

GHSP EIR mitigation measures 4.1-1, 4.1-2, 4.1-5, 4.1-6, and 4.1-8 through 4.1-10 are applicable to the project site. Mitigation measures 4.1-1, 4.1-2, and 4.1-5 are revised as follows to incorporate reference to the geotechnical analyses prepared after publication of the LCRSP EIR (added text is underlined and removed text is in ~~strike through~~):

Mitigation Measure 4.1-1. Development of all structures used for human occupancy, other than single family wood frame structures, shall take place fifty (50) feet or further from any active earthquake fault traces, as documented in the 3rd Party Fault Hazard Report Approval, Lilburn Corporation, October 29, 2014, and the Response to "3rd Party Fault Hazard Report Review," Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County, GeoSoils, Inc., September 30, 2014.

Mitigation Measure 4.1-2. A 150-foot setback shall be maintained for an inferred fault area, as documented in the 3rd Party Fault Hazard Report Approval, Lilburn Corporation, October 29, 2014, and the Response to "3rd Party Fault Hazard Report Review," Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County, GeoSoils, Inc., September 30, 2014. ~~However,~~ Critical or high occupancy structures and facilities

shall not be located in Special Studies Zones unless there is no feasible alternative, as determined by County staff review, in which case these facilities shall maintain a 150-foot setback from an identified fault (20 feet if the fault is inferred). Where site-specific earthquake fault zone mapping has been prepared, the site-specific mapping shall be used in lieu of earlier Special Studies Zones/Earthquake Fault Zones mapping prepared by the California Geological Survey.

GHSP EIR mitigation measures 4.1-1 and 4.1-2 (as revised above) and 4.1-5, 4.1-6, and 4.1-8 through 4.1-10 are included in the Mitigation Table enclosed as Appendix A.

The LCRSP EIR identified potentially significant impacts related to earthquake fault rupture, ground shaking, and liquefaction. The implementation of LCRSP EIR mitigation measures 3-1 through 3-4 (including revised mitigation measures 3-1 through 3-3 in the Recirculated Portions of the Draft EIR) was required to reduce these impacts to below a level of significance.

Mitigation measures 3-1 through 3-4 are applicable to the project site. Mitigation measures 3-1, 3-3, and 3-4 are revised as follows to incorporate reference to the geotechnical analyses prepared after publication of the LCRSP EIR. Mitigation measures 3-1 through 3-3 are also revised to acknowledge the project would be developed under County jurisdiction:

Mitigation Measure 3-1. All development activities conducted on the Project site shall be consistent with the following:

(1) The recommendations contained in the following studies: “EIR Level Geotechnical Review, Lytle Creek Ranch Land Use Plan, City of Rialto, San Bernardino County, California” (GeoSoils, Inc., May 22, 2008), ~~and~~ “Updated Geological and Geotechnical EIR Level Review of Documents Pertaining to the Lytle Creek Ranch Land Use Plan, City of Rialto, County of San Bernardino, California” (Pacific Soils Engineering, Inc., September 3, 2008), “Preliminary Geotechnical Investigation, Tentative Tract Map No. 18805, Lytle Creek Neighborhood 1, Sycamore Flat Area, San Bernardino County, CA” (GeoSoils, Inc., December 17, 2012), and “Response to 3rd Party Fault Hazard Report Review, Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County” (GeoSoils, Inc., September 30, 2014) including but not limited to measures such as those listed below, provided the recommendations meet the conditions specified in Subsection (3) of this Mitigation Measure.

- Use of engineered foundation design and/or ground-improvement techniques in areas subject to liquefaction-induced settlement;
 - Use of subdrains in canyon areas or within fill lots underlain by bedrock;
 - Use of buttress or stabilization fills with appropriate factors-of-safety (including placing compacted non-structural fill against existing slopes subject to erosion/failure);
 - Engineering design incorporating post-tension/structural slabs, mat, or deep foundations;
- or

(2) Alternative recommendations based on the findings of a site-specific, design-level geologic and geotechnical investigation(s) and approved by the Land Use Services Department~~City Engineer~~, including but not limited to the use of proven methods generally accepted by registered engineers to reduce the risk of seismic hazards to a less than significant level, provided such recommendations meet the conditions specified in Subsection (3) of this Mitigation Measure.

(3) All recommendations shall comply with or exceed applicable provisions and standards set forth in or established by:

- (a) California Geological Survey's "Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication No. 117" (Special Publication 117);
- (b) The version of the Uniform California Building Code (UCBC), as adopted and amended by the County of San Bernardino~~City of Rialto~~, in effect at the time of approval of the investigation(s) by the Land Use Services Department~~City Engineer~~;
- (c) Relevant State, and County ~~and City~~ laws, ordinances and Code requirements; and
- (d) Current standards of practice designed to minimize potential geologic and geotechnical impacts.

Mitigation Measure 3-2. Prior to the approval of a tentative "B" level subdivision map for residential or commercial development proposed as part of the Project (excluding any "A" level subdivision map for financing purposes only), the Project Applicant shall:

- (1) Submit to the County of San Bernardino Land Use Services Department~~City of Rialto Building & Safety Division~~ a site-specific, design-level geotechnical and geologic investigation(s) prepared for the Project by a registered geotechnical engineer. The investigation(s) shall comply with all applicable State, and County ~~and City~~ Code requirements and:
 - (a) Document the feasibility of each proposed structure and its associated use based on an evaluation of the relevant geotechnical, geologic, and seismic conditions present at each structure's location using accepted methodologies. Included in this documentation shall be verification of soil conditions (including identification of organic and oversized materials) and a specific evaluation of collapsible and expansive soils;
 - (b) Determine structural design requirements prescribed by the version of the UCBC, as adopted and amended by the County of San Bernardino~~City of Rialto~~, in effect at the time of approval of the investigation(s) by the Land Use Services Department~~City Engineer~~, to ensure the structural integrity of all proposed development; and
 - (c) In addition to the recommendations included in Subsections (1) and (2) of Mitigation Measure 3-1, include site-specific conditions, recommendations and/or measures designed to minimize risks associated with surface rupture, ground shaking, soil stability (including collapsible and expansive soils), liquefaction and other seismic hazards, provided such conditions, recommendations and/or measures meet the conditions set forth in subsection (3) of Mitigation Measure 3-1. Such measures shall specify liquefaction measures such as deep foundations extending below the liquefiable layers, soil cover sufficiently thick over liquefaction soil to bridge liquefaction zones, dynamic compaction, compaction grouting, and jet grouting. In accordance with Special Publication No. 117, other measures may include edge containment structures (e.g., berms, retaining structures, and compacted soil zones), removal or treatment of liquefiable soils, reinforced shallow foundations, and other structural design techniques that can withstand predicted displacements.
- (2) Unless otherwise modified, all conditions, recommendations and/or mitigation measures contained within the geotechnical and geologic investigation(s), including the imposition of specified setback requirements for proposed development activities within Alquist-Priolo Earthquake Fault Zones, shall become conditions of approval for the requested development. Where site-specific earthquake fault zone mapping has been prepared, the site-specific

mapping shall be used in lieu of earlier Special Studies Zones/Earthquake Fault Zones mapping prepared by the California Geological Survey. Site-specific earthquake fault zone mapping is documented in the 3rd Party Fault Hazard Report Approval, Lilburn Corporation, October 29, 2014, and the Response to "3rd Party Fault Hazard Report Review," Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County, GeoSoils, Inc., September 30, 2014.

- (3) The Project structural engineer shall: review the geotechnical and geologic investigation(s); provide any additional conditions, recommendations and/or mitigation measures necessary to meet UCB requirements; incorporate all conditions, recommendations and/or mitigation measures from the investigation(s) in the structural design plans; and ensure that all structural plans for the Project meet the requirements of the version of the UCB, as adopted and amended by the County of San Bernardino~~City of Rialto~~, in effect at the time of approval of the investigation(s) by the Land Use Services Department~~City Engineer~~. This requirement may be deferred to prior to building permit issuance if specific building plans are not prepared prior to approval of a tentative "B" level subdivision map.
- (4) The Land Use Services Department~~City Engineer~~ shall: review the geotechnical and geologic investigation(s); approve the final report; and require compliance with all conditions, recommendations and/or mitigation measures set forth in the investigation(s) in the plans submitted for grading, foundation, structural, infrastructure and all other relevant construction permits.
- (5) The Land Use Services Department~~City Building & Safety Division~~ shall: review all Project plans for grading, foundation, structural, infrastructure and all other relevant construction permits to ensure compliance with the applicable geotechnical and geologic investigation(s) and other applicable Code requirements.

Mitigation Measure 3-3. In recognition of the potential lateral forces exerted by predicted seismic activities, habitable structures that may be located on the Project site and which are located within the defined Alquist-Priolo Fault-Rupture Hazard Zones shall not be over two stories in height. Habitable structures of greater height within defined Alquist-Priolo Fault-Rupture Hazard Zones may only be permitted following the submittal of a subsequent site-specific, design-level geologic and geotechnical investigation(s) and its approval by the Land Use Services Department~~City Engineer~~ and, at a minimum, the imposition of both the recommendations contained therein and such additional conditions as may be imposed by the Land Use Services Department~~City Engineer~~, including but not limited to the use of proven methods generally accepted by registered engineers to reduce the risk of seismic hazards to a less than significant level, provided such recommendations meet the conditions specified in Mitigation Measure 3-1, Subsection (3). Site-specific earthquake fault zone mapping is documented in the 3rd Party Fault Hazard Report Approval, Lilburn Corporation, October 29, 2014, and the Response to "3rd Party Fault Hazard Report Review," Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County, GeoSoils, Inc., September 30, 2014.

Mitigation Measure 3-4. At a minimum, pending the development of seismic hazard zone maps encompassing the project site by the State Geologist under the Seismic Hazard Mapping Act (Sections 2690-2698.6, Public Resources Code), or other site-specific earthquake fault zone mapping by qualified professionals, prospective purchasers of real property within the LCRSP shall be provided a copy of San Bernardino County General Plan – Hazard Overlay Map or similar information disclosing the potential presence of seismic hazards, including liquefaction susceptibility

and earthquake-induced landslide susceptibility. This condition does not replace, negate, or otherwise alter any existing obligations between sellers, their agencies, and prospective purchases as may be established by the California Department of Real Estate or under State law. Site-specific earthquake fault zone mapping is documented in the 3rd Party Fault Hazard Report Approval, Lilburn Corporation, October 29, 2014, and the Response to "3rd Party Fault Hazard Report Review," Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County, GeoSoils, Inc., September 30, 2014.

LCRSP EIR mitigation measures 3-1 through 3-4 (as revised above) are included in the Mitigation Table enclosed as Appendix A.

The proposed project includes development of the same form and type and in the same location as that previously analyzed in the LCRSP EIR. No expansion of urban land uses is proposed into areas where geological conditions have not previously been assessed and mitigated. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed project from that previously analyzed. The mitigation measures noted above will be required to be implemented, as applicable, to the proposed project.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures with regard to geology and soils. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated and no new mitigation measures are required as a result of the proposed project.

4.2 Water Resources

Prior Analysis: Section 4.2, GHSP EIR
Section 4.4, LCRSP EIR

Applicable Mitigation Measures:

Mitigation measures 4.2-1 and 4.2-2, GHSP EIR

Mitigation measures, as revised herein, 4-1 through 4-3, LCRSP EIR

The GHSP EIR identified potentially significant impacts related to discharges of polluted stormwater and tertiary effluent to local creeks, and to groundwater from periodic use of the Cajon Landfill surface for overflow parking or other activities. The implementation of GHSP EIR mitigation measures 4.2-1 through 4.2-3 was required to reduce these impacts to below a level of significance. Mitigation measure 4.2-3, related to water quality impacts from the Cajon Landfill, is not applicable to the project site, which is two miles from the location of the landfill.

GHSP EIR mitigation measures 4.2-1 and 4.2-2 are applicable to the project site and are included in the Mitigation Table enclosed as Appendix A.

The LCRSP EIR identified potentially significant impacts related to runoff to creeks and reduced groundwater infiltration. The implementation of LCRSP EIR mitigation measures 4-1 through 4-4 was required to reduce these impacts to below a level of significance. Mitigation measure 4-4 applies only to development in

Neighborhoods II through IV, and is therefore not applicable to the project, which is located in Neighborhood I.

LCRSP EIR mitigation measures 4-1 through 4-3 are applicable to the project site and are included in the Mitigation Table enclosed as Appendix A. These mitigation measures are revised as follows to acknowledge the project would remain under County jurisdiction and to update the measures to reflect current regulations:

Mitigation Measure 4-1. As determined necessary by the County of San Bernardino Land Use Services Department ~~Prior~~ prior to the approval of any subdivision map (except for an “A” level map for financing purposes only) in which dry extended detention basins or wet ponds are located, the Applicant shall prepare and, when acceptable, the Land Use Services Department ~~City Engineer~~ shall accept an inspection plan for each of the basins demonstrating that routine inspections for possible vector harborage will be performed monthly within 72 hours after a storm event or under such alternative inspection schedule as may be determined by the Land Use Services Department ~~City Engineer~~.

Mitigation Measure 4-2. Source Control BMPs. The following source control BMPs, or such other comparable measures as may be established by the County of San Bernardino Land Use Services Department ~~City Engineer~~, shall be adopted as a condition of approval for subsequent tract maps approved by the County ~~City~~ within the project boundaries. (1) The master homeowners’ association (HOA) and/or property owners’ association (POA) will be given a copy of the SWQMP. Annually, the representatives of the HOA/POA, their employees, landscapers, property managers, and other parties responsible for proper functioning of the BMPs shall receive verbal and written training regarding the function and maintenance of the project’s BMPs. The homeowners will be provided annual notices of water quality issues through an association-published newsletter. (2) Vegetated buffer strips shall be properly maintained with vegetation but not overly fertilized. (3) Resident education and participation will be implemented to manage pollutants that contribute to biological oxygen demand. For example, residents shall be encouraged to keep pets on leashes and to remove feces in order to limit organic material in storm water runoff. Residents shall be further encouraged to irrigate their properties at certain times of the day in order to limit nuisance flow runoff carrying pesticides and other organic material. (4) Vehicle leak and spill control shall be implemented by educating and requiring vehicle and equipment maintenance, proper vehicle and maintenance fueling, and education of how to handle accidental spills. Stringent fines shall be applied to those who violate these requirements and participate in illegal dumping of hazardous material. Street and storm drain maintenance controls shall be put in place with signs posted prohibiting illegal dumping into street and storm drains. (5) Residents will be advised of the location of Household hazardous waste collection facilities in the vicinity of the project site, including information on the ~~shall be put into place for~~ proper disposal of fertilizers, pesticides, cleaning solutions, paint products, automotive products, and swimming pool chemicals. Proper material storage control by residents shall be encouraged to keep materials from causing groundwater contamination, soil contamination, and storm water contamination. The nearest household hazardous waste collection facility is the City of Rialto Household Hazardous Waste Collection Facility at 246 S. Willow Avenue, Rialto.

Mitigation Measure 4-3. Water Quality Monitoring. Prior to the issuance of any grading permits, the Applicant shall submit, and when acceptable, the County of San Bernardino Land Use Services Department ~~City Engineer~~ shall approve, a Water Quality Management Plan for long-term water monitoring program designed to ensure that the project’s proposed BMPs meet or exceed applicable water quality standards established by the California Regional Water Quality Control Board, Santa Ana Region (SARWQCB) and contained in the then current NPDES Permit. In accordance with that program, the Applicant shall implement all required BMPs, which may include site design, hydromodification, structural source control, and non-structural source control measures, to ensure the

~~NPDES Permit requirements related to water quality are met. BMPs would be in place for the life of the project, and would be subject to the Operations & Maintenance protocols of the WQMP. institute regularly testing of the water quality at the storm drainage outlets within Lytle and Sycamore Creeks. If the monitoring program's test results determine that the water quality standards established by the SARWQCB are not being met, corrective actions acceptable to the SARWQCB and the City Engineer shall be promptly taken to improve the quality of surface runoff discharged from the outlets to a level in compliance with the adopted SARWQCB standards.~~

The proposed project includes development of the same form and type and in the same location as that previously analyzed in the GHSP EIR and the LCRSP EIR. There is no expansion of urban land uses into areas that were previously preserved as open space, and no new land uses are proposed that would increase the volume or intensity of stormwater flows above that which was previously analyzed. There are no changes in land uses or development standards that would result in new significant impacts to water quality. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed project from that previously analyzed. The mitigation measures noted above will be required to be implemented, as applicable, to the proposed project.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures with regard to water resources. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated and no new mitigation measures are required as a result of the proposed project.

4.3 Land Use

Prior Analysis: Section 4.3, GHSP EIR
Section 4.1, LCRSP EIR

Applicable Mitigation Measures:

No mitigation measures – GHSP EIR
Mitigation measures 1-4 and 1-7 through 1-9, LCRSP EIR

The GHSP EIR did not identify any significant impacts related to land use, including compatibility with surrounding land uses and consistency with the San Bernardino County General Plan. No mitigation measures were required. The LCRSP EIR identified potentially significant impacts related to on-site land use incompatibilities, conflicts with existing easements, and construction phasing. The implementation of LCRSP EIR mitigation measures 1-1 through 1-12 was required to reduce these impacts to below a level of significance. The following mitigation measures are found to not be applicable to the project site, which covers only a small portion of the total GHSP area:

- Mitigation measure 1-1, related to the approval by the City of a compatibility analysis in certain conditions, is not applicable to the project site as none of the identified potential incompatibilities would exist on the project site.
- Mitigation measure 1-2, related to the requirement for Calnev Interstate Pipeline (Calnev) and Southern California Gas Company (SCG) review of work within natural gas transmission line

easements, is no longer applicable to the project site as an easement for the project has already been obtained from the pertinent utility, SCG. Calnev's transmission line does not cross the project site.

- Mitigation measure 1-3, related to mapping of and avoiding placing habitable structures atop Calnev and SCG natural gas pipelines, is no longer applicable to the project site. The SCG pipeline traversing the project site is only within the open space-designated area, and there is no proposal for habitable structures on the easement or structures that would impede access to the pipeline. Calnev's transmission line does not cross the project site.
- Mitigation measure 1-5, related to coordination with the Rialto Unified School District (RUSD) on the location of schools, has already been fulfilled as RUSD has selected school sites to serve the entirety of the Lytle Creek Ranch development. None of the planned school sites are within the SPA area (Neighborhood I).
- Mitigation measure 1-6, related to buffer zones between residential development and active mining areas, is not applicable to the project as there are no active mining areas in the vicinity of Neighborhood I.
- Mitigation measure 1-10, related to mapping of revised flood zone boundaries, is not applicable to the project as there are no flood zones affecting proposed areas of development within Neighborhood I.
- Mitigation measure 1-11, related to operational plans for warehousing and distribution centers, is not applicable to the project as there are no appropriate zones within Neighborhood I for these types of facilities.
- Mitigation measure 1-12, related to annexation of lands to the City of Rialto, is not applicable to the project as development is now proposed to remain in an unincorporated area, under the jurisdiction of the County of San Bernardino.

LCRSP EIR mitigation measures 1-4 and 1-9 are revised as follows to acknowledge the project would remain under the jurisdiction of the County:

Mitigation Measure 1-4. With the exception of open space, prior to approving any land use within an area designated as a "high consequence area" pursuant to Title 49, Part 92, Subpart O of the Code of Federal Regulations (CFR) for covered pipeline segments (as defined in 49 CFR 192.903), if any, of the Calnev Interstate Pipeline and Southern California Gas Company's natural gas transmission pipelines located within the project boundaries, the Applicant shall provide to the ~~County~~City if available a copy of the pipeline integrity management plan, as prepared by the pipeline operator pursuant to 49 CFR 192.907. The submittal of the pipeline integrity management plan is intended for the purpose of public disclosure and informed decision making and is not determinant of any project-level entitlements with regards to those properties subject thereto.

Mitigation Measure 1-9. Prior to the approval of any tentative "B" level tentative subdivision map (excluding any "A" level subdivision map for financing purposes only), the Applicant shall submit documentation, acceptable to the ~~Land Use Services Department~~City Engineer, demonstrating the availability of potable water supplies, the sufficiency of fire flow, and the capacity of wastewater conveyance and treatment systems to the area of and adequate to support the level of development that would be authorized within the tract map area and/or the Applicant's plans and performance schedule for the delivery, to the tract map area, of those requisite services and systems.

LCRSP EIR mitigation measures 1-4 and 1-7 through 1-9 (as revised above) are applicable to the project site and are included in the Mitigation Table enclosed as Appendix A.

The proposed project includes development of the same form and type and in the same location as that previously analyzed in the GHSP EIR and the LCRSP EIR. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed project from that previously analyzed. As shown in Figures 2 and 3, the residential areas proposed in the GHSP Amendment match the location of the proposed residential areas in the approved LCRSP. The proposed additional residential units (418 single-family homes and 336 higher-density units, totaling 754 dwelling units) is lower than the 812 dwelling units previously analyzed in the LCRSP EIR. The mitigation measures noted above will be required to be implemented, as applicable, to the proposed project.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures with regard to land use. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated and no new mitigation measures are required as a result of the proposed project.

4.4 Transportation and Circulation

Prior Analysis: Section 4.4, GHSP EIR
Section 4.6, LCRSP EIR

Applicable Mitigation Measures:

Mitigation measure 4.4-4, GHSP EIR
Mitigation measures 6-1 through 6-4, LCRSP EIR

The GHSP EIR identified potentially significant impacts related to a reconfiguration of Glen Helen Parkway and to congested traffic conditions (Level of Service F) along Interstate 15. The implementation of GHSP EIR mitigation measures 4.4-1 through 4.4-4 was required to reduce the severity of these impacts. The impact related to Interstate 15 congestion was deemed significant and unavoidable despite the implementation of mitigation. The following mitigation measures are found to not be applicable to the project site due to the required improvements already being completed:

- Mitigation measure 4.4-1, related to improvements along Glen Helen Parkway between Lytle Creek and Cajon Boulevard.
- Mitigation measure 4.4-2, related to a local road extension within Sycamore Flats west of the I-15/Glen Helen Parkway interchange.
- Mitigation measure 4.4-3, related to an engineering design study for a road connection through Sycamore Flats to Glen Helen Parkway.

GHSP EIR mitigation measure 4.4-4 is applicable to the project site and is included in the Mitigation Table enclosed as Appendix A.

The LCRSP EIR identified potentially significant impacts related to hazardous conditions resulting from roadway design, construction traffic within new residential neighborhoods, and increased traffic levels on area-wide roads. The implementation of LCRSP EIR mitigation measures 6-1 through 6-6 (including the amended mitigation measure 6-4(a) and (b) in the Recirculated Portions of the Draft EIR) was required to

reduce these impacts to below a level of significance. The LCRSP EIR (including the Recirculated Portions of the Draft EIR), in contrast to the GHSP EIR, did not identify any significant and unavoidable transportation impacts.

The proposed project was analyzed in a Focused Traffic Analysis by Kunzman Associates, Inc., dated May 25, 2016 (see Appendix B). This analysis used updated traffic volume counts to evaluate the impact of 418 new single-family detached dwelling units and the replacement of 157,000 sq. ft. of commercial space with 336 attached dwelling units. Impacts were evaluated for the project opening year (2018) and for year 2040. The analysis concluded that all study area intersections operate within acceptable Levels of Service during peak hours in the Existing condition, and would be projected to continue operating under acceptable Levels of Service during peak hours in the Existing Plus Project, Opening Year (2018) Without Project, and Opening Year (2018) With Project traffic conditions. The Year 2040 condition (both with and without the project) also indicates all study area intersections would operate within acceptable Levels of Service during peak hours, except for the following intersection during the evening peak hour:

I-15 Freeway SB Ramps (NS) at Glen Helen Parkway (EW) - #3

The study found a traffic signal to be warranted in the Year 2040 condition at this intersection. This intersection was addressed in mitigation measure 6-4(a) in the LCRSP EIR as follows:

Mitigation Measure 6-4.

[...]

- ***I-15 Southbound On/Off Ramps & Glen Helen Parkway (Study Intersection No. 8).*** Install traffic signal. (Minimum trip levels: A.M. Peak Hour = 794; P.M. Peak Hour = 427, whichever is triggered first). This improvement need not be completed should the I-15/I-215 interchange improvements project described in the Traffic Study be constructed prior to project development exceeding the above minimum trip levels.

[...]

The mitigation measure requires traffic signal installation only if improvements to the I-15/I-215 interchange have not been completed before the signal is warranted. The I-15/I-215 interchange improvements referenced in the mitigation measure are now under construction, and will be completed in advance of occupancy of the project. Therefore, the mitigation measure requirement has been met and no traffic signal installation is required.

The Focused Traffic Analysis found that the replacement of 157,000 sq. ft. of shopping center uses with 336 apartments would reduce trip generation from Planning Area 4 by over 73 percent, with reductions evident in both the morning and evening peak hours (Appendix B, Table 2). Therefore, the proposed land use change converting commercial space to residential uses would have a beneficial impact on traffic, and no further analysis of this change is required.

The following mitigation measures are found to not be applicable to the project site:

- Mitigation measure 6-4(a), related to project-specific intersection mitigation, has been analyzed in detail in the Focused Traffic Analysis (Table 8). None of the intersection mitigations are required for implementation by the proposed project. The following table summarizes the results of this analysis.

Mitigation Measure 6-4(a) Intersection*	Project Impact
I-215 Freeway Southbound On/Off Ramps at University Parkway	The project is not anticipated to contribute a measurable amount of vehicle trips to this intersection.

I-15 Freeway Southbound On/Off Ramps at Glen Helen Parkway	Required mitigation is now in progress with construction of I-15/I-215 interchange improvements. No further project-specific mitigation required.
Lytle Creek Road at Sierra Avenue	The project is anticipated to contribute a measurable amount of vehicle trips to this intersection; however, the contribution is found to be less than significant.
I-15 Freeway Southbound On/Off Ramps at Sierra Avenue	The project may contribute vehicle trips to this intersection; however, the contribution is found to be less than significant.
I-15 Freeway Northbound On/Off Ramps at Sierra Avenue	The project potentially is anticipated to contribute vehicle trips to this intersection; however, the contribution is found to be less than significant.
Riverside Avenue at Sierra Avenue	The project is anticipated to contribute a measurable amount of vehicle trips to this intersection; however, the contribution is found to be less than significant.
Riverside Avenue at Linden Avenue	The project is not anticipated to contribute a measurable amount of vehicle trips to this intersection.
Bohnert Avenue at Locust Avenue	The project may contribute vehicle trips to this intersection; however, the contribution is found to be less than significant.
Casmalia Street at Alder Avenue	The project is not anticipated to contribute a measurable amount of vehicle trips to this intersection.
SR-210 Freeway Westbound On/Off Ramps at Alder Avenue	The project is not anticipated to contribute a measurable amount of vehicle trips to this intersection.
Easton Street at Ayala Drive	The project is not anticipated to contribute a measurable amount of vehicle trips to this intersection.
Easton Street at Riverside Avenue	The project is not anticipated to contribute a measurable amount of vehicle trips to this intersection.
Baseline Road at Alder Avenue	The project is not anticipated to contribute a measurable amount of vehicle trips to this intersection.
<i>*Excludes intersections identified in Mitigation Measure 6-4(a) as resulting in no significant impacts under the "Sunnyvale" Analysis.</i>	

- Mitigation measure 6-4(b), related to fair-share contributions for improvements that are not the exclusive responsibility of the Lytle Creek Ranch project, is not applicable to development within Neighborhood I, as the Focused Traffic Analysis determined (p. 8) that the project within this Neighborhood would not significantly impact any intersections not specifically included in the analysis, and concluded that no fair-share contribution is required for intersections not identified in the analysis. It is noted that the project would continue to be subject to the County's traffic impact fee program.
- Mitigation measure 6-5, related to various non-intersection improvements in the vicinity of the LCRSP area, is not applicable to the project as the proposed improvements have either been completed ([1] Lytle Creek Road, [2] Glen Helen Parkway, and [3] Sierra Avenue) or are not in the vicinity of the project site ([4] Riverside Avenue). Improvement [4] Riverside Avenue is located adjacent to the southern boundary of Neighborhood III, and will be improved in conjunction with the buildout of that Neighborhood.
- Mitigation Measure 6-6, related to the payment of fair-share fees to fund roadway improvements, is not applicable to the project as the project is subject to the County's Regional Transportation Mitigation Fee. Payment of this mitigation fee is a standard condition of building permit issuance.

LCRSP EIR mitigation measures 6-1 through 6-4 are applicable to the project site and are included in the Mitigation Table enclosed as Appendix A. Mitigation measures 6-2, 6-3, and 6-4 are revised as follows to acknowledge the project would remain under County jurisdiction:

Mitigation Measure 6-2. Traffic Control Plan. If required by the County of San Bernardino Public Works Department, ~~P~~prior to the issuance of the final grading plan for new major development projects, defined herein as 50 or more new dwelling units and/or 50,000 or greater square feet of new non-residential use, the Applicant shall submit and, when deemed acceptable, the Public Works Department ~~City Engineer~~ shall approve a traffic control plan (TCP), consistent with Caltrans' "Manual of Traffic Controls for Construction and Maintenance Work Zones," or such alternative as may be deemed acceptable by the Public Works Department ~~City Engineer~~, describing the Applicant's efforts to maintain vehicular and non-vehicular access throughout the construction period. If temporary access restrictions are proposed or deemed to be required by the Applicant, the plan shall delineate the period and likely frequency of such restrictions and describe emergency access and safety measures that will be implemented during those closures and/or restrictions.

Mitigation Measure 6-3. Construction Traffic Safety Plan. If required by the County of San Bernardino Public Works Department, ~~P~~prior to the issuance of the final grading permit for new major development projects, the Applicant shall submit and, when deemed acceptable, the County ~~City~~ shall approve a construction traffic mitigation plan (CTMP). The CTMP shall identify the travel and haul routes through residential neighborhoods, if any, to be used by construction vehicles; the points of ingress and egress of construction vehicles; temporary street or lane closures, temporary signage, and temporary striping; the location of materials and equipment staging areas; maintenance plans to remove spilled debris from neighborhood road surfaces; and the hours during which large construction equipment may be brought onto and off the project site. The CTMP shall provide for the scheduling of construction and maintenance-related traffic so that it does not unduly create any safety hazards to children, to pedestrians, and to other parties.

The proposed project includes development of the same form and type and in the same location as that previously analyzed in the GHSP EIR and the LCRSP EIR. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed project from that previously analyzed. The Focused Traffic Analysis examined the project-specific impacts of 418 single-family homes and of the replacement of 150,700 square feet of commercial space with 336 apartments. The mitigation measures noted above will be required to be implemented, as applicable to the proposed project, consistent with the findings of the Focused Traffic Analysis.

The proposed project does not include any component or redesign that could have a significant negative impact on public transit, bicycle, or pedestrian facilities. The GHSP was originally to be developed overwhelmingly with commercial and industrial uses, with only a small residential component of 34 dwelling units. The addition of residential uses, including higher-density multifamily development opportunities, to the GHSP would enhance the viability of public transit and encourage the use of bicycle and pedestrian facilities in the area. As such, the changes in the project would not create new impacts to any modes of transportation including public transit and non-motorized travel and any components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and public transit.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures with regard to transportation and circulation. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is

undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated and no new mitigation measures are required as a result of the proposed project.

4.5 Noise

Prior Analysis: Section 4.5, GHSP EIR
Section 4.8, LCRSP EIR

Applicable Mitigation Measures:

Mitigation measures 4.5-1 through 4.5-4, GHSP EIR
Mitigation measures 8-1, 8-2, 8-4, and 8-5, LCRSP EIR

The GHSP EIR identified potentially significant impacts related to construction noise, noise-producing uses being located near noise-sensitive receptors, and industrial uses exceeding County noise standards. The implementation of GHSP EIR mitigation measures 4.5-1 through 4.5-7 was required to reduce these impacts to below a level of significance. Mitigation measure 4.5-7, related to sound proofing of existing residences when new commercial construction occurs adjacent to them, is no longer applicable as no commercial zoning exists on the project site adjacent to existing residences. The following mitigation measures are replaced by similar, more stringent mitigation measures in the LCRSP EIR:

- Mitigation measure 4.5-5, related to site-specific noise studies, is replaced by LCRSP EIR mitigation measures 8-1 and 8-2, which similarly require noise studies, and include more detailed guidance on required standards related to residential uses similar to the proposed project.
- Mitigation measure 4.5-6, related to setbacks from mobile noise sources, is replaced by LCRSP EIR mitigation measure 8-1, which requires noise barriers along high-noise-generating roadways, and which includes additional guidance on thresholds for analysis and specific methods of mitigation as it relates to residential uses similar to the proposed project.

GHSP EIR mitigation measures 4.5-1 through 4.5-4 are applicable to the project site and are included in the Mitigation Table enclosed as Appendix A.

The LCRSP EIR identified potentially significant impacts related to increased vehicular traffic and exposure of homes to noise levels above noise standards. The implementation of LCRSP EIR mitigation measures 8-1 through 8-6 was required to reduce the severity of these impacts. However, the impact related to increased noise resulting from vehicular traffic was deemed significant and unavoidable despite the implementation of mitigation. Mitigation measure 8-3 is determined to not be applicable to the project site, as it applies only to the Village Center Commercial and General Warehousing Overlay areas, which are not present on the site.

LCRSP EIR mitigation measures 8-1, 8-2, 8-4, and 8-5 are applicable to the project site and are included in the Mitigation Table enclosed as Appendix A. Mitigation measures 8-1 and 8-2 are revised as follows to acknowledge the project would be developed under County jurisdiction:

Mitigation Measure 8-1. Noise barrier shall be constructed along any residential lots and school sites adjacent to the I-15 Freeway, Lytle Creek Road, Glen Helen Parkway, Sierra Avenue, and Riverside Avenue. Depending on the final lot grade elevations relative to the roadway elevations, noise barrier height of ranging between 5-8 feet would reduce the traffic noise to 65 dBA CNEL at outdoor noise sensitive uses, including residential backyards and courtyards and school playgrounds.

A higher noise barrier will likely be required to mitigate I-15 Freeway noise. Overall height of noise barrier can be achieved by solid walls, earthen berms or combination of walls and earthen berms. Final noise barrier height shall be assessed when the final site and grading plans are completed. Prior to the issuance of grading permits for development projects located along I-15 Freeway, Lytle Creek Road, Glen Helen Parkway, Sierra Avenue, and Riverside Avenue, an acoustical analysis shall be prepared by a qualified acoustical consultant and submitted to, and when deemed acceptable, accepted by the County of San Bernardino Land Use Services Department~~City Engineer~~. The report shall determine the need for any noise barriers or other mitigation strategies and, if required, identify noise barrier heights, locations, and configurations capable of achieving compliance with applicable County~~City~~ standards.

Mitigation Measure 8-2. The interior noise environment of residential structures (habitable rooms) and school classrooms shall not exceed 45 dBA CNEL. Prior to the issuance of building permits for those uses, an acoustical analysis shall be prepared by a qualified consultant and submitted to, and when deemed acceptable, accepted by the County of San Bernardino Land Use Services Department~~City Engineer~~ for all new residential and school developments where exterior areas are projected to be 65 dBA CNEL or higher at the project's build-out, documenting that an acceptable interior noise level of 45 dB Ldn (or CNEL) or below will be achieved with the windows and doors closed and identifying any design or development measures that would be required to achieve that standard.

The proposed project includes development of the same form and type and in the same location as that previously analyzed in the GHSP EIR and the LCRSP EIR. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed project from that previously analyzed. There are no changes to the location of residential sensitive receptors that would result in increased noise impacts to future residents, and no new significant sources of noise are proposed beyond those previously analyzed. The mitigation measures noted above will be required to be implemented, as applicable, to the proposed project.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures with regard to noise. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated and no new mitigation measures are required as a result of the proposed project.

4.6 Air Quality and Greenhouse Gas Emissions

Prior Analysis: Section 4.6, GHSP EIR
Section 4.7, LCRSP EIR

Applicable Mitigation Measures:

Mitigation measures 4.6-1 through 4.6-11, GHSP EIR
Mitigation measures 7-1 through 7-10, 7-12, 7-14, and 7-16 through 7-18, LCRSP EIR

The GHSP EIR identified potentially significant impacts related to air pollutant emissions during construction (NO_x, PM₁₀, and ROG) and operations (CO, ROG, and NO_x). The implementation of GHSP EIR mitigation measures 4.6-1 through 4.6-11 was required to reduce the severity of these impacts. However, both construction- and operational-period air pollutant emissions were deemed significant and unavoidable despite the implementation of mitigation. All of the GHSP EIR mitigation measures related to air quality are applicable to the project site and are included in the Mitigation Table enclosed as Appendix A. It is noted that mitigation measures 4.6-5 through 4.6-9 provide recommended guidance for employers. These measures are only applicable to large-scale commercial uses, and are not applicable to residential development.

The LCRSP EIR identified potentially significant impacts related to air pollutant emissions during the construction period (CO, NO_x, PM₁₀, PM_{2.5}, and VOC) and operational period (CO, PM₁₀, PM_{2.5}, NO_x, and VOC), localized cancer risks, and the exceeding of the development assumptions in the Air Quality Management Plan. The LCRSP project was also found to contribute to cumulatively considerable air quality impacts. The implementation of LCRSP EIR mitigation measures 7-1 through 7-11 was required to reduce the severity of these impacts. However, the air pollution impacts were deemed significant and unavoidable despite the implementation of mitigation. The following mitigation measures are found to not be applicable to the project site:

- Mitigation measure 7-11, related to specific planning activities to designate pedestrian and bicycle circulation systems, is no longer required, as the project area is not being built out under the Lytle Creek Ranch Specific Plan.
- Mitigation measure 7-13 is specific to development within Neighborhoods III and IV only, and is therefore not applicable to the project site, which is located in Neighborhood I.
- Mitigation measure 7-14, related to the provision of transit benches at the park-and-ride/park-and-pool facility, is not applicable to Neighborhood I, as this facility is located along Riverside Avenue, outside the boundaries of Neighborhood I.
- Mitigation measure 7-15, related to prohibitions on certain types of industrial facilities, is not applicable to the project site as no industrial zoning is included within Neighborhood I.

LCRSP EIR mitigation measures 7-1 through 7-10, 7-12, and 7-16 through 7-18 are applicable to the project site and are included in the Mitigation Table enclosed as Appendix A. Mitigation measure 7-17 is revised as follows to clarify the location of the affected truck route:

Mitigation Measure 7-17. All dwelling units within 500 feet of the I-15 Freeway right-of-way and within 500 feet of the Cemex USA quarry's and Vulcan Materials Company plant's main truck route and active mining areas ~~at the Cemex USA quarry and Vulcan Materials Company plant~~ shall incorporate an air filtration system designed to have a minimum efficiency reporting value (MERV) of 12 or better as indicated by the American Society of Heating Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2.

The Recirculated Portions of the Draft EIR for the LCRSP EIR determined there would be no significant impact related to greenhouse gas emissions. Subsequent to the certification of the GHSP EIR and LCRSP EIR, the County adopted a document titled *"Greenhouse Gas Emissions, Development Review Processes, County of San Bernardino, California, Updated March 2015."* This document has a menu of performance standards that will be applicable to future residential development in the plan area. The implementation of these performance standards will further reduce the impact of greenhouse gas emissions from the project site.

The proposed project includes development of the same form and type and in the same location as that previously analyzed in the GHSP EIR and the LCRSP EIR. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed project from that previously analyzed. There are

no new point sources of air pollutant emissions; no increase in the number of dwelling units that could result in increased mobile emissions; and no other identified source of increased air pollutant or greenhouse gas emissions, beyond those previously analyzed. The mitigation measures noted above will be required to be implemented, as applicable, to the proposed project.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures with regard to climate and air quality. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated and no new mitigation measures are required as a result of the proposed project.

4.7 Risk of Upset/Public Safety

Prior Analysis: Section 4.7, GHSP EIR
Section 4.11, LCRSP EIR

Applicable Mitigation Measures:

No mitigation measures – GHSP EIR
Mitigation measures 1-4 and 7-12 – LCRSP EIR

The GHSP EIR did not identify any significant impacts related to risk of upset/public safety, including impacts from the use or transport of hazardous materials, wildfire risks, or interference with emergency plans. No mitigation measures were required to reduce environmental impacts; however, the GHSP EIR does contain four measures (4.7-1 through 4.7-4) which describe standard conditions of development that the project will be required to implement, but are not mitigation measures for CEQA compliance purposes.

The LCRSP EIR identified potentially significant impacts related to the routine use of hazardous materials and the potential for failure of an existing natural gas transmission line or liquid petroleum pipeline. The implementation of LCRSP EIR mitigation measures 1-1 through 1-5, 7-12, and 7-13 was required to reduce these impacts to below a level of significance. As detailed in Section 4.3, above, LCRSP EIR mitigation measures 1-1 through 1-3 and 1-5 are not applicable to the project site; as detailed in Section 4.6, mitigation measure 7-13 is also not applicable. Refer to Sections 4.3 and 4.6 for further explanation for the exclusion of these mitigation measures.

LCRSP EIR mitigation measures 1-4 and 7-12 are applicable to the project site and are included in the Mitigation Table enclosed as Appendix A.

The proposed project includes development of the same form and type and in the same location as that previously analyzed in the GHSP EIR and the LCRSP EIR. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed project from that previously analyzed. The impact of residential uses within the project area was fully assessed by the LCRSP EIR. The mitigation measures noted above will be required to be implemented, as applicable, to the proposed project.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures with regard to public safety. Specifically, there have not been: (1)

changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated and no new mitigation measures are required as a result of the proposed project.

4.8 Biological Resources

Prior Analysis: Section 4.8, GHSP EIR
Section 4.5, LCRSP EIR

Applicable Mitigation Measures:

Mitigation measures 4.8-3, 4.8-4, and 4.8-8, GHSP EIR
Mitigation measures 5-3, 5-5, 5-6, and 5-8, LCRSP EIR

The GHSP EIR identified potentially significant impacts related to direct take of threatened or endangered species and impacts to movement of resident or migratory species. The implementation of GHSP EIR mitigation measures 4.8-1 through 4.8-8 was required to reduce these impacts to below a level of significance. The following mitigation measures are found to not be applicable to the project site:

- Mitigation measures 4.8-1 and 4.8-2, related to impacts within Riversidean sage scrub (RSS) habitat, is not applicable to the site as there is no RSS habitat within Neighborhood I (see LCRSP EIR Appendix III-D-B, Figure 4).
- Mitigation measure 4.8-5 and 4.8-6, related to nesting birds, is replaced by the more detailed and project-specific LCRSP EIR mitigation measures 5-5 and 5-6.

GHSP EIR mitigation measures 4.8-3, 4.8-4, 4.8-7, and 4.8-8 are applicable to the project site and are included in the Mitigation Table enclosed as Appendix A.

The LCRSP EIR identified potentially significant impacts related to grading and grubbing activities affecting sensitive plant species and communities, impacts to jurisdictional waters, loss of habitat for sensitive wildlife species, and the introduction of invasive plant species. The implementation of LCRSP EIR mitigation measures 5-1 through 5-10 was required to reduce these impacts to below a level of significance. The following mitigation measures are found to not be applicable to the project site:

- Mitigation measure 5-1, related to impacts within Riversidean alluvial fan sage scrub (RAFSS) habitat, is not applicable as there is no RAFSS habitat within Neighborhood I (see LCRSP EIR Appendix III-D-B, Figure 4).
- Mitigation measure 5-2, related to impacts within southern cottonwood willow riparian (SCWR) habitat, is not applicable as there is no SCWR habitat within Neighborhood I (see LCRSP EIR Appendix III-D-B, Figure 4).
- Mitigation measure 5-4, related to impacts to least Bell's vireo, is not applicable as the LCRSP EIR (Appendix III-D-B, p. ES-6) identified marginally suitable habitat for this species in Neighborhood II only, and no project-related impacts to this species were identified in Neighborhood I (p. 135).
- Mitigation measure 5-7, related to impacts to San Bernardino kangaroo rat (SBKR), is not applicable as there is no currently occupied SBKR habitat within Neighborhood I (see LCRSP EIR Appendix III-D-B, Figure 13).

LCRSP EIR mitigation measures 5-3, 5-5, 5-6 and 5-8 are applicable to the project site and are included in the Mitigation Table enclosed as Appendix A. Mitigation measure 5-3 is revised as follows to acknowledge the project would remain under County jurisdiction:

Mitigation Measure 5-3. Jurisdictional Waters. Prior to the issuance of any grading permits affecting State and/or federal jurisdictional waters, the Applicant shall provide the Director with documentation, as may be deemed acceptable by the Director, demonstrating the Applicant's ability and binding commitment to provide the following compensatory resources: (1) the preservation, restoration, and/or enhancement (individually or in combination) of USACE jurisdictional waters on or off the site (within the watershed) at a ratio of no less than 1:1 (replacement:disturbance); and (2) preservation, restoration, and/or enhancement (individually or in combination) of ~~CDFG~~ CDFW jurisdictional areas on or off the site (within the watershed) at a ratio of no less than 1:1. Temporary impacts to jurisdictional waters may be mitigated through restoring affected areas to pre-project conditions, followed by hydroseeding with native plant species typical of the area.

Prior to issuance of any grading permit for work in jurisdictional waters, as applicable, the Applicant shall provide the County~~City~~ with evidence of the Applicant's receipt of a Section 404 permit issued by the United States Army Corps of Engineers (USACE), a Section 1600 streambed alteration agreement with California Department of Fish and ~~Game~~ Wildlife (or other evidence of compliance with Section 1600 et seq. of the California Fish and Game Code), Section 401 water quality certification issued by the Regional Water Quality Control Board, Santa Ana Region and shall provide the Director with an agency approved habitat mitigation and monitoring plan (HMMP), prepared pursuant to USACE guidelines, if an HMMP is required by a regulatory agency.

The proposed project includes development of the same form and type and in the same location as that previously analyzed in the GHSP EIR and the LCRSP EIR. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed project from that previously analyzed. None of the species identified as requiring mitigation in the GHSP EIR or LCRSP EIR are found to have appropriate habitat within the project site. The project includes an expansion of passive open space in lieu of golf course uses that were previously proposed, which results in a beneficial impact to biological resources as there would be less manmade disturbance to the site and a reduction in the removal of native vegetation. There are no urban land uses proposed outside of areas previously analyzed for such uses. The mitigation measures noted above will be required to be implemented, as applicable, to the proposed project.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures with regard to biological resources. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated and no new mitigation measures are required as a result of the proposed project.

4.9 Cultural Resources

Prior Analysis: Section 4.9, GHSP EIR
Section 4.12, LCRSP EIR

Applicable Mitigation Measures:

Mitigation measures 4.9-4, GHSP EIR

No mitigation measures – LCRSP EIR

The GHSP EIR identified potentially significant impacts related to impacts to various historical and archaeological resources. The implementation of GHSP EIR mitigation measures 4.9-1 through 4.9-5 was required to reduce these impacts to below a level of significance. The following mitigation measures are found to not be applicable to the project site:

- Mitigation measure 4.9-1, requiring archaeological monitoring for development or earth moving activities in the Sycamore Flats area, is no longer required, as further analysis in the LCRSP EIR determined the whole of Neighborhood I to be outside an area of sensitivity for prehistoric cultural resources (see LCRSP EIR Appendix III-M-A, Figure 4). The Phase I Cultural and Paleontological Assessment in the LCRSP EIR recommends limiting monitoring to those areas identified as being sensitive to prehistoric cultural resources.
- Mitigation measure 4.9-2, requiring an assessment of the historic significance of structures over 50 years of age, was met through the completion of the Phase I Cultural and Paleontological Assessment in the LCRSP EIR (Appendix III-M-A), and no further analysis is required for any structures in Neighborhood I.
- Mitigation measure 4.9-3, related to archaeological monitoring for development within Glen Helen Regional Park, is not applicable as the Regional Park is not within the project site.
- Mitigation measure 4.9-5, related to additional cultural resources surveys for areas that were not adequately surveyed in the GHSP EIR, is no longer applicable as surveys of all development areas within Neighborhood I were completed as part of the Phase I Cultural and Paleontological Assessment in the LCRSP EIR (Appendix III-M-A, Figure 6).

GHSP EIR mitigation measure 4.9-4 is applicable to the project site and is included in the Mitigation Table enclosed as Appendix A.

The LCRSP EIR identified potentially significant impacts related to site disturbances affecting cultural and paleontological resources. The implementation of LCRSP EIR mitigation measures 12-1 through 12-4 was required to reduce these impacts to below a level of significance. As described below, none of these mitigation measures are applicable to the project site:

- Mitigation measures 12-1 through 12-3 relate to mitigation for impacts to the Fontana Union Water Company Spreading Ground, and are specific to Neighborhoods II, III, and IV. They do not apply to the project site (Neighborhood I).
- Mitigation measure 12-4, requiring preparation of a paleontological monitoring plan prior to grading in Neighborhood IV, is not applicable to the project site (Neighborhood I).

The proposed project includes development of the same form and type and in the same location as that previously analyzed in the GHSP EIR and the LCRSP EIR. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed project from that previously analyzed. The project includes an expansion of passive open space where golf course uses were previously proposed, which results in a reduced disturbance to native soils and a smaller risk of impacting cultural, archaeological, or paleontological resources. The LCRSP EIR (Appendix III-M-A) identified no cultural, archaeological, or paleontological resources on the project site. There are no urban land uses proposed outside of areas previously analyzed for such uses. The mitigation measures noted above will be required to be implemented, as applicable, to the proposed project.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures with regard to cultural resources. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated and no new mitigation measures are required as a result of the proposed project.

4.10 Visual Resources/Aesthetics

Prior Analysis: Section 4.10, GHSP EIR
Section 4.13, LCRSP EIR

Applicable Mitigation Measures:

Mitigation measures 4.10-1 through 4.10-3, GHSP EIR

Mitigation measures 13-1 through 13-6, LCRSP EIR

The GHSP EIR identified potentially significant impacts related to effects on the visual character of the site and surroundings and on scenic vistas. The implementation of GHSP EIR mitigation measures 4.10-1 through 4.10-3 was required to reduce these impacts to below a level of significance. All of the GHSP EIR mitigation measures related to visual resources are applicable to the project site and are included in the Mitigation Table enclosed as Appendix A.

The LCRSP EIR identified potentially significant impacts related to changes in the visual character of the site. The implementation of LCRSP EIR mitigation measures 13-1 through 13-6 was required to reduce these impacts to below a level of significance. All of the LCRSP EIR mitigation measures related to visual resources are applicable to the project site and are included in the Mitigation Table enclosed as Appendix A. Mitigation measures 13-1 through 13-4 are revised as follows to acknowledge the project would remain under County jurisdiction:

Mitigation Measure 13-1. The project design shall include a detailed “freeway edge treatment” which incorporates both extensive landscaping and a 15-foot wide landscape easement adjacent to the freeway in the developed portions of Neighborhoods I and IV. Although no landscaping is proposed within the Caltrans’ right-of-way, trees and shrubs selected for their height and visual appearance shall be utilized to create a landscaped edge that will serve as a visual screen separating the freeway from on-site land uses, will serve to demarcate the project site, and will frame the development that will occur beyond. A landscape plan shall be submitted to the County of San Bernardino Land Use Services Department ~~City and for~~ approval ~~by the City~~ prior to the recordation of the final “B” level subdivision map.

Mitigation Measure 13-2. Development projects proposed in all neighborhoods shall incorporate landscape buffer areas along those major arterial highways within and abutting those neighborhoods and shall incorporate decorative wall and fence treatments and architectural details designed to enhance the visual appearance of those neighborhoods, allowing for individual identity while including unifying design elements consistent with the development standards and design guidelines set forth in the LCRSP. A landscape plan shall be submitted to the County of San

~~Bernardino Land Use Services Department~~ ~~City for approval and approved by the City~~ prior to the recordation of each final "B" level subdivision map within all neighborhoods.

Mitigation Measure 13-3. Where feasible, because of projected long-term water demands, landscape vegetation shall be comprised of drought tolerant and low-water consuming species that provide color and a visual softening to the hardscape structures that comprise the built environment. The landscape plan shall include a mix of such species and shall be approved by the ~~County~~ City prior to recordation of the final "B" level subdivision map.

Mitigation Measure 13-4. Areas that have been mass graded to accommodate later development upon which no project is immediately imminent shall be hydro-seeded or otherwise landscaped with a plant palette incorporating native vegetation and shall be routinely watered to retain a landscape cover thereupon pending the area's subsequent development. The landscape plan shall include a mix of such species appropriate for hydro-seeding and shall be approved by the County of San Bernardino Land Use Services and Fire Departments ~~City and appropriate fire departments (City and/or County)~~ prior to the issuance of grading permits.

The proposed project includes development of the same form and type and in the same location as that previously analyzed in the GHSP EIR and the LCRSP EIR. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed project from that previously analyzed. Residential development of the same scale and intensity within the project area was fully assessed by the LCRSP EIR. The mitigation measures noted above will be required to be implemented, as applicable, to the proposed project.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures with regard to aesthetics. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated and no new mitigation measures are required as a result of the proposed project.

4.11 Public Services and Utilities

Prior Analysis: Section 4.11, GHSP EIR
Section 4.9 & 4.10, LCRSP EIR

Applicable Mitigation Measures:

Mitigation measures 4.11-1 through 4.11-3, GHSP EIR

Mitigation measures 1-9 and as revised herein 9-6, 9-8, and 10-1 through 10-4, LCRSP EIR

The GHSP EIR identified potentially significant impacts related to fire protection. The implementation of GHSP EIR mitigation measures 4.11-1 through 4.11-3 was required to reduce these impacts to below a level of significance. No mitigation measures were required to reduce environmental impacts related to solid waste disposal; however, the GHSP EIR does contain four measures (4.11-4 through 4.11-7) related to solid waste which describe standard conditions of development that the project will be required to implement, but are not mitigation measures for CEQA compliance purposes. All of the GHSP EIR mitigation measures related

to public services and utilities are applicable to the project site and are included in the Mitigation Table enclosed as Appendix A.

The LCRSP EIR identified potentially significant impacts related to police and fire protection, schools, public recreational facilities, water supply, and wastewater disposal. The implementation of LCRSP EIR mitigation measures 1-9, 9-1 through 9-10 (including revised mitigation measures 9-4 and 9-5 in the Recirculated Portions of the Draft EIR), and 10-1 through 10-4 was required to reduce these impacts to below a level of significance. The following mitigation measures are found to be not applicable to the project site:

- Mitigation measures 9-1 through 9-3, related to payment of police protection fees and plan review by the Rialto Police Department, are not applicable, as the project is no longer planned to be annexed to the City of Rialto, and will continue to be serviced by the San Bernardino County Sheriff's Department. Although there are currently none imposed by the County, the project may be subject to sheriff's department impact fees if the County chooses to adopt such a fee prior to development at the site. The County has determined that the project could be served by the current staffing without requiring new facilities or resulting in reduced service times for existing residents and businesses. The project would also be subject to the County's standard provisions for sheriff's department review of plans, as applicable, during the building permit issuance process.
- Mitigation measures 9-4 and 9-5, related to payment of fire protection fees and plan review by the Rialto Fire Department, are not applicable, as the project is no longer planned to be annexed by the City of Rialto, and will continue to be serviced by the San Bernardino County Fire Department. Although there are currently none imposed by the County, the project may be subject to fire department impact fees if the County chooses to adopt such a fee prior to development at the site. The County has determined that the project could be served by the current staffing without requiring new facilities or resulting in reduced service times for existing residents and businesses. The project would also be subject to the County's standard provisions for fire department review of plans, as applicable, during the building permit issuance process.
- Mitigation measure 9-7, related to City approval of school sites, is not applicable, as the project is no longer planned to be annexed by the City of Rialto. School sites will be identified on tentative tract maps, which will be subject to review and approval by the County of San Bernardino.
- Mitigation measures 9-9 and 9-10, related to payment of Quimby Act fees to the City of Rialto, are not applicable, as the project is no longer planned to be annexed by the City of Rialto and will remain under the County's jurisdiction. Although there are currently none imposed by the County, the project may be subject to Quimby Act fees if the County chooses to adopt such a fee prior to approval of the Final Map for the site. Parks are planned within the project which will serve the future residents and reduce potential deterioration of existing parks to a less than significant level.

Mitigation measures 9-6, 9-8, and 10-1 through 10-4 are revised as follows acknowledge project review and approval by the County of San Bernardino rather than the City of Rialto:

- **Mitigation Measure 9-6.** Schools. Prior to the issuance of any building permits for residential and/or non-residential uses ~~within the boundaries of the Rialto Unified School District (RUSD), the Fontana Unified School District (FUSD), and/or the San Bernardino City Unified School District (SBCUSD),~~ the Applicant shall present the ~~County~~City with a certificate of compliance or other documentation acceptable to the ~~County~~City demonstrating that the Applicant has complied with applicable school board resolutions governing the payment of school impact fees and/or has entered into an Assembly Bill 2926-authorized school facilities funding mitigation agreement with the applicable school district(s) is exempt from the payment of school impact fee exactions.
- **Mitigation Measure 9-8.** Parks and Recreation. Prior to the recordation of any "B" level subdivision map (excluding any "A" level subdivision map for financing purposes only) affecting lands upon

which a regional trail segment has been identified in the “County of San Bernardino General Plan” (e.g., “Open Space – A Plan for Open Space and Trails for the County of San Bernardino”), the Applicant shall submit and, when acceptable, the CountyCity shall approve a “regional trail component plan” addressing the Applicant’s plans to implement any on-site segments of those identified trails, including preservation of rights-of-way, recordation of easements, and applicable design and development standards governing the construction, operation, and maintenance of those trail segments, if any.

- **Mitigation Measure 10-1.** Water Supply. Prior to the issuance of any grading permits, the San Bernardino County~~Rialto~~ Fire Department shall review and, when deemed acceptable, approve final water improvement plans including, but not limited to, the location, sizing, design, and capacity of any proposed water storage tanks, water mains, and fire hydrants to ensure the sufficiency of fire storage and delivery capacity and compliance with applicable CountyCity requirements.
- **Mitigation Measure 10-2.** Water Supply. Prior to the issuance of ~~grading~~ building permits for structures intended for human occupancy, fire hydrants shall be installed in compliance with applicable code requirements (e.g., Section 10.301 of the Uniform Fire Code) or, if fire flow requirements cannot be fully satisfied from existing on-site fire hydrants and mains, alternative fire flow delivery measures acceptable to the ~~Chief Officer of the San Bernardino County Fire Department (Fire Chief) serving the jurisdiction~~ shall be formulated and ~~make~~ made conditions of grading permit approval. Prior to permit issuance, a letter of compliance or similar documentation shall be submitted to the County of San Bernardino Land Use Services Department~~City Engineer~~ by the Fire Chief or designee.
- **Mitigation Measure 10-3.** Water Supply. Prior to the issuance of any building permits, the Applicant shall deliver to the CountyCity a will-serve letter or similar documentation from the project’s water purveyor, as may be acceptable to the Land Use Services Department~~City Engineer~~, documenting the availability and sufficiency of water supplies to serve the proposed development.
- **Mitigation Measure 10-4.** Wastewater. Prior to the issuance of building permits for any use that generates additional sewer flows, the Land Use Services Department~~City Engineer~~ shall verify that adequate sewer capacity is in place to accommodate that development. This measure neither obligates the CountyCity to fund nor stipulates a performance schedule whereby any publicly funded improvements to the CountyCity’s sewer collection and treatment system shall be implemented.

LCRSP EIR mitigation measures 1-9 and, as revised above, 9-6, 9-8, and 10-1 through 10-4, are applicable to the project site and are included in the Mitigation Table enclosed as Appendix A.

The proposed project includes development of the same form and type and in the same location as that previously analyzed in the GHSP EIR and the LCRSP EIR. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed project from that previously analyzed. The public services and utilities impacts of an additional 812 units were analyzed in the LCRSP EIR, exceeding the proposed project’s 754 units; in addition, no expansion of urban land uses beyond the previously analyzed area is proposed. The mitigation measures noted above will be required to be implemented, as applicable, to the proposed project.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures with regard to public services and utilities. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR’s due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR’s due to the involvement of new significant

environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated and no new mitigation measures are required as a result of the proposed project.

4.12 Population, Housing and Employment

Prior Analysis: Section 4.12, GHSP EIR
Section 4.2, LCRSP EIR

Applicable Mitigation Measures:

No mitigation measures – GHSP EIR
No mitigation measures – LCRSP EIR

Neither the GHSP EIR nor the LCRSP EIR identified any significant impacts related to population, housing, or employment. No mitigation measures were required.

The proposed project includes development of the same form and type and in the same location as that previously analyzed in the GHSP EIR and the LCRSP EIR. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed project from that previously analyzed. The amount of new housing proposed in the project area is identical to that which was previously analyzed in the LCRSP EIR, and there would be no increase in population, housing, or employment impacts beyond those identified in that EIR. The mitigation measures noted above will be required to be implemented, as applicable, to the proposed project.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures with regard to population, housing, and employment. Specifically, there have not been: (1) changes to the project that require major revisions of either of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; (2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous EIR's due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or (3) the availability of new information of substantial importance relating to significant effect or mitigation measures or alternatives that was not known and could not have been known when the EIR's were certified as complete. No new significant adverse impacts are identified or anticipated and no new mitigation measures are required as a result of the proposed project.

	Appendix A Mitigation Measures Applicable to Glen Helen Specific Plan Amendment Area (Sycamore Flats)
Measure No.	GEOLOGY AND SOILS <i>GHSP EIR Section 4.1</i> <i>LCRSP EIR Section 4.3</i>
4.1-1	GHSP Mitigation Measures: Development of all structures used for human occupancy, other than single family wood frame structures, shall take place fifty (50) feet or further from any active earthquake fault traces, as documented in the 3 rd Party Fault Hazard Report Approval, Lilburn Corporation, October 29, 2014, and the Response to "3 rd Party Fault Hazard Report Review," Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County, GeoSoils, Inc., September 30, 2014.
4.1-2	A 150-foot setback shall be maintained for an inferred fault area, as documented in the 3 rd Party Fault Hazard Report Approval, Lilburn Corporation, October 29, 2014, and the Response to "3 rd Party Fault Hazard Report Review," Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County, GeoSoils, Inc., September 30, 2014. Critical or high occupancy structures and facilities shall not be located in Special Studies Zones unless there is no feasible alternative, as determined by County staff review, in which case these facilities shall maintain a 150-foot setback from an identified fault (20 feet if the fault is inferred). Where site-specific earthquake fault zone mapping has been prepared, the site-specific mapping shall be used in lieu of earlier Special Studies Zones/Earthquake Fault Zones mapping prepared by the California Geological Survey.
4.1-5	Utility lines and setbacks shall not be placed within the construction setback area of a hazardous fault except for crossing, which can be perpendicular to the fault trace or as recommended by the project geologist and approved by a reviewing authority.
4.1-6	The following conditions may apply to areas subject to periodic landslides, subsidence, and soil liquefaction: (1) Siting: All facilities and streets should be sited so as to minimize the erosion potential; (2) Vegetation: natural vegetation shall be retained and protected where possible. Any additional landscaping shall be compatible with local environment and capable of surviving with minimum maintenance and supplemental water; (3) Exposure of Bare Land: When land is exposed during development, only the smallest practicable land portion, as an increment of a development project, shall be exposed at any one time — the duration of time that the exposure remains unprotected shall be the practical time period and such exposure shall be protected with temporary vegetation or mulching where practical; (4) Run-off: Development shall be designed to minimize water run-off. Provisions should be made to effectively accommodate any increase run-off; (5) Special Measures: Measures shall be taken to offset the possible affects of landslides. A detailed geologic report identifying these measures shall be required prior to the issuance of building permits and; (6) all proposed facilities located within a liquefaction and landslide hazard area shall be constructed in a manner to minimize or eliminate subsidence damage.
4.1-8	A stability analysis is required in the Landslide Hazard areas designated: "Generally Susceptible" and "Mostly Susceptible" on the Hazards Overlay Maps, and where required by the County geologist.
4.1-9	Restrict avoidable alteration of the land which is likely to increase the hazards within areas of demonstrated potential landslide hazard, including concentrations of water through drainage or septic systems, removal of vegetative cover, steepening of slopes, and undercutting the base of the slope.
4.1-10	Foundation and earthwork is to be supervised and certified by a geotechnical engineer and where deemed necessary, an engineering geologist, in projects where evaluations indicate that state-of-the-art measures can correct instability.

	<p style="text-align: center;">Appendix A</p> <p style="text-align: center;">Mitigation Measures Applicable to Glen Helen Specific Plan Amendment Area (Sycamore Flats)</p>
3-1	<p>LCRSP Mitigation Measures:</p> <p>All development activities conducted on the Project site shall be consistent with the following:</p> <p>(1) The recommendations contained in the following studies: “EIR Level Geotechnical Review, Lytle Creek Ranch Land Use Plan, City of Rialto, San Bernardino County, California” (GeoSoils, Inc., May 22, 2008), “Updated Geological and Geotechnical EIR Level Review of Documents Pertaining to the Lytle Creek Ranch Land Use Plan, City of Rialto, County of San Bernardino, California” (Pacific Soils Engineering, Inc., September 3, 2008), “Preliminary Geotechnical Investigation, Tentative Tract Map No. 18805, Lytle Creek Neighborhood 1, Sycamore Flat Area, San Bernardino County, CA” (GeoSoils, Inc., December 17, 2012), and “Response to 3rd Party Fault Hazard Report Review, Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County” (GeoSoils, Inc., September 30, 2014) including but not limited to measures such as those listed below, provided the recommendations meet the conditions specified in Subsection (3) of this Mitigation Measure.</p> <ul style="list-style-type: none"> – Use of engineered foundation design and/or ground-improvement techniques in areas subject to liquefaction-induced settlement; – Use of subdrains in canyon areas or within fill lots underlain by bedrock; – Use of buttress or stabilization fills with appropriate factors-of-safety (including placing compacted non-structural fill against existing slopes subject to erosion/failure); – Engineering design incorporating post-tension/structural slabs, mat, or deep foundations; or <p>(2) Alternative recommendations based on the findings of a site-specific, design-level geologic and geotechnical investigation(s) and approved by the Land Use Services Department, including but not limited to the use of proven methods generally accepted by registered engineers to reduce the risk of seismic hazards to a less than significant level, provided such recommendations meet the conditions specified in Subsection (3) of this Mitigation Measure.</p> <p>(3) All recommendations shall comply with or exceed applicable provisions and standards set forth in or established by:</p> <ul style="list-style-type: none"> (a) California Geological Survey’s “Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication No. 117” (Special Publication 117); (b) The version of the California Building Code (CBC), as adopted and amended by the County of San Bernardino, in effect at the time of approval of the investigation(s) by the Land Use Services Department; (c) Relevant State and County laws, ordinances and Code requirements; and (d) Current standards of practice designed to minimize potential geologic and geotechnical impacts.
3-2	<p>Prior to the approval of a tentative “B” level subdivision map for residential or commercial development proposed as part of the Project (excluding any “A” level subdivision map for financing purposes only), the Project Applicant shall:</p> <p>(6) Submit to the County of San Bernardino Land Use Services Department a site-specific, design-level geotechnical and geologic investigation(s) prepared for the Project by a registered geotechnical engineer. The investigation(s) shall comply with all applicable State and County Code requirements and:</p> <ul style="list-style-type: none"> (d) Document the feasibility of each proposed structure and its associated use based on an evaluation of the relevant geotechnical, geologic, and seismic conditions present at each structure’s location using accepted methodologies. Included

	<p style="text-align: center;">Appendix A</p> <p style="text-align: center;">Mitigation Measures Applicable to Glen Helen Specific Plan Amendment Area (Sycamore Flats)</p>
	<p>in this documentation shall be verification of soil conditions (including identification of organic and oversized materials) and a specific evaluation of collapsible and expansive soils;</p> <p>(e) Determine structural design requirements prescribed by the version of the CBC, as adopted and amended by the County of San Bernardino, in effect at the time of approval of the investigation(s) by the Land Use Services Department, to ensure the structural integrity of all proposed development; and</p> <p>(f) In addition to the recommendations included in Subsections (1) and (2) of Mitigation Measure 3-1, include site-specific conditions, recommendations and/or measures designed to minimize risks associated with surface rupture, ground shaking, soil stability (including collapsible and expansive soils), liquefaction and other seismic hazards, provided such conditions, recommendations and/or measures meet the conditions set forth in subsection (3) of Mitigation Measure 3-1. Such measures shall specify liquefaction measures such as deep foundations extending below the liquefiable layers, soil cover sufficiently thick over liquefaction soil to bridge liquefaction zones, dynamic compaction, compaction grouting, and jet grouting. In accordance with Special Publication No. 117, other measures may include edge containment structures (e.g., berms, retaining structures, and compacted soil zones), removal or treatment of liquefiable soils, reinforced shallow foundations, and other structural design techniques that can withstand predicted displacements.</p> <p>(7) Unless otherwise modified, all conditions, recommendations and/or mitigation measures contained within the geotechnical and geologic investigation(s), including the imposition of specified setback requirements for proposed development activities within Alquist-Priolo Earthquake Fault Zones, shall become conditions of approval for the requested development. Where site-specific earthquake fault zone mapping has been prepared, the site-specific mapping shall be used in lieu of earlier Special Studies Zones/Earthquake Fault Zones mapping prepared by the California Geological Survey. Site-specific earthquake fault zone mapping is documented in the 3rd Party Fault Hazard Report Approval, Lilburn Corporation, October 29, 2014, and the Response to "3rd Party Fault Hazard Report Review," Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County, GeoSoils, Inc., September 30, 2014.</p> <p>(8) The Project structural engineer shall: review the geotechnical and geologic investigation(s); provide any additional conditions, recommendations and/or mitigation measures necessary to meet CBC requirements; incorporate all conditions, recommendations and/or mitigation measures from the investigation(s) in the structural design plans; and ensure that all structural plans for the Project meet the requirements of the version of the CBC, as adopted and amended by the County of San Bernardino, in effect at the time of approval of the investigation(s) by the Land Use Services Department. This requirement may be deferred to prior to building permit issuance if specific building plans are not prepared prior to approval of a tentative "B" level subdivision map.</p> <p>(9) The Land Use Services Department shall: review the geotechnical and geologic investigation(s); approve the final report; and require compliance with all conditions, recommendations and/or mitigation measures set forth in the investigation(s) in the plans submitted for grading, foundation, structural, infrastructure and all other relevant construction permits.</p>

	<p style="text-align: center;">Appendix A</p> <p style="text-align: center;">Mitigation Measures Applicable to Glen Helen Specific Plan Amendment Area (Sycamore Flats)</p>
	The Land Use Services Department shall: review all Project plans for grading, foundation, structural, infrastructure and all other relevant construction permits to ensure compliance with the applicable geotechnical and geologic investigation(s) and other applicable Code requirements.
3-3	In recognition of the potential lateral forces exerted by predicted seismic activities, habitable structures that may be located on the Project site and which are located within the defined Alquist-Priolo Fault-Rupture Hazard Zones shall not be over two stories in height. Habitable structures of greater height within defined Alquist-Priolo Fault-Rupture Hazard Zones may only be permitted following the submittal of a subsequent site-specific, design-level geologic and geotechnical investigation(s) and its approval by the Land Use Services Department and, at a minimum, the imposition of both the recommendations contained therein and such additional conditions as may be imposed by the Land Use Services Department, including but not limited to the use of proven methods generally accepted by registered engineers to reduce the risk of seismic hazards to a less than significant level, provided such recommendations meet the conditions specified in Mitigation Measure 3-1, Subsection (3). Site-specific earthquake fault zone mapping is documented in the 3 rd Party Fault Hazard Report Approval, Lilburn Corporation, October 29, 2014, and the Response to “3 rd Party Fault Hazard Report Review,” Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County, GeoSoils, Inc., September 30, 2014.
3-4	At a minimum, pending the development of seismic hazard zone maps encompassing the project site by the State Geologist under the Seismic Hazard Mapping Act (Sections 2690-2698.6, Public Resources Code), or other site-specific earthquake fault zone mapping by qualified professionals, prospective purchasers of real property within the LCRSP shall be provided a copy of San Bernardino County General Plan – Hazard Overlay Map or similar information disclosing the potential presence of seismic hazards, including liquefaction susceptibility and earthquake-induced landslide susceptibility. This condition does not replace, negate, or otherwise alter any existing obligations between sellers, their agencies, and prospective purchases as may be established by the California Department of Real Estate or under State law. Site-specific earthquake fault zone mapping is documented in the 3 rd Party Fault Hazard Report Approval, Lilburn Corporation, October 29, 2014, and the Response to “3 rd Party Fault Hazard Report Review,” Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County, GeoSoils, Inc., September 30, 2014.
	<p>WATER RESOURCES</p> <p><i>GHSP EIR Section 4.2</i></p> <p><i>LCRSP EIR Section 4.4</i></p>
4.2-1	<p>GHSP Mitigation Measures:</p> <p>All development shall comply with the National Pollution Discharge Elimination System (NPDES) regulations. Prior to the issuance of a grading permit, applicants shall demonstrate compliance with NPDES Storm Water Permit requirements to the satisfaction of the County of San Bernardino. Applicable Best Management Practice (BMP) provisions shall be incorporated into the NPDES permit.</p>
4.2-2	Individual projects within the specific plan area shall be reviewed by the San Bernardino Flood Control Division for the inclusion of appropriate structural and nonstructural BMPs to control storm water discharges and protect water quality.
4-1	<p>LCRSP Mitigation Measures:</p> <p>As determined necessary by the County of San Bernardino Land Use Services Department prior to the approval of any subdivision map (except for an “A” level map for financing purposes only) in which dry extended detention basins or wet ponds are located, the</p>

	<p style="text-align: center;">Appendix A</p> <p style="text-align: center;">Mitigation Measures Applicable to Glen Helen Specific Plan Amendment Area (Sycamore Flats)</p>
	Applicant shall prepare and, when acceptable, the Land Use Services Department shall accept an inspection plan for each of the basins demonstrating that routine inspections for possible vector harborage will be performed monthly within 72 hours after a storm event or under such alternative inspection schedule as may be determined by the Land Use Services Department.
4-2	Source Control BMPs. The following source control BMPs, or such other comparable measures as may be established by the County of San Bernardino Land Use Services Department, shall be adopted as a condition of approval for subsequent tract maps approved by the County within the project boundaries. (1) The master homeowners' association (HOA) and/or property owners' association (POA) will be given a copy of the SWQMP. Annually, the representatives of the HOA/POA, their employees, landscapers, property managers, and other parties responsible for proper functioning of the BMPs shall receive verbal and written training regarding the function and maintenance of the project's BMPs. The homeowners will be provided annual notices of water quality issues through an association-published newsletter. (2) Vegetated buffer strips shall be properly maintained with vegetation but not overly fertilized. (3) Resident education and participation will be implemented to manage pollutants that contribute to biological oxygen demand. For example, residents shall be encouraged to keep pets on leashes and to remove feces in order to limit organic material in storm water runoff. Residents shall be further encouraged to irrigate their properties at certain times of the day in order to limit nuisance flow runoff carrying pesticides and other organic material. (4) Vehicle leak and spill control shall be implemented by educating and requiring vehicle and equipment maintenance, proper vehicle and maintenance fueling, and education of how to handle accidental spills. Stringent fines shall be applied to those who violate these requirements and participate in illegal dumping of hazardous material. Street and storm drain maintenance controls shall be put in place with signs posted prohibiting illegal dumping into street and storm drains. (5) Residents will be advised of the location of household hazardous waste collection facilities in the vicinity of the project site, including information on the proper disposal of fertilizers, pesticides, cleaning solutions, paint products, automotive products, and swimming pool chemicals. Proper material storage control by residents shall be encouraged to keep materials from causing groundwater contamination, soil contamination, and storm water contamination. The nearest household hazardous waste collection facility is the City of Rialto Household Hazardous Waste Collection Facility at 246 S. Willow Avenue, Rialto.
4-3	Water Quality Monitoring. Prior to the issuance of any grading permits, the Applicant shall submit, and when acceptable, the County of San Bernardino Land Use Services Department shall approve, a Water Quality Management Plan for long-term water monitoring program designed to ensure that the project's proposed BMPs meet or exceed applicable water quality standards established by the California Regional Water Quality Control Board, Santa Ana Region (SARWQCB) and contained in the then current NPDES Permit. In accordance with that program, the Applicant shall implement all required BMPs, which may include site design, hydromodification, structural source control, and non-structural source control measures, to ensure the NPDES Permit requirements related to water quality are met. BMPs would be in place for the life of the project, and would be subject to the Operations & Maintenance protocols of the WQMP.

	Appendix A Mitigation Measures Applicable to Glen Helen Specific Plan Amendment Area (Sycamore Flats)
	LAND USE <i>GHSP EIR Section 4.3</i> <i>LCRSP EIR Section 4.1</i>
	GHSP Mitigation Measures: <i>No applicable GHSP mitigation measures.</i>
1-4	LCRSP Mitigation Measures: <p>With the exception of open space, prior to approving any land use within an area designated as a “high consequence area” pursuant to Title 49, Part 92, Subpart O of the Code of Federal Regulations (CFR) for covered pipeline segments (as defined in 49 CFR 192.903), if any, of the Calnev Interstate Pipeline and Southern California Gas Company’s natural gas transmission pipelines located within the project boundaries, the Applicant shall provide to the County if available a copy of the pipeline integrity management plan, as prepared by the pipeline operator pursuant to 49 CFR 192.907. The submittal of the pipeline integrity management plan is intended for the purpose of public disclosure and informed decision making and is not determinant of any project-level entitlements with regards to those properties subject thereto.</p>
1-7	<p>In order to avoid potential conflicts with the United States Forest Service’s resource management plans, prior to the approval of any tentative tract map on lands abutting the National Forest, the Applicant shall prepare a landline survey delineating the project’s boundaries relative to boundaries of the San Bernardino National Forest. The Applicant shall avoid disturbance to all public land survey monuments, private property corners, and forest boundary markers. In the event that any such land markers or monuments on National Forest System lands are destroyed by an act or omission of the Applicant, depending on the type of monument destroyed, the Applicant shall reestablish or reference same in accordance with: (1) the procedures outlined in the “Manual of Instructions for the Survey of the Public Land of the United States”; or (2) the specifications of the County Surveyor; or (3) the specifications of the Forest Service. Further, the Applicant shall ensure that any such official survey records affected are amended, as provided by law.</p>
1-8	<p>With the exception of Planning Area 15 which is subject to a 24-foot building setback requirements, unless otherwise approved by the responsible fire authority or a lesser setback is approved by the Director upon receipt of a use-specific application, design and development plans shall include a minimum 25-foot building setback from adjoining National Forest System lands. Landscape plans for the setback area shall, to the extent feasible, utilize plant materials indigenous to the San Bernardino National Forest.</p>
1-9	<p>Prior to the approval of any tentative “B” level tentative subdivision map (excluding any “A” level subdivision map for financing purposes only), the Applicant shall submit documentation, acceptable to the Land Use Services Department, demonstrating the availability of potable water supplies, the sufficiency of fire flow, and the capacity of wastewater conveyance and treatment systems to the area of and adequate to support the level of development that would be authorized within the tract map area and/or the Applicant’s plans and performance schedule for the delivery, to the tract map area, of those requisite services and systems.</p>
	TRANSPORTATION AND CIRCULATION <i>GHSP EIR Section 4.4</i> <i>LCRSP EIR Section 4.6</i>
4.4-4	GHSP Mitigation Measures: <p>Specific projects and development applications within the C/TS or C/DE designations of the Glen Helen Specific Plan area shall include traffic studies that focus on the impacts to the local circulation system, access requirements, special event traffic management, if</p>

	Appendix A Mitigation Measures Applicable to Glen Helen Specific Plan Amendment Area (Sycamore Flats)
	applicable, and the effects of pass-by-traffic on local intersections, as the traffic exits and enters the freeways.
6-1	LCRSP Mitigation Measures: As a condition to the issuance of final grading permits, the Applicant shall be responsible for the repair of any damage to roads resulting from the delivery of heavy equipment and building materials and the import and export of soil and other materials to and from the project site. Any resulting roadway repairs shall be to the satisfaction of the City, if within the City, or the County, if located in an unincorporated County area.
6-2	Traffic Control Plan. If required by the County of San Bernardino Land Use Services Department, prior to the issuance of the final grading plan for new major development projects, defined herein as 50 or more new dwelling units and/or 50,000 or greater square feet of new non-residential use, the Applicant shall submit and, when deemed acceptable, the Land Use Services Department shall approve a traffic control plan (TCP), consistent with Caltrans' "Manual of Traffic Controls for Construction and Maintenance Work Zones," or such alternative as may be deemed acceptable by the Land Use Services Department, describing the Applicant's efforts to maintain vehicular and non-vehicular access throughout the construction period. If temporary access restrictions are proposed or deemed to be required by the Applicant, the plan shall delineate the period and likely frequency of such restrictions and describe emergency access and safety measures that will be implemented during those closures and/or restrictions.
6-3	Construction Traffic Safety Plan. If required by the County of San Bernardino Land Use Services Department, prior to the issuance of the final grading permit for new major development projects, the Applicant shall submit and, when deemed acceptable, the County shall approve a construction traffic mitigation plan (CTMP). The CTMP shall identify the travel and haul routes through residential neighborhoods, if any, to be used by construction vehicles; the points of ingress and egress of construction vehicles; temporary street or lane closures, temporary signage, and temporary striping; the location of materials and equipment staging areas; maintenance plans to remove spilled debris from neighborhood road surfaces; and the hours during which large construction equipment may be brought onto and off the project site. The CTMP shall provide for the scheduling of construction and maintenance-related traffic so that it does not unduly create any safety hazards to children, to pedestrians, and to other parties.
	NOISE <i>GHSP EIR Section 4.5</i> <i>LCRSP EIR Section 4.8</i>
4.5-1	GHSP Mitigation Measures: County Performance Standards Section 87.0905(e) exempts, "Temporary construction, repair, or demolition activities between 7:00 a.m. and 7:00 p.m. except Sundays and Federal holidays." Construction, which will be subject to distance requirements outlined in Table 4.5-7 of this document, shall be subject to these limitations.
4.5-2	Haul truck deliveries shall be subject to the same hours specified for construction equipment (see above). Additionally, any construction projects where heavy trucks would exceed 100 daily trips shall be required to have a noise mitigation plan. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.
4.5-3	Prior to the issuance of any grading permits, the County shall condition subdivision approval of any project adjacent to any developed/occupied noise sensitive land uses by requiring the developer to submit a construction related noise mitigation plan for the County's review and approval.

	Appendix A Mitigation Measures Applicable to Glen Helen Specific Plan Amendment Area (Sycamore Flats)
4.5-4	No industrial facilities shall be constructed within 500 feet of any commercial land uses or within 2,800 feet of any residential land use designation without the preparation of a dedicated noise analysis.
8-1	LCRSP Mitigation Measures: Noise barrier shall be constructed along any residential lots and school sites adjacent to the I-15 Freeway, Lytle Creek Road, Glen Helen Parkway, Sierra Avenue, and Riverside Avenue. Depending on the final lot grade elevations relative to the roadway elevations, noise barrier height of ranging between 5-8 feet would reduce the traffic noise to 65 dBA CNEL at outdoor noise sensitive uses, including residential backyards and courtyards and school playgrounds. A higher noise barrier will likely be required to mitigate I-15 Freeway noise. Overall height of noise barrier can be achieved by solid walls, earthen berms or combination of walls and earthen berms. Final noise barrier height shall be assessed when the final site and grading plans are completed. Prior to the issuance of grading permits for development projects located along I-15 Freeway, Lytle Creek Road, Glen Helen Parkway, Sierra Avenue, and Riverside Avenue, an acoustical analysis shall be prepared by a qualified acoustical consultant and submitted to, and when deemed acceptable, accepted by the County of San Bernardino Land Use Services Department. The report shall determine the need for any noise barriers or other mitigation strategies and, if required, identify noise barrier heights, locations, and configurations capable of achieving compliance with applicable County standards.
8-2	The interior noise environment of residential structures (habitable rooms) and school classrooms shall not exceed 45 dBA CNEL. Prior to the issuance of building permits for those uses, an acoustical analysis shall be prepared by a qualified consultant and submitted to, and when deemed acceptable, accepted by the County of San Bernardino Land Use Services Department for all new residential and school developments where exterior areas are projected to be 65 dBA CNEL or higher at the project's build-out, documenting that an acceptable interior noise level of 45 dB Ldn (or CNEL) or below will be achieved with the windows and doors closed and identifying any design or development measures that would be required to achieve that standard.
8-4	To the extent feasible, schools and parks shall be designed to: (1) locate and orient vehicle access points, including pick-up and drop-off areas, away from noise sensitive uses; (2) locate loading and shipping facilities away from adjacent noise sensitive uses; (3) minimize the use of outdoor speakers and amplifiers oriented toward adjacent sensitive receptors; and (4) incorporate fences, walls, landscaping, and other noise buffers and barriers between the proposed use and other abutting noise sensitive uses.
8-5	Since the upper levels of residential units located adjacent to I-15 Freeway could be exposed to noise levels in excess of City standard, design plans for residential projects adjacent to the I-15 Freeway shall either exclude balconies facing the I-15 Freeway or incorporate noise barriers in the design of those balconies, such as transparent plexiglass, which would reduce freeway noise at those balconies to 65 dBA CNEL.
	AIR QUALITY AND GREENHOUSE GAS EMISSIONS <i>GHSP EIR Section 4.6</i> <i>LCRSP EIR Section 4.7</i>
	GHSP Mitigation Measures:
4.6-1	Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.
4.6-2	Provide dedicated turn lanes as appropriate and provide roadway improvements at heavily congested roadways.
4.6-3	Install energy-efficient lighting.
4.6-4	Landscape with native or drought-resistant species to reduce water consumption and to provide passive solar benefits.

	Appendix A Mitigation Measures Applicable to Glen Helen Specific Plan Amendment Area (Sycamore Flats)
4.6-5	Employers should provide local shuttle and transit shelters, and ride matching services.
4.6-6	Employers should provide bicycle lanes, storage areas, and amenities, and ensure efficient parking management.
4.6-7	Employers should provide variable work hours and telecommuting to employees to comply with AQMP Advanced Transportation Technology ATT-01 and ATT-02 measures.
4.6-8	Employers should develop a trip reduction plan to comply with SCAQMD rule 2202.
4.6-9	Employers should provide ride matching, guaranteed ride home, or car/van pool to employees, as a part of the TDM program and to comply with the AQMP Transportation Improvements TCM-01 measure.
4.6-10	Synchronize traffic signals. The areas where this measure would be applicable are roadway intersections within the Specific-Plan area.
4.6-11	Encourage the use of alternative fuel or low emission vehicles to comply with the AQMP On-Road Mobile M2 measure and the Off-Road Mobile Sources M9 and M10 measures.
	LCRSP Mitigation Measures:
7-1	The Applicant shall water all active grading areas a minimum of three times per day (as opposed to two).
7-2	All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.
7-3	The Applicant shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues shall turn their engines off when not in use to reduce vehicle emissions. Construction emissions shall be phased and scheduled to avoid emissions peaks to the extent feasible and discontinued during second-stage smog alerts.
7-4	The Applicant shall use line power instead of diesel- or gas-powered generators at all construction sites where ever line power is reasonably available.
7-5	Unless required for safety reasons, during construction, equipment operators shall limit the idling of all mobile and stationary construction equipment to no more than five minutes. The use of diesel auxiliary power systems and main engines shall also be limited to no more than five minutes when within 100 feet of homes or schools while driver is resting.
7-6	Active grading activities shall be limited to 10 acres per day or less when grading within 1,000 feet of residential receptors.
7-7	The Applicant shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the project site throughout the project construction. The Applicant shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. These measures include the following: (1) Use Tier II (2001 or later) heavy-duty diesel-powered equipment at the project site; (2) Apply NOX control technologies, such as fuel injection timing retard for diesel engines and air-to-air cooling, and diesel oxidation catalysts as feasible; feasibility shall be determined by using the cost-effectiveness formula developed by the Carl Moyer Program; and (3) General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions and keep all construction equipment in proper tune in accordance with manufacturer's specifications.
7-8	If stationary equipment, such as generators for ventilation fans, must be operated continuously, locate such equipment at least 100 feet from homes or schools, where possible.
7-9	Applicant shall ensure that the construction contractors utilize architectural coatings that contain a VOC rating of 75 grams/liter of VOC or less.

	Appendix A Mitigation Measures Applicable to Glen Helen Specific Plan Amendment Area (Sycamore Flats)
7-10	The Applicant shall, to the extent feasible, promote, support, and encourage the scheduling of deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.
7-12	During site plan review, due consideration shall be given to the provision of safe and convenient pedestrian and bicycle access to transit stops and to public transportation facilities.
7-16	Future purchasers of real property located within 500 feet of the I-15 Freeway right-of-way and within 500 feet of the main truck route and active mining areas at the Cemex USA quarry and the Vulcan Materials Company plant shall, in accordance with the disclosure requirements of the California Department of Real Estate, receive notification that residential occupants and other sensitive receptors may be exposed to excess cancer risks as a result of long-term exposure to toxic air contaminants, including diesel particulate matter, associated with diesel-powered vehicles traveling along and operating within those areas.
7-17	All dwelling units within 500 feet of the I-15 Freeway right-of-way and within 500 feet of the Cemex USA quarry's and Vulcan Materials Company plant's main truck route and active mining areas shall incorporate an air filtration system designed to have a minimum efficiency reporting value (MERV) of 12 or better as indicated by the American Society of Heating Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2.
7-18	Excluding pedestrian and bicycle trails, sensitive public recreational uses, such as active outdoor playground, shall be prohibited within 500 feet of the I-15 Freeway right-of-way and within 500 feet of the main truck route and active mining areas at the Cemex USA and Vulcan Materials Company quarries.
	RISK OF UPSET/PUBLIC SAFETY <i>GHSP EIR Section 4.7</i> <i>LCRSP EIR Section 4.11</i>
	GHSP Mitigation Measures: <i>No applicable GHSP mitigation measures.</i>
	LCRSP Mitigation Measures: <i>Refer to "Land Use" section, above.</i>
1-4	<i>Refer to "Land Use" section, above.</i>
7-12	<i>Refer to "Air Quality and Greenhouse Gas Emissions" section, above.</i>
	BIOLOGICAL RESOURCES <i>GHSP EIR Section 4.8</i> <i>LCRSP EIR Section 4.5</i>
4.8-3	GHSP Mitigation Measures: Designate open space areas and manage open space to avoid impacts to sensitive habitat areas that may be affected by development.
4.8-4	Prior to disturbing any Federal or State jurisdictional areas, the project proponent would be required to satisfy the following Federal and State permit requirements, which includes all mitigation measures for development of jurisdictional areas including associated riparian habitats: (1) Obtain verification from the U.S. Army Corps of Engineers certifying that the project is authorized under Section 404 of the Federal Clean Water Act (CWA) (2) Obtain certification (or waiver of certification) from the State Water Resources

	Appendix A Mitigation Measures Applicable to Glen Helen Specific Plan Amendment Area (Sycamore Flats)
	Control Board that the project complies with Section 401 of the CWA; and (3) Obtain Section 1600 of the State of California Fish and Game (CDFG) Code.
4.8-7	Construction and development activities should avoid native vegetation and wildlife corridors, whenever feasible.
4.8-8	Installation of permanent material such as fencing, guard rails, or other safety devices that may impede wildlife movement shall be designed to allow for free flow of wildlife within existing wildlife movement corridors.
5-3	<p>LCRSP Mitigation Measures:</p> <p>Jurisdiction Jurisdictional Waters. Prior to the issuance of any grading permits affecting State and/or federal jurisdictional waters, the Applicant shall provide the Director with documentation, as may be deemed acceptable by the Director, demonstrating the Applicant's ability and binding commitment to provide the following compensatory resources: (1) the preservation, restoration, and/or enhancement (individually or in combination) of USACE jurisdictional waters on or off the site (within the watershed) at a ratio approved by the applicable regulatory agency; and (2) preservation, restoration, and/or enhancement (individually or in combination) of CDFG jurisdictional areas on or off the site (within the watershed) at a ratio of no less than 1:1. Temporary impacts to jurisdictional waters may be mitigated through restoring affected areas to pre-project conditions, followed by hydroseeding with native plant species typical of the area.</p> <p>Prior to issuance of any grading permit for work in jurisdictional waters, as applicable, the Applicant shall provide the County with evidence of the Applicant's receipt of a Section 404 permit issued by the United States Army Corps of Engineers (USACE), a Section 1600 streambed alteration agreement with California Department of Fish and Game (or other evidence of compliance with Section 1600 et seq. of the California Fish and Game Code), Section 401 water quality certification issued by the Regional Water Quality Control Board, Santa Ana Region and shall provide the Director with an agency approved habitat mitigation and monitoring plan (HMMP), prepared pursuant to USACE guidelines, if an HMMP is required by a regulatory agency.</p>
5-5	Nesting Birds. To protect nesting birds regulated by the federal Migratory Bird Treaty Act, to the extent feasible, vegetation removal activities shall be scheduled between September 1 and February 14 to avoid the nesting bird season. If clearing and/or grading activities cannot be avoided during the nesting season, all suitable habitat will be thoroughly surveyed for the presence of nesting birds by a qualified biologist prior to removal. If any active nests are detected, the area will be flagged, along with a minimum 100-foot buffer (buffer may range between 100 and 300 feet as determined by the monitoring biologist) and will be avoided until the nesting cycle is complete or it is determined by the monitoring biologist that the nest has failed. A biologist will be present on the site to monitor any vegetation removal to ensure that nests not detected during the initial survey are not disturbed.
5-6	Burrowing Owl. In order to avoid impacts to any burrowing owls that may colonize the development impact footprint prior to commencement of construction activities, a Phase III protocol survey shall be conducted within 30 days prior to commencement of any ground disturbance activities (California Burrowing Owl Consortium, 1993). This pre-construction survey would entail four separate days between two hours before sunset to one hour after or one hour before sunrise to two hours after. This survey applies during both the breeding season (February 1 through August 31) as well as the non-breeding season when wintering owls are most likely detected if present (December 1 through January 31). If burrowing owls are detected within the development impact footprint or within approximately 150 feet of the impact area, on-site passive relocation would be conducted during the non-breeding season in accordance with the established protocol (California Burrowing Owl Consortium, 1993).

	<p style="text-align: center;">Appendix A</p> <p style="text-align: center;">Mitigation Measures Applicable to Glen Helen Specific Plan Amendment Area (Sycamore Flats)</p>
5-8	Invasive Plant Management Plan. Prior to the commencement of any grubbing or grading activities, the Applicant shall submit and, when acceptable, the Director shall approve an invasive plant management plan, including, but not necessarily limited to: (1) preventive practices to avoid the transport and spread of weeds and weed seed during project development and operation; (2) a plan to control noxious weeds and weeds of local concern within designated open space areas; and (3) a strategy to educate construction personnel and homeowners in noxious weed identification and awareness. The invasive plant management plan shall incorporate weed prevention and control measures including, but not necessarily limited to: (1) use of only certified weed-free hay, straw, and other organic mulches to control erosion; (2) use of road surfacing and other earthen materials for construction that are certified weed free; and (3) use of only certified weed-free seed for the reclamation of disturbed areas.
	<p>CULTURAL RESOURCES <i>GHSP EIR Section 4.9</i> <i>LCRSP EIR Section 4.12</i></p>
4.9-4	<p>GHSP Mitigation Measures: If archeological resources are encountered within the Specific Plan area during construction, work in the vicinity of the find shall be suspended or diverted. The project proponent/applicant shall retain a qualified archeologist to perform an assessment of the resource.</p>
	<p>LCRSP Mitigation Measures: <i>No applicable LCRSP mitigation measures.</i></p>
	<p>VISUAL RESOURCES/AESTHETICS <i>GHSP EIR Section 4.10</i> <i>LCRSP EIR Section 4.13</i></p>
4.10-1	<p>GHSP Mitigation Measures: All development or improvements within the Sycamore Flats planning area must comply with the proposed Glen Helen Specific Plan Design Guidelines.</p>
4.10-2	All development improvements shall comply with the design standards contained in the County of San Bernardino Development Code.
4.10-3	All development improvements shall comply with Section 162 of the National Scenic Byways program and Section 260-283 of the California Streets and Highways Code as required by the County of San Bernardino General Plan.
13-1	<p>LCRSP Mitigation Measures: The project design shall include a detailed “freeway edge treatment” which incorporates both extensive landscaping and a 15-foot wide landscape easement adjacent to the freeway in the developed portions of Neighborhoods I and IV. Although no landscaping is proposed within the Caltrans right-of-way, trees and shrubs selected for their height and visual appearance shall be utilized to create a landscaped edge that will serve as a visual screen separating the freeway from on-site land uses, will serve to demarcate the project site, and will frame the development that will occur beyond. A landscape plan shall be submitted to the County of San Bernardino Land Use Services Department for approval prior to the recordation of the final “B” level subdivision map.</p>
13-2	Development projects proposed in all neighborhoods shall incorporate landscape buffer areas along those major arterial highways within and abutting those neighborhoods and shall incorporate decorative wall and fence treatments and architectural details designed to enhance the visual appearance of those neighborhoods, allowing for individual identity while including unifying design

	<p style="text-align: center;">Appendix A</p> <p style="text-align: center;">Mitigation Measures Applicable to Glen Helen Specific Plan Amendment Area (Sycamore Flats)</p>
	elements consistent with the development standards and design guidelines set forth in the LCRSP. A landscape plan shall be submitted to the County of San Bernardino Land Use Services Department for approval prior to the recordation of each final "B" level subdivision map within all neighborhoods.
13-3	Where feasible, because of projected long-term water demands, landscape vegetation shall be comprised of drought tolerant and low-water consuming species that provide color and a visual softening to the hardscape structures that comprise the built environment. The landscape plan shall include a mix of such species and shall be approved by the County prior to recordation of the final "B" level subdivision map.
13-4	Areas that have been mass graded to accommodate later development upon which no project is immediately imminent shall be hydro-seeded or otherwise landscaped with a plant palette incorporating native vegetation and shall be routinely watered to retain a landscape cover thereupon pending the area's subsequent development. The landscape plan shall include a mix of such species appropriate for hydro-seeding and shall be approved by the County of San Bernardino Land Use Services and Fire Departments prior to the issuance of grading permits.
13-5	Grading within retained open space areas shall be minimized to the extent feasible. Graded open space areas within and adjacent to retained open space areas shall be revegetated with plants selected from a landscape palette emphasizing the use of native plant species.
13-6	Prior to the installation of any high-intensity, outdoor sports lighting within a park site and/or school facility, a detailed lighting plan shall be prepared for the illumination of active recreational areas, including a photometric analysis indicating horizontal illuminance, and submitted to and, when deemed acceptable, approved by the Development Services Director. Plans shall indicate that high-intensity, pole-mounted luminaries installed for the purpose of illuminating field and hardcourt areas include shielding louvers or baffles or contain other design features or specification, such as selecting luminaire with cut-off features, to minimize light intrusion to not more than 0.5 horizontal foot candle, as measured at the property boundary. Compliance with these standards shall not be required for adjoining public streets, school or recreational facilities, and other non-light-sensitive land uses.
	<p>PUBLIC SERVICES AND UTILITIES</p> <p><i>GHSP EIR Section 4.11</i></p> <p><i>LCRSP EIR Section 4.9 & 4.10</i></p>
4.11-1	<p>GHSP Mitigation Measures:</p> <p>Commercial/industrial buildings shall provide fire hydrants to within 150 feet of all portions of commercial/industrial buildings as measured along vehicular travel ways.</p>
4.11-2	All water lines servicing the lots established for commercial use will be required to have a hydrant water system capable of providing a minimum fire flow set at 3,500 gpm at 20 psi residual operating pressure for a 3-hour period (based upon type V, combustible buildings no larger than 18,000 feet).
4.11-3	Concurrent with the issuance of building permits the applicants shall pay all scheduled fees as applicable, to finance the fire protection infrastructure required to service the project site.

	Appendix A Mitigation Measures Applicable to Glen Helen Specific Plan Amendment Area (Sycamore Flats)
1-9	LCRSP Mitigation Measures: <i>Refer to “Land Use” section, above.</i>
9-6	Schools. Prior to the issuance of any building permits for residential and/or non-residential uses, the Applicant shall present the County with a certificate of compliance or other documentation acceptable to the County demonstrating that the Applicant has complied with applicable school board resolutions governing the payment of school impact fees and/or has entered into an Assembly Bill 2926-authorized school facilities funding mitigation agreement with the applicable school district(s) is exempt from the payment of school impact fee exactions.
9-8	Parks and Recreation. Prior to the recordation of any “B” level subdivision map (excluding any “A” level subdivision map for financing purposes only) affecting lands upon which a regional trail segment has been identified in the “County of San Bernardino General Plan” (e.g., “Open Space – A Plan for Open Space and Trails for the County of San Bernardino”), the Applicant shall submit and, when acceptable, the County shall approve a “regional trail component plan” addressing the Applicant’s plans to implement any on-site segments of those identified trails, including preservation of rights-of-way, recordation of easements, and applicable design and development standards governing the construction, operation, and maintenance of those trail segments, if any.
10-1	Water Supply. Prior to the issuance of any grading permits, the San Bernardino County Fire Department shall review and, when deemed acceptable, approve final water improvement plans including, but not limited to, the location, sizing, design, and capacity of any proposed water storage tanks, water mains, and fire hydrants to ensure the sufficiency of fire storage and delivery capacity and compliance with applicable County requirements.
10-2	Water Supply. Water Supply. Prior to the issuance of building permits for structures intended for human occupancy, fire hydrants shall be installed in compliance with applicable code requirements (e.g., Section 10.301 of the Uniform Fire Code) or, if fire flow requirements cannot be fully satisfied from existing on-site fire hydrants and mains, alternative fire flow delivery measures acceptable to the San Bernardino County Fire Department shall be formulated and made conditions of grading permit approval. Prior to permit issuance, a letter of compliance or similar documentation shall be submitted to the County of San Bernardino Land Use Services Department by the Fire Chief or designee.
10-3	Water Supply. Prior to the issuance of any building permits, the Applicant shall deliver to the County a will-serve letter or similar documentation from the project’s water purveyor, as may be acceptable to the Land Use Services Department, documenting the availability and sufficiency of water supplies to serve the proposed development.
10-4	Wastewater. Prior to the issuance of building permits for any use that generates additional sewer flows, the Land Use Services Department shall verify that adequate sewer capacity is in place to accommodate that development. This measure neither obligates the County to fund nor stipulates a performance schedule whereby any publicly funded improvements to the County’s sewer collection and treatment system shall be implemented.

	<p style="text-align: center;">Appendix A</p> <p style="text-align: center;">Mitigation Measures Applicable to Glen Helen Specific Plan Amendment Area (Sycamore Flats)</p>
	<p>POPULATION, HOUSING AND EMPLOYMENT</p> <p><i>GHSP EIR Section 4.12</i></p> <p><i>LCRSP EIR Section 4.2</i></p>
	<p>GHSP Mitigation Measures:</p> <p><i>No applicable GHSP mitigation measures.</i></p>
	<p>LCRSP Mitigation Measures:</p> <p><i>No applicable LCRSP mitigation measures.</i></p>

EXHIBIT C

Findings

FINDINGS - GENERAL PLAN/SPECIFIC PLAN AMENDMENT

[SBCC 86.12.060]

The proposed Project (Project) is:

1) A General Plan Amendment (GPA)/Specific Plan Amendment (SPA) to change the land use designation of 344.7 acres within the Glen Helen Specific Plan (GHSP) area from Golf Course Community to Open Space/Passive on 250 acres and to a new Single Family Residential-Sycamore Flats (SFR-SF) designation on 94.7 acres, and to add a new High Density Residential Overlay (HDRO) Zone to the Commercial/Traveler Services designation on 96.2 acres located on Glen Helen Parkway within the GHSP; and

2) Text amendments to add developments standards associated with the SFR-SF and HDRO designations to the GHSP.

1. **The proposed GPA/SPA is internally consistent with all other provisions of the respective plans.** It is consistent with the following goals and policies of the County General Plan:

Goal LU 6 – Promote, where applicable, compact land use development by mixing land uses, creating walkable communities, and strengthening and directing development towards existing communities.

Goal Implementation: The Project will promote compact land use development and mixed land use within the Glen Helen Specific Plan area, by increasing the permitted residential density and shrinking the area of permitted development in the Sycamore Flats area, and by adding a high-density residential development option to be integrated with commercial development in the area designated for Commercial/Traveler Services on Glen Helen Parkway.

Goal LU 7 – The distribution of land uses will be consistent with the maintenance of environmental quality, conservation of natural resources and preservation of open spaces.

Goal Implementation: The Project will maintain environmental quality, consistent with the conclusions of the Environmental Impact Reports (EIRs) prepared for development of the subject area, including the Glen Helen Specific Plan EIR certified by the County and the Lytle Creek Ranch Specific Plan EIR certified by the City of Rialto. It will also enhance conservation of natural resources and preservation of open spaces by promoting more compact development and increasing the acreage designated as passive open space in the Glen Helen Specific Plan area.

Policy LU 6.1 – Mixed-use developments will be encouraged in unincorporated areas of the County for projects that have adequate acreage to accommodate

different land uses, while providing buffers and other mechanisms to minimize or avoid land use conflicts.

Policy Implementation: The Project will encourage mixed use development, through the addition of a High Density Residential Overlay Zone that will be applied to a 96.2-acre area designated for commercial development.

Policy LU 9.1 – Encourage infill development in unincorporated areas and sphere of influence areas.

Policy Implementation: The Project will facilitate infill development in the sphere of influence of the City of Rialto, consistent with the City's General Plan and the City's Lytle Creek Ranch Specific Plan, which the City has adopted for the subject area of the sphere of influence.

2. **The proposed GPA/SPA will not be detrimental to the public interest, health, safety, convenience, or welfare of the County,** because the proposed amendments are intended to facilitate compact development, consistent with plans adopted by the County and the sphere of influence city. The proposed amendments are also consistent with and have been determined to fall within the scope of the analysis of two previously certified Environmental Impact Reports (EIRs), which also has the effect of protecting public health and safety. Finally, the proposed amendments are offered by the property owner in order to develop the property in a manner that will respond to market demand, which will support the interest and convenience of the public.
3. **The proposed land use zoning district changes of the GPA/SPA are in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised,** because the Project represents a logical implementation of two specific plans adopted by the County and the City of Rialto (City) for an unincorporated area in the City's sphere of influence. The GPA/SPA (Project) does not compromise existing land uses, or the planned uses in either adopted specific plan. A community benefit will be derived from the compact, mixed use development that will be made possible by the Project.
4. **The proposed land use zoning district changes of the GPA/SPA will provide a reasonable and logical extension of the existing land use pattern in the surrounding area,** because the Project will add flexibility and definition to previously approved plans, consistent with a logical development plan for the site.
5. **The proposed land use zoning district changes of the GPA/SPA do not conflict with provisions of the Development Code,** because the Glen Helen Specific Plan is recognized in and was adopted in compliance with the Development Code.

6. **The proposed land use zoning district changes of the GPA/SPA will not have a substantial adverse effect on surrounding property**, because the Project includes text amendments to the GHSP that introduce development standards intended to ensure land use compatibility.
7. **The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.** The site is physically suitable for the proposed type and intensity of development, and there are adequate plans in place to provide all required utilities and public services to support the proposed development. These conclusions have been confirmed in the previous review and approval of the GHSP and the LCRSP and in the certification of the GHSP and LCRSP EIRs.
8. **The proposed GPA/SPA complies with the California Environmental Quality Act (CEQA).** An Addendum to the Glen Helen Specific Plan EIR and the Lytle Creek Ranch Specific Plan EIR has been prepared to document that the potential impacts of the Project are adequately analyzed and mitigated and do not exceed the scope of the aforementioned certified EIRs. The conclusions of the Addendum represent the independent judgment of the County acting as lead agency for the Project.