



# LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

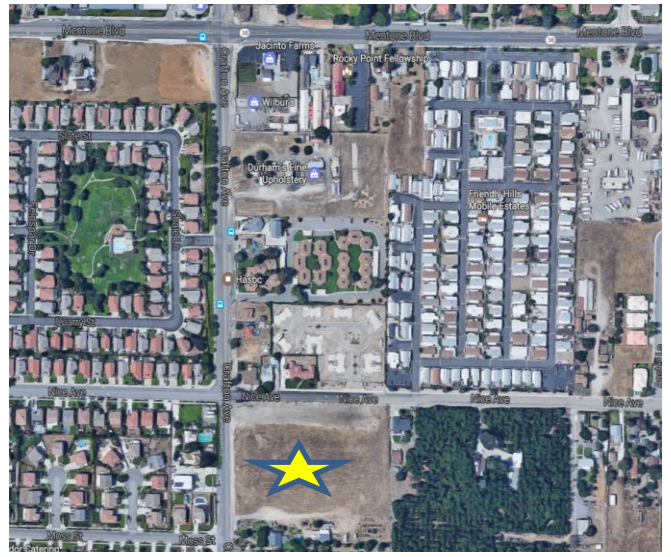
**HEARING DATE: July 6, 2017**

**AGENDA ITEM # 2**

Project Description

Vicinity Map

APN: 0298-231-32,44  
 APPLICANT: JAMES DIDION CONSULTING  
 COMMUNITY: MENTONE  
 LOCATION: SOUTHEAST CORNER OF NICE AND CRAFTON AVENUES  
 PROJECT NO: P201600258  
 REP(S): BLAINE WOMER ENGINEERING  
 PROPOSAL: A) PRELIMINARY AND FINAL DEVELOPMENT PLANS TO ESTABLISH 30 SINGLE FAMILY RESIDENCES WITH A RECREATION AREA ON 5.48 ACRES  
 B) TENTATIVE TRACT MAP TO CREATE 30 LOTS ON 5.48 ACRES.



34 Hearing Notices Sent On: June 23, 2017

Report Prepared By: Kevin White

**SITE INFORMATION**

Parcel Size: 5.48 acres  
 Terrain: Gently Sloping  
 Vegetation: Russian Thistle

**SURROUNDING LAND DESCRIPTION:**

| AREA  | EXISTING LAND USE        | LAND USE ZONING DISTRICT  |
|-------|--------------------------|---------------------------|
| Site  | Vacant                   | Multiple Residential (RM) |
| North | Multi-Family Residential | Multiple Residential (RM) |
| South | Single Family Home       | Multiple Residential (RM) |
| East  | Residence / Agriculture  | Multiple Residential (RM) |
| West  | Residential              | Single Residential (RS)   |

**AGENCY**

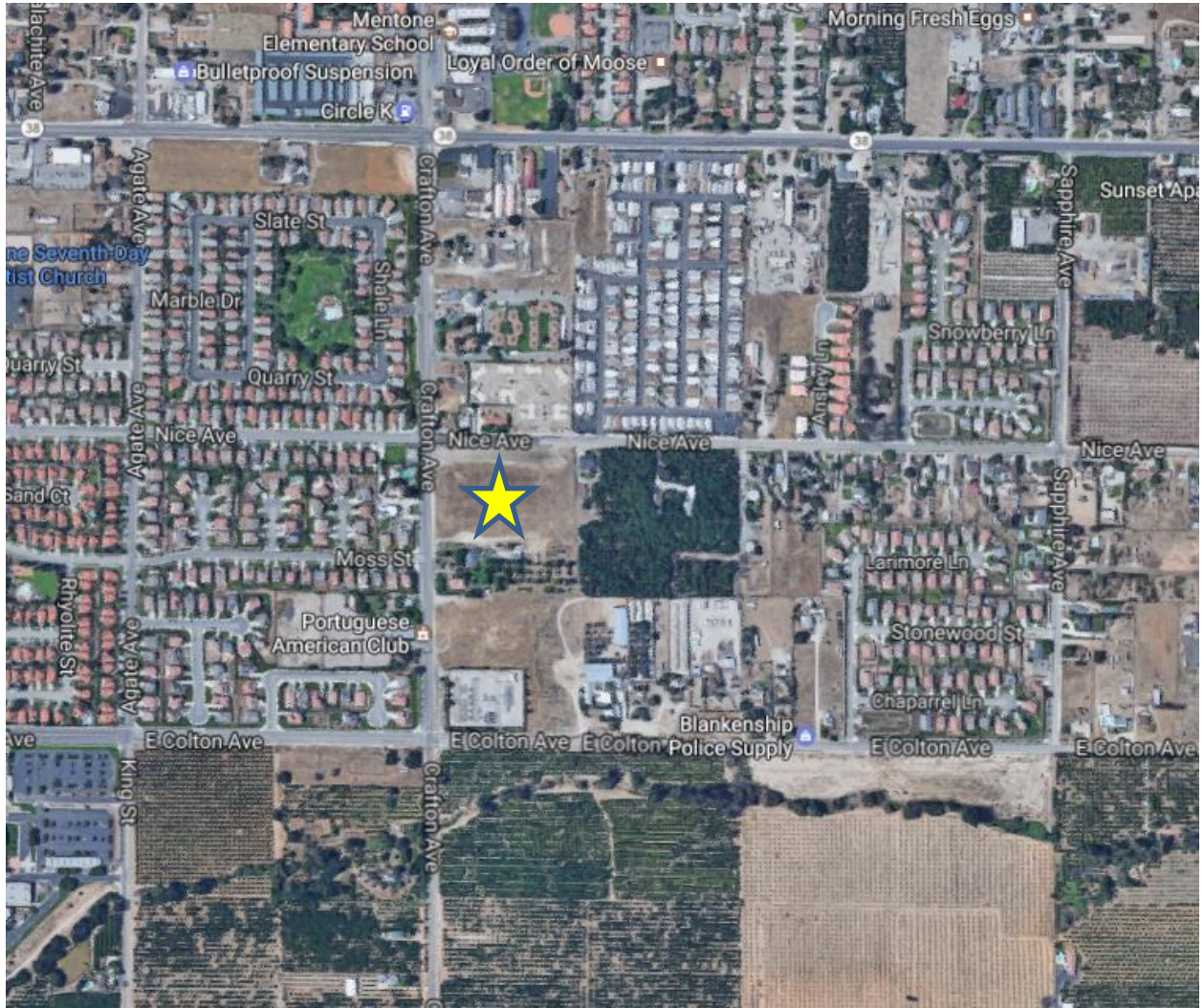
**COMMENT**

|                          |                  |   |
|--------------------------|------------------|---|
| City Sphere of Influence | City of Redlands | Compatible with the City's General Plan                         |
| Water Service            | City of Redlands | Subject to Redlands Municipal Code and Pre-Annexation Agreement |
| Sewer Service            | City of Redlands | Subject to Redlands Municipal Code and Pre-Annexation Agreement |

**STAFF RECOMMENDATION:** That the Planning Commission **Recommend** that the Board of Supervisors **APPROVE** the Planned Development and Tentative Tract to create a residential development consisting of 30 lots on 5.48 acres.

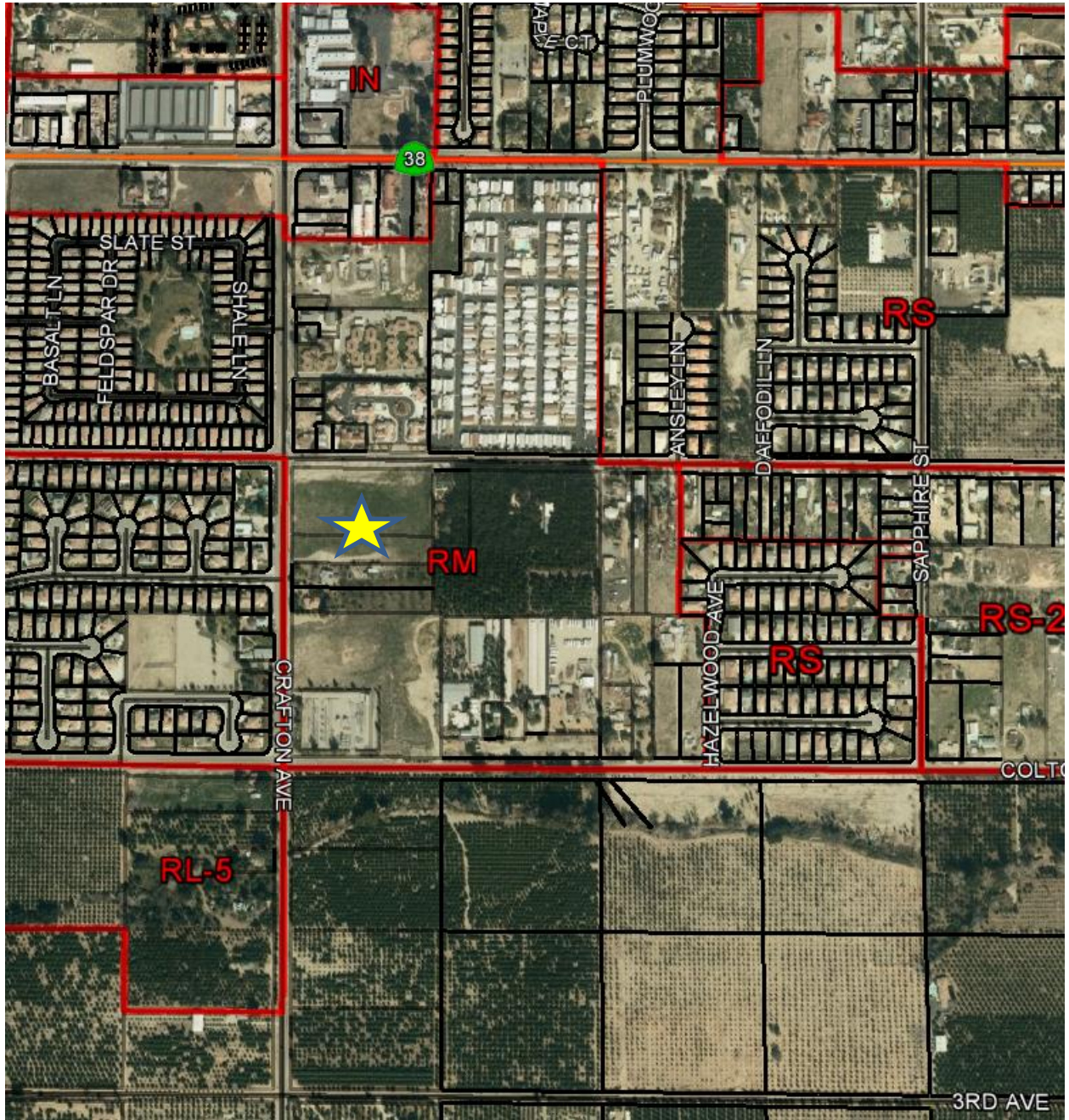
Recommendations to the Board of Supervisors are not subject to appeal.

### VICINITY MAP

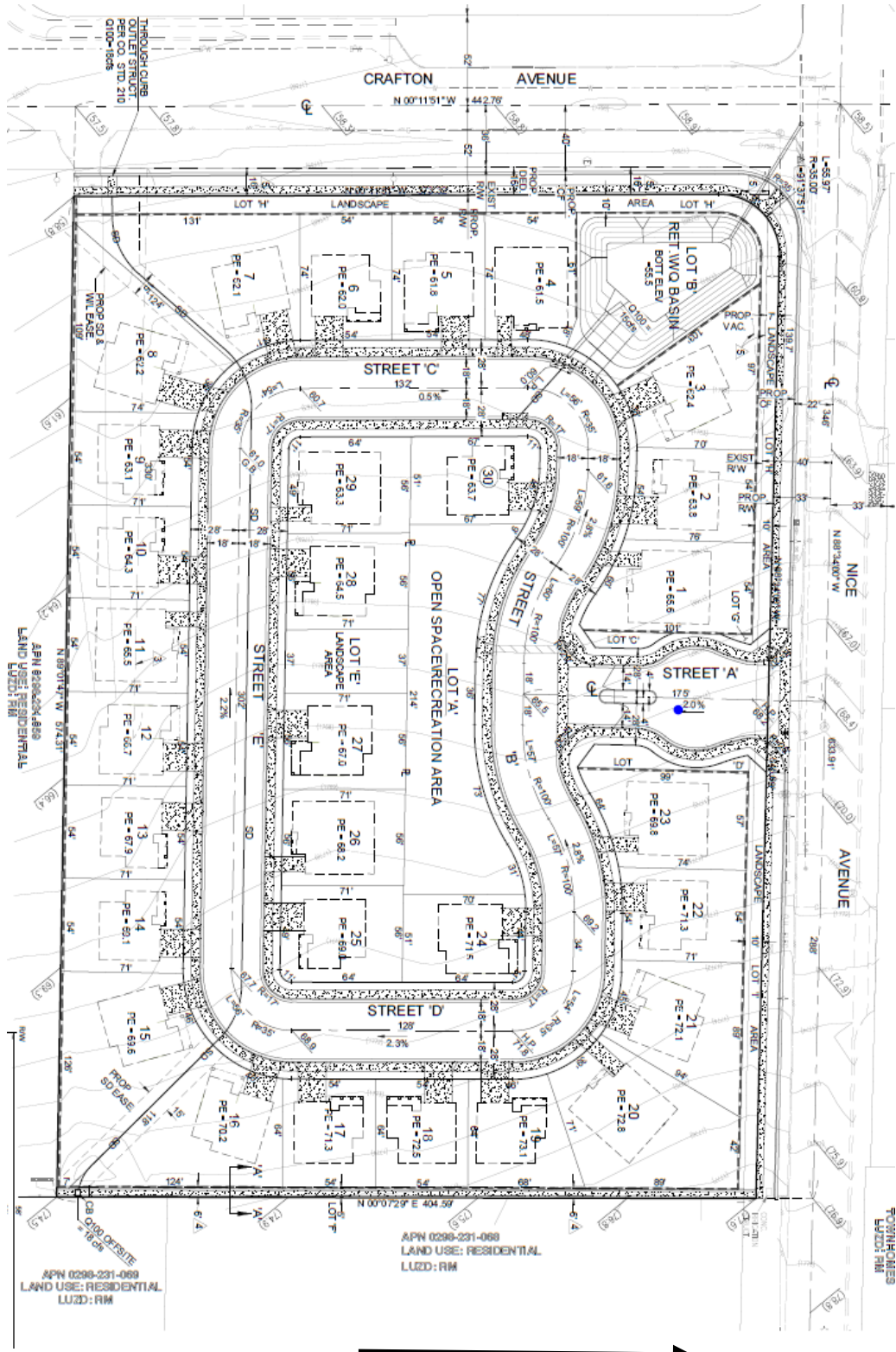




## LAND USE DISTRICT MAP



## PLANNED DEVELOPMENT / TENTATIVE TRACT MAP





**SITE PHOTOS**



**View from the Northwest Corner of the Project Site**



**View from the Northeast Corner of the Project Site**

## **BACKGROUND**

This proposal consists of Preliminary and Final Development Plans for development of 30 single family homes and Tentative Tract Map (TTM) 20030 to subdivide the property into 30 lots and nine lettered lots (Project). The 5.48-acre site consists of two parcels located at the southeast corner of Nice Avenue and Crafton Avenue, in the community of Mentone, within the Sphere of Influence of the City of Redlands (City).

### Analysis.

A Planned Development is requested to allow for development of the proposed 30-unit residential Project with a density of 5.47 dwelling units per acre and alternative development standards. The Planned Development allows for reduced setbacks typical of smaller single family residential lots. The homes will range in sizes between 1,400 and 2,500 square feet, all with attached two-car garages. A Homeowner's Association (HOA) is proposed and required by the conditions of approval to provide maintenance of all neighborhood common area improvements.

The TTM will subdivide the property into 30 numbered lots, one for each of the proposed homes. The minimum lot size for the Project is 3,400 square feet. The average lot size is 4,461 square feet, and the largest lot is 7,227 square feet. Additionally, there are nine lettered lots – Lot A is the proposed neighborhood park in the center of the Project. Lot B is proposed for the water quality basin located at the Northwest corner. Lot F is provided for drainage improvements and the remainder of the lettered lots are proposed for landscaping.

A single, gated access point is proposed on Nice Avenue. The internal streets will be private and maintained by the HOA. The subdivision was reviewed by the County Fire Department which determined that the single point of access to the internal loop street is acceptable for emergency access. A landscaped setback is proposed adjacent to both Nice Avenue and Crafton Avenue and the applicant proposes to construct a block wall along the entire Project boundary, with the exception of the proposed entry.

The proposed density is consistent with the General Plan, as the site is designated Multiple Residential (RM), which has a maximum density of 20 units to the acre. The Project as designed will add to the variety of housing types and densities available to meet the various social and economic needs of area residents. The Development Code allows single family developments in the RM district with a Planned Development. The City of Redlands pre-zoning does not allow multiple residential, but does allow single residential development with a maximum of 6 units to the acre. Therefore, the proposed Project is compatible with both the Redlands' and the County's General Plans.

### Public Comments.

The Planning Division received three comment letters regarding the Project. The letters were not in support of or opposition to the Project, but requested information about Project traffic, street improvements, drainage, easements, and potential trespassing by future residents on adjacent parcels.

Traffic and street improvements: A traffic impact analysis was completed to evaluate the potential circulation system deficiencies that may result from development of the proposed Project. The proposed Project is expected to generate approximately 286 daily trips, 23 AM peak hour trips and 30 PM peak hour trips on the surrounding roadway network. No off-site mitigation measures were identified because the Project traffic generation would not trigger improvement requirements at any of the studied intersections. Project frontage street improvements are required on both Nice and Crafton Avenues, and will include additional pavement from the center line of both

roadways to the ultimate half-width right-of-way, including additional paving, curbs, gutters and sidewalks.

Drainage, Easements and Perimeter Wall: The Project will continue to receive drainage flows from the properties east of the Project site and convey those existing flows to Crafton Avenue through a curb outlet. Onsite drainage will be conveyed to a Water Quality Detention Basin. The conditions of approval require the developer to relocate or relinquish all easements of record as needed. Finally, the proposed Project includes a perimeter wall adjacent to all existing roads and adjacent properties to prevent Project impacts on adjacent properties.

CEQA.

An independent Initial Study (IS) has been prepared in compliance with the California Environmental Quality Act (CEQA). The IS concludes that the Project will not have significant adverse impacts, with implementation of the recommended mitigation measures, including geotechnical recommendations, noise attenuation, preconstruction surveys to protect nesting birds, and cultural resource monitoring during grading. Therefore, a Mitigated Negative Declaration (MND) is recommended for the Project.

**RECOMMENDATION:** That the Planning Commission **RECOMMEND** that the Board of Supervisors consider and act upon the following:

- A) **ADOPT** a Mitigated Negative Declaration.
- B) **APPROVE** a Planned Development to allow a 30 lot residential development with a recreational area on 5.48 acres.
- C) **APPROVE** Tentative Tract Map 20030 to create 30 residential lots on 5.48 acres.
- D) **ADOPT** the Findings as contained in the Staff Report.
- E) **FILE** a Notice of Determination.

Attachments:     Exhibit A: Findings  
                          Exhibit B: Planned Development/Tentative Tract Conditions of Approval  
                          Exhibit C: Initial Study  
                          Exhibit D: Correspondence

# EXHIBIT A

## Findings



The proposed project is a Preliminary and Final Development Plan to create a residential development consisting of 30 single family homes (Project). The Project includes Tentative Tract Map 20030 to subdivide the property into 30 lots and nine lettered lots. The site is located at the southeast corner of Nice Ave and Crafton Avenue in the community of Mentone and within the Sphere of Influence of the City of Redlands (Redlands). The site consists of two parcels that total 5.48 acres.

## **FINDINGS: PLANNED DEVELOPMENT**

- 1. The proposed development is consistent with the General Plan.** The subdivision will allow for a Planned Residential Development to extend the pattern of residential uses that occur north and west of the project site. The project site is designated Multiple Residential (RM) which has a maximum density of 20 units to the acre. The Development Code allows single family developments in the RM district with a Planned Development. The proposed Preliminary and Final Development plans, together with the provisions for Project design and improvements are consistent with the General Plan goals and policies. The Project specifically implements the following goals and policies:

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

Policy Implementation: The proposed General Plan Amendment will allow the extension of residential development which occurs north and west of the proposed project.

**Goal LU 2.1 – Promote varied approaches to residential development to foster a variety of housing types and densities and more efficient use of the land.**

Goal Implementation: The project is a varied approach to residential development as it will establish a single residential community with a higher density than the existing single residential areas.

- 2. The physical characteristics of the site have been adequately assessed and the site for the proposed development is adequate in terms of shape and size to accommodate the use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features** because the dimensions of the project site and design of proposed improvements are sufficient to accommodate all planned uses in an efficient manner, consistent with customized standards proposed for the Planned Development.

3. **The site for the proposed development has adequate access, in that the site design and development plan conditions consider the limitations of existing streets and highways and provides improvements to accommodate the anticipated requirements of the proposed development.** The Project will have adequate access from Nice Avenue. The Project has been conditioned to construct any necessary road improvements to provide adequate ingress and egress to and from the Project site with proper visual clearance and sight distance. Internal circulation by a loop road provides for safe direct access to all proposed residences in the Planned Development.
4. **Adequate public services and facilities exist, or will be provided, in compliance with the conditions of development plan approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health, safety, and general welfare,** because the conditions of approval require the site to be served by the City of Redlands for water and sewer services, and the Project meets the emergency access standards of the County Fire Department. The City has indicated that it has then ability to provide water and sewer services to the Project.
5. **The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use, and will be compatible with the existing and planned land use character of the surrounding area.** The Project is a continuation of existing residential development. Conditions of approval and project mitigation measures regulate and prohibit excessive noise, traffic, vibrations and other foreseeable disturbances. In addition, the Project includes a landscaped setback along both street frontages, and a block wall along the perimeter of the site.
6. **The improvements required by the proposed conditions of development plan approval, and the manner of development adequately address all natural and manmade hazards associated with the proposed development and the Project site including fire, flood, seismic, and slope hazards** because the conditions of approval include measures to reduce impacts from the construction of the site and ensure fire safety. In addition, the conditions of approval require that the construction contractors to comply with air and water quality mitigation
7. **The proposed development carries out the intent of the Planned Development Permit provisions by providing a more efficient use of the land and an excellence of design greater than that which would be achieved through the application of conventional development standards.** The Planned Development allows the development of single family homes at a density that is higher than conventional development standards for single family developments. The proposed configuration places a shared recreational area in the center of the project for the use of the future residents.

8. **The Environmental Initial Study has been prepared in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgment of the County acting as lead agency for the project.** The project will not have a significant adverse impact on the environment with implementation of the recommended mitigation measures, including geotechnical recommendations, noise attenuation, preconstruction surveys to protect nesting birds, and cultural resource monitoring during grading.

#### **FINDINGS: TENTATIVE TRACT MAP 20030**

1. **The proposed map, subdivision design, and improvements are consistent with the General Plan, any applicable community plan, and any applicable specific plan,** because the Project design allows for orderly residential development that is compatible with the RM land use district. In addition, the project is consistent with the following goals of the County General Plan:

**Goal LU 1.2 -The design and sitting of new development will meet locational and development standards to ensure compatibility of the new development with adjacent land uses and community character.**

Goal Implementation: The subdivision will allow for a Planned Residential Development to extend the pattern of residential uses that occur north and west of the project site. The project site is designated RM which has a maximum density of 20 units to the acre. The Development Code allows single family developments in the RM district with a Planned Development.

**Goal LU 1 –There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development without significantly lowering service levels** because the site will be served with water and sewer from the City of Redlands. An existing County maintained road (Nice Avenue) will provide adequate access to the Project site and internal street improvements and utilities have been required as conditions of approval.

2. **The site is physically suitable for the type and proposed density of development site,** because the tract map includes adequate setbacks and access roads, as well as residential improvements and amenities, in compliance with County standards and the design details of the Planned Development.



3. **The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat**, because site does not contain threatened or endangered species and appropriate mitigation measures have been required to protect Burrowing Owls and nesting birds that may be present on the site prior to development.
4. **The design of the subdivision and type of improvements are not likely to cause serious public health problems**, because the site location, the subdivision design, and the density proposed are such that hazards from flood, fire, noise and other potential public health hazards are minimal with the implementation of the proposed conditions of approval and mitigation measures.
5. **The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision** because the recorded map will require all necessary public rights of easements to be shown. The development will provide legal and physical access to the site with proper documentation of those access rights. The conditions of approval shall require that any easement conflicts be resolved and that statements of concurrence be provided from utility companies, whose easements may be affected by the proposed development prior to recordation.
6. **The discharge of the sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board**, because the proposed homes will connect existing sewer facilities, which is in compliance with the Regional Water Quality Control Board.
7. **The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities**; because the proposed lots will provide adequate building setback guidelines for the land use. In addition the future residences can add roof top solar as an accessory use.
8. **The proposed subdivision, its design, density and type of development and improvements conforms to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law**, because the size and shape of the proposed space are adequate for the type of residential development proposed, and appropriate agencies (including County Surveyor, County Public Works, County Fire, County Environmental Health Services, County Building and Safety, County Special Districts and LAFCO) have all reviewed and approved the Project design, the proposed conditions and the mitigation measures. The access roads, sewer and water service lines to all proposed parcels are required to be bonded prior to recordation and to be constructed prior to final inspection of any new construction on the new lots.

9. **The Environmental Initial Study has been prepared in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgment of the County acting as lead agency for the project.** The project will not have a significant adverse impact on the environment with implementation of the recommended mitigation measures, including geotechnical recommendations, noise attenuation, preconstruction surveys to protect nesting birds, and cultural resource monitoring during grading.

# EXHIBIT B

## Planned Development/ Tentative Tract Conditions of Approval



## **CONDITIONS OF APPROVAL**

### **STONEGATE RESIDENTIAL JAMES DIDION: Tentative Tract 20030 & Planned Development**

#### **GENERAL REQUIREMENTS Of Operation and Procedure**

#### **LAND USE SERVICES DEPARTMENT– Planning Division (909) 387-8311**

1. Project Approval Description. This Tentative Tract Map 20030 is approved to be recorded and constructed in compliance with the San Bernardino County Code (SBCC), the conditions of approval stated herein and the approved stamped tentative tract maps. This approval includes the requirements of any approved reports (e.g. traffic study, noise study). Tentative Tract Map No. 20030 is approved to create 30 numbered lots and 7 lettered lots on 5.48 acres. APN: 0298-231-32 &44, Project No: P201600258.
2. Concurrent Filings. The project includes a Preliminary and Final Development Plan to construct 30 single-family homes on 5.48 acres.
3. Code Compliance. The project shall be constructed and operated in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC) San Bernardino County Fire Code, , and the following conditions of approval, the approved tentative tract map and all other required and approved reports and/or displays (e.g. elevations). The developer shall provide a copy of the approved conditions and approved tentative tract map to every current and future developer to facilitate compliance with these conditions of approval and continuous use requirements for the project site.
4. Project Location. The project is located at the Southeast corner of Crafton Avenue and Nice Avenue in the Community of Mentone (3rd<sup>d</sup> supervisorial District).
5. Revisions. Any proposed change to the approved Tentative Tract Map and/or the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Planning for review and approval.
6. “Developer” Defined. The term “developer” as used in these conditions of approval for this project and for any development of this project site, includes all of the following: the applicant, the property owner and any lessee, tenant or sub-tenant, operator and/or any other agent or other interested party of the subject project and/or project site and/or any heir or any other successor in interest in the project site or project land use by sale or by lease of all or of a portion of the project site or project land uses and/or any other right given to conduct any land use in any or all of the project structures or any area on the project site.
7. Expiration. This conditional approval shall become null and void unless all conditions have been completed and the Tentative Map has been deemed complete by the County Surveyor for purposes of recordation within thirty–six (36) months following the effective approval date, unless an extension of time is granted.

8. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its “indemnitees” (herein collectively the County’s elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer’s indemnification obligation applies to the indemnitees’ “passive” negligence but does not apply to the indemnitees’ “sole” or “active” negligence or “willful misconduct” within the meaning of Civil Code Section 2782.

PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The “developer” is responsible for initiation of any extension request.

9. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
10. Extension of Time. Where circumstances cause delays, which do not permit compliance with the required recordation time limit, the developer may submit for review and approval an application requesting an extension of time. County Planning may grant such requests for extensions of time in compliance with the State Map Act Section 66452.6. An Extension of Time may be granted upon a successful review of an Extension of Time application, which includes a justification of the delay in recordation, a plan of action for completion and submittal of the appropriate fee, not less than 30 days prior to the expiration date. The granting of an extension request is a discretionary action that may be subject to additional or revised conditions of approval.

11. Project Account. The Job Costing System (JCS) account number is P201600258. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works and County Counsel). Upon notice, the “developer” shall deposit additional funds to maintain or return the account to a positive balance. The “developer” is responsible for all expenses charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$3,000.00 shall be in the project account at the time of project approval and the initiation of the Condition Compliance Review. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and/or operation of each approved use in each approved structure or land use activity area. There shall be sufficient funds (\$1000.00) remaining in the account to properly fund file closure and any other required post-occupancy compliance review and inspection requirements (e.g. landscape performance).
12. Condition Compliance. Condition compliance confirmation for purposes of the Final Map recordation will be coordinated by the County Surveyor.
13. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through County Planning in accordance with the directions stated in the Approval letter. County Planning shall release its holds on each phase of development by providing to County Building and Safety the following:
  - a) Grading Permits - a copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.
  - b) Building Permits - a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
  - c) Final Inspection - a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by County Planning.
14. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.\_
15. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:
  - a) FEDERAL: United States Fish and Wildlife Service, Army Corp of Engineers
  - b) STATE: California Department of Fish and Wildlife, Regional Water Quality Control Board (RWQCB) – Santa Ana Region, South Coast Air Quality Management District (SCAQMD).
  - c) COUNTY: Land Use Services Department; Public Health-Environmental Health Services (DEHS), Department of Public Works, County Fire Department AND
  - d) LOCAL: City of Redlands; Local Agency Formation Commission (LAFCO)



16. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste, including during construction.
17. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
  - a. Waste Stream Reduction. The developer shall provide to all tenants and homeowners County-approved informational materials about methods and need to reduce the solid waste stream and available recycling services.
  - b. Vehicle Trip Reduction. The developer shall provide to all tenants and homeowners County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, and/or providing a web site or message board for coordinating rides.
  - c. Provide Educational Materials. The developer shall provide to all tenants and homeowners education materials and about reducing waste and available recycling services. The education materials shall be submitted to County Planning for review and approval.
  - d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.
18. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards.
19. Improvements. All improvements, including but not limited to, landscaping, fencing, walls, ditches, sewer/wastewater treatment, open space, detention basins and related pumping systems, parkways, walkways, medians, trails and streetlights, shall be maintained in good condition by the subdivider until such improvements are conveyed to individual property owners, or until an association or public agency accepts the maintenance responsibility.

**LAND USE SERVICES DEPARTMENT– Code Enforcement Division (909) 387-8311**

20. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees.
21. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations [SBCC§ 23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

**COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465**

22. Fire Jurisdiction. The above referenced Project is under the jurisdiction of the San Bernardino County Fire Protection District, herein "Fire Department". Prior to any construction occurring on any parcel, the developer shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.
23. Expiration. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred within 180 days of any previous inspection. After a construction permit or Fire Condition Letter becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.
24. Additional Requirements. In addition to the Fire requirements stated herein, other on-site and off-site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

**LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage (909) 387-8311**

25. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
26. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
27. Continuous BMP Maintenance. The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.

28. BMP Enforcement. In the event the property owner/“developer” (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or “developer”, including administrative costs, attorney’s fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

**DEPARTMENT OF PUBLIC WORKS – Traffic Division (909) 387-8186**

29. Traffic. The project vehicles shall not back out into the highway.

**DEPARTMENT OF PUBLIC WORKS - Solid Waste Management (909) 387-8701**

30. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.
31. Mandatory Trash Service. This project falls within a Uniform Handling Service area. If uniform handling is implemented in all or part of a particular franchise area, all owners or a dwelling or a commercial or industrial unit within the uniform handling area who are required to have uniform handling service shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement and pay the rate of such services. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5, Section 46.0501.

**PRIOR TO ISSUANCE OF GRADING PERMITS**

**The following shall be completed:**

**LAND USE SERVICES DEPARTMENT - Building and Safety Division (909) 387- 8311**

32. Retaining Wall Plans. Submit plans and obtain separate building permits for any required walls or retaining walls.
33. Geotechnical (Soil) Report. A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
34. Grading Plans. One copy of the proposed engineered grading plans shall be submitted for plan review with appropriate fees and approval of these obtained, when earthwork quantities exceed fifty (50) cubic yards.
35. Erosion & Sediment Control Plan. An erosion and sediment control plan shall be submitted to and approved by the Building Official.
36. Erosion Control Installation. An erosion control permit shall be obtained and devices installed prior to any land disturbance. No sediment is to leave the job site.



37. NPDES Permit. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. [www.swrcb.ca.gov](http://www.swrcb.ca.gov)
38. Regional Board Permit. CONSTRUCTION projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

**LAND USE SERVICES DEPARTMENT – Planning Division (909) 387- 8311**

39. Archaeological and Native American Monitoring. *The Project archaeologist must contact the Cultural Resources Monitoring (CRM) Department of the San Manuel Band of Mission Indians to provide for a Native American Monitor at least one week in advance of initial ground – disturbing activity. The Archaeological and Native American monitors must be present during initial ground-disturbing activities, including: grubbing, grading, filling, drilling, trenching, excavation, placement of irrigation lines, digging for electrical lines, water lines, plantings, tree removal, and fence posts. Should subsurface archaeological deposits, cultural resources, or Tribal cultural resources are discovered, archaeological and Native American monitoring will continue until, through consultation, both parties, County of San Bernardino and San Manuel Band of Mission Indians (SMBMI), determine daily monitoring can be shifted to periodic spot checks or concluded.*

*If potential significant archaeological deposits are encountered, all ground disturbance within a 60-ft radius of the significant deposit shall halt until a Secretary of the Interior-qualified archaeologist and the Native American monitor can assess the discovery. Work on the project may continue outside of the 60-ft radius of the discovery. Should the discovery be assessed as significant, the SOI-qualified archaeologist shall develop and implement a Cultural Resources Treatment Plan (CRTP), in consultation (i.e. review and comment on CRTP) with SMBMI, that would reduce potential impacts through avoidance or, if avoidance is not practicable, data recovery. Discovery of potentially significant archaeological deposits and implementation of data-recovery investigations will include a plan for detailed recording, collection of artifacts, cataloging artifacts, curation or reburial of artifacts after analyses are complete, and the preparation of additional archaeological technical reports,*

*During the project, the monitors shall submit monitoring reports to the archaeological consultant and SMBMI on a schedule that has been agreed upon. After ground-disturbing activities have been completed, an archeological monitoring report shall be completed by the archaeological consultant. Technical reports, the monitoring report, and other necessary archaeological documentation shall be submitted to the SMBMI for review and comments. Permanent curation of archival documentation, artifacts, and any other materials will be determined through consultation between the County of San Bernardino and SMBMI.*

40. Human Remains. *In the unlikely event of inadvertent discovery of human remains, the Coroner will be notified and all work in the area must cease immediately, nothing disturbed, and the area is to be secured. Protocol will follow all applicable state and federal laws [California state law (California Health and Safety Code 7060.6) and federal law and regulations {[Archaeological Resources Protection Act (ARPA 16 USC 470 & 43 CFR 7], [Native American Graves Protection*

*& Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Land , Interior 43 CFR 8365.1-7]}}*

- A) 100-ft radius area will be established around the location of the human remains; no disturbance of the area will take place until the remains are assessed by the Coroner. Work may continue in other areas of the project.
- B) No photographs will be taken of the remains unless the County Coroner identifies the remains as non-Native American.

41. GHG – Construction Standards. The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:
- d) Implement the approved Coating Restriction Plans.
  - e) Select construction equipment based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
  - f) Grading plans shall include the following statements:
    - “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”
    - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
  - d) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
  - e) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
  - f) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
42. AQ-Dust Control Plan. *The “developer” shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:*
- a) *Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.*
  - b) *Any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities.*
  - c) *During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.*

- d) *Any area that will remain undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers and/or a desert wildflower mix hydroseed on the affected portion of the site.*
  - e) *Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.*
  - f) *Imported fill and exported excess cut shall be adequately watered prior to transport, covered during transport, and watered prior to unloading on the project site.*
  - g) *Storm water control systems shall be installed to prevent off-site mud deposition.*
  - h) *All trucks hauling dirt away from the site shall be covered.*
  - i) *Construction vehicle tires shall be washed, prior to leaving the project site.*
  - j) *Rumble plates shall be installed at construction exits from dirt driveways.*
  - k) *Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.*
  - l) *Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.*
43. *AQ - Construction Mitigation.* *The “developer” shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:*
- a) *Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.*
  - b) *Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.*
  - c) *Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.*
  - d) *All gasoline-powered equipment shall have catalytic converters.*
  - e) *Provide onsite electrical power to encourage use of electric tools.*
  - f) *Minimize concurrent use of equipment through equipment phasing.*
  - g) *Provide traffic control during construction to reduce wait times.*
  - h) *Provide on-site food service for construction workers to reduce offsite trips.*
  - i) *Implement the County approved Dust Control Plan (DCP)*
  - j) *Suspend use of all construction equipment operations during second stage smog alerts.*  
*NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).*
44. *Noise Mitigation.* *The developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:*
- a) *Noise levels of any project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.*

- b) *Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays.*
- c) *Construction equipment will be muffled per manufacturer's specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.*

All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.

**COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465**

- 45. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code. [F05]
- 46. Street Signs. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]

**DEPARTMENT OF PUBLIC WORKS – Solid Waste Management Division (909) 386-8701**

- 47. Construction and Demolition Waste Management Plan (CDWMP) – Part 1. The developer shall prepare, submit, and obtain approval from Solid Waste Management Division (SWMD) of a "Construction Waste Management Recycling Plan (CDWMP), Part I. The CDWMP shall list the types and volumes of solid waste materials expected to be generated from grading and construction. The Plan shall include options to divert from landfill disposal materials for reuse or recycling by a minimum of 50 percent of total volume.

Upon completion of construction, the developer shall complete SWMD's CDWMP Part 2. This summary shall provide documentation of diversion of materials including but not limited to receipts or letters from diversion facilities or certification regarding reuse of materials on site.

**Public Health – Environmental Health Services (DEHS) (800) 442-2283**

- 48. Vector Clearance. The project area has a high probability of containing vectors. DEHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to DEHS/Land Use. For information, contact Vector Control at (800) 442-2283.

**DEPARTMENT OF PUBLIC WORKS– Surveyor (909) 387-8149**

- 49. Monumentation. If any activity on this project will disturb any land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying prior to commencement of any activity with the potential to



disturb said monumentation, and appropriate documents shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

**LAND USE SERVICES DEPARTMENT - Land Development Division - Drainage (909) 387-8311**

50. Grading Plans. Grading plans shall be submitted to Land Development Division for review and approval obtained, prior to construction. All drainage and WQMP improvements shall be shown on the grading plans along with the supporting hydrology, hydraulics and WQMP calculations. An \$806 deposit for grading plan review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
51. Drainage Improvements. A Registered Civil Engineer shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
52. Drainage Easements. Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities/or concentration of runoff from the site. Proof of recordation shall be provided to the Land Development Division.
53. On-site Flows. On-site flows need to be directed to drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
54. FEMA Flood Zone. The project is located within Flood Zone \_X-Shaded\_ according to FEMA Panel Number \_8730H\_ dated \_08/28/2008\_ and will require the lowest floor(s) to be elevated one foot (1ft) above the natural highest adjacent ground (HAG) in compliance with SBC regulations. The requirements may change based on the most current Flood Map prior to issuance of grading permit.
55. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
56. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana Watershed Region. Copies of the WQMP guidance and template can be found at: (<http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>)
57. WQMP Inspection Fee. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

**PRIOR TO RECORDATION OF THE FINAL MAP  
The Following Conditions Shall Be Completed**

**LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311**

58. HOA required. The Developer shall establish a Homeowners' Association (HOA) for the purpose of monitoring and maintaining common area amenities and where applicable, private lot areas with HOA maintenance easements. The HOA shall include all lots in Village A and shall be formed to the satisfaction of County Planning. The Developer shall submit the following to County Planning for review and approval:
- a) Cover Letter. Reference the project case number P201600258 and identify the contact individual (with contact information) for any questions concerning the submitted documents.
  - b) By-Laws/CC&R. The proposed HOA By-Laws, Declaration of Covenants, Conditions and Restrictions (CC&R's), and HOA Rules and Regulations shall be submitted for review and approval obtained from County Planning. The By-laws and the CC&R's, as approved by the County, shall not be modified or rescinded without County approval. The CC&R's shall:
    - Provide for a minimum term of 60 years.
    - Provide for the establishment of an HOA comprised of the owners of each individual lot or unit as tenants in common.
    - Provide for common area ownership to be by either the HOA or the owners of each individual lot or unit as tenants in common.
    - Contain the following note verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'A', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the County of San Bernardino or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be paid in full prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed there from absent the prior written consent of the County of San Bernardino or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration., In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."
  - c) Sample Title. A sample document conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference.
  - d) Recordation. After approval by the County, the HOA By-Laws, the Declaration of Covenants, Conditions and Restrictions (CC&R's) shall be recorded and a copy of the recorded documents shall be provided to County Planning. The submitted documents shall include: One (1) copy and one (1) original, wet signed, notarized and ready for recordation

- declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor.
- e) HOA Responsibilities. The HOA documents (CC&R's) shall indicate that the HOA is required to maintain the private streets (including snow removal where appropriate) street landscaping, common area landscaping, fuel modification measures, slopes, fencing, retaining walls, drainage facilities, and water quality facilities. The HOA shall enforce architectural controls to insure compatibility of colors, materials, landscaping and overall aesthetic appearance, including prompt removal of graffiti. The HOA shall require that roof mounted mechanical equipment shall be screened from view, on all sides to minimize any visual and aesthetic adverse impacts. Homeowners shall be required to incorporate drought-resistant, fire retardant, and water conserving plants and irrigation systems in their landscaping designs. Homeowners will be required to maintain any required fuel modification and sound attenuation measures.
  - f) Landscaped Area Maintenance. The maintenance of landscaped areas shall be the sole responsibility of the developer until the transfer to individual ownership of the lots or until the maintenance is officially assumed by the required Homeowners' Association (HOA). A separate water meter shall be installed in any common easement landscaped area, in conformance with an approved landscaping plan.

**LAND USE SERVICES DEPARTMENT - Building & Safety Division (909) 387-8311**

59. Geotechnical (Soil) Report. A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval.

**Public Health - Environmental Health Services (DEHS) (800) 442-2283**

60. Water Purveyor. The water purveyor shall be **City of Redlands**.
61. Water Verification. Applicant shall procure a verification letter from the City of Redlands. This letter shall state whether or not water connection and service shall be made available to the project by the City of Redlands. This letter shall reference the File Index Number and Assessor's Parcel Numbers.
62. Sewage Disposal. Method of sewage disposal shall be a **City of Redlands**
63. Sewer Verification. Applicant shall procure a verification letter from the City of Redlands. This letter shall state whether or not sewer connection and service shall be made available to the project by the City of Redlands. The letter shall reference the Assessor's Parcel Numbers.
64. LAFCO. The provision of water and sewer service to the project from the City of Redlands will require an Out-of-Agency service agreement for service outside its boundaries. Such a contract is required to be reviewed and authorized by LAFCO pursuant to the provisions of Government Code Section 56133. Submit verification of LAFCO authorization of said Out-of-Agency service agreement for water and sewer service to DEHS.

65. Preliminary Acoustic Information. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 87.0905(b). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at (800) 422-2283.
66. Existing Wells. Any existing wells on the lot shall (1) be properly destroyed under permit OR (2) have been constructed to “California Well Standards” and be used as a source of water (industrial and/or domestic) for the project. Contact DEHS/Water Section for more information at (800) 442-2283.
67. Water/Sewer Requirements The following are the steps that must be completed to meet the requirements for installation and/or finance of the on-site/off-site water system and/or sewer system.
  - A. Where the water and/or sewer system is to be installed prior to recordation, submit a signed statement to DEHS from the approved utility of jurisdiction confirming the improvement has been installed and accepted.
  - B. Where a bond is to be posted in lieu of installation of the improvement, the developer shall submit evidence of financial arrangements agreeable to the water purveyor and/or sewerage entity to DEHS for review and approval.

**LAND USE SERVICES DEPARTMENT - Land Development Division - Drainage (909) 387-8311**

68. Drainage Improvements. A Registered Civil Engineer shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
69. Drainage Easements. Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities/or concentration of runoff from the site. Proof of recordation shall be provided to the Land Development Division.
70. On-site Flows. On-site flows need to be directed to drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
71. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana Watershed Region. Copies of the WQMP guidance and template can be found at: (<http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>)



72. Grading Plans. Grading plans shall be submitted for review and approval obtained if grading occurs prior to Final Map recordation. All drainage and WQMP improvements shall be shown on the grading plans along with the supporting hydrology, hydraulics and WQMP calculations. All Land Development conditions prior to issuance Grading/land disturbance permits shall be applied.

**LAND USE SERVICES DEPARTMENT - Land Development Division - Roads (909) 387-8311**

73. Road Dedication/Improvements. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California.

**Crafton Avenue (Major Highway – 104')**

- Road Dedication. A 16-foot grant of easement is required to provide a half-width right-of-way of 52-feet.
- Street Improvements. Design curb and gutter with match up paving 40-feet from centerline.
- Sidewalks. Design sidewalks per County Standard 109 Type "B".
- Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed with a 35-foot radius per County Standard 110 at the intersection of Crafton Avenue and Nice Avenue. Adequate easement shall be provided to ensure sidewalk improvements are within Public right-of-way.

**Nice Avenue (Collector – 66')**

- Road Vacation. Vacate 7 feet of right-of-way on the south side of Nice Avenue along Project Frontage. Recommendation for approval of vacation from the Highway Planning Technical Committee (HPTC), Department of Public Works shall be submitted to Land Development. A processing fee shall be required prior to vacation and the vacation shall be finalized prior to recordation. Contact Transportation Right-of-Way at (909) 387-7951 to obtain additional information.
- Street Improvements. Design curb and gutter with match up paving 22 feet from centerline.
- Sidewalks. Design sidewalks per County Standard 109 Type "B".
- Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed with a 35-foot radius per County Standard 110 at the intersection of Crafton Avenue and Nice Avenue. Adequate easement shall be provided to ensure sidewalk improvements are within Public right-of-way.

**“A” Street (Private-56’)**

- Private Street “A” shall be designed according to Figure 12-2 of the San Bernardino County Road Planning and Design Standards.
- Sidewalks. Design sidewalks per County Standard 109 Type “C”.
- Road Dedication. A 56-foot grant of easement is required to provide a full-width right-of-way along “A” Street.
- Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110 at the intersection of Nice Avenue and “A” Street, and “A” Street and “B” Street. Adequate easement shall be provided to ensure sidewalk improvements are within Public right-of-way. The accessible route from the handicap ramps shall be ADA compliant and shall be delineated with handicap striping, or textured pavers.
- CMRS Exclusion. Road improvements required for this development will not be entered into the County Maintained Road System (CMRS).

**“B”, “C”, “D”, and “E” Streets (Private – 56’)**

- Road Dedication. A 56-foot grant of easement is required to provide a full-width right-of-way.
- Sidewalks. Design sidewalks per County Standard 109 Type “C”.
- Street Improvements. Design a 36-foot full width paved section with curb and gutter.
- Curb Returns. Curb returns shall be designed per County Standard 110 at intersections of the internal private streets.
- Handicap Ramp. A handicap ramp shall be placed mid-block located directly south from the north-westerly curb return ramp located at the intersection of “A” Street and “B” Street. The accessible route shall be ADA compliant and shall be delineated with handicap striping, or textured pavers.
- Sidewalks. Design sidewalks per County Standard 109 Type “C”.
- Driveway Approach. Design driveway approach per 2010 Caltrans Driveway Standard Detail A87A (W=12’ min – 34’ max), and located per San Bernardino County Standard 130.
- CMRS Exclusion. Road improvements required for this development will not be entered into the County Maintained Road System (CMRS).

74. Road Standards and Design. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Valley Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.
75. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction. Any utility affecting construction shall be relocated as necessary without cost to the County. Street improvement plans shall not be approved until all necessary right-of-way is acquired.
76. CMRS Exclusion. Road improvements required for this development will not be entered into the County Maintained Road System (CMRS).
77. Improvement Securities. Any required public road, drainage, and/or utility improvements for subdivisions shall be bonded in accordance with County Development code unless constructed and approved prior to recordation. All necessary fees shall be provided in accordance with the latest fee schedule.
78. Maintenance Bond. Once all required public road, drainage, and/or utility improvements have been constructed and approved, a maintenance bond for a period of one year shall be required to insure satisfactory condition of all improvements. Submit necessary fees, per the latest fee schedule, for new securities.
79. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works. Completion of road and drainage improvements does not imply acceptance for maintenance by the County.
80. Structural Section Testing. Prior to map recordation, a thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to County Public Works.
81. Private Roads/Improvements. Construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria.
82. Construction Permits. Prior to installation of road and drainage improvements, a construction permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.

83. Soils Testing. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.
84. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.
85. Access Restriction. An approved type wall/barrier shall be required along the rear of double frontage lots and shall be constructed outside of public right-of-way.
86. Street Type Entrance. Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.
87. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
88. Street Gradients. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.

**DEPARTMENT OF PUBLIC WORKS – Surveyor (909) 387-8149**

89. Final Map. A Tentative and Final Map is required in compliance with the Subdivision Map Act and the San Bernardino County Development Code.
90. Non-interference Letter. Subdivider shall present evidence to the County Surveyor's Office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.
91. Easements of Record. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.
92. Payment of Actual Cost Fees. Review of the Final Map by our office is based on actual cost, and requires an initial \$8,000.00 deposit. Prior to recordation of the map all fees due to our office for the project shall be paid in full.
93. Title Report. A current Title Report prepared for subdivision purposes is required at the time the map is submitted to our office for review.

94. Final Monumentation. Final Monumentation, not set prior to recordation, shall be bonded for with a cash deposit to the County Surveyor's Office as established per the current County Fee Ordinance on file with the Clerk of the Board.

**PRIOR TO ISSUANCE OF BUILDING PERMITS**

The Following Shall Be Completed

**DEPARTMENT OF PUBLIC WORKS – Surveyor (909) 387-8149**

95. Monumentation. If any activity on this project will disturb any land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying prior to commencement of any activity with the potential to disturb said monumentation, and appropriate documents shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

**LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311**

96. Signs. The developer shall submit all signs for review and approval.
97. Recordation. Tentative Tract Map (TTM) 20030 shall be recorded prior to the issuance of building permits.
98. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning, which include the following:
- a) Full landscaping of the building setback area along all street frontages.
  - b) A decorative pedestrian entrance from the side walk, through the landscape setback area

**LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311**

99. Construction Plans. Any building, sign, or structure to be constructed or located on site, will require professionally prepared plans based on the most current County and California Building Codes, submitted for review and approval by the Building and Safety Division.
100. Temporary Use Permit. A Temporary Use Permit (T.U.P.) for the office trailer will be required or it must be placed on a permanent foundation per State H.C.D. guidelines. A T.U.P. is only valid for a maximum of five (5) years.

**LAND USE SERVICES DEPARTMENT – Land Development Division – Roads (909) 387-8311**

101. Construction Permits. Prior to installation of road and drainage improvements, a construction permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans.



Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.

102. Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan for the Redlands Subarea. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. The Plan fees shall be computed in accordance with the Plan fees in effect as of the date that the building plans are submitted and the building permit is applied for. These fees are subject to change periodically. Currently, the fee is \$7,063 per unit for Single Family use. The proposed tract development has 31 single family lots per the site plan dated April 19, 2016. Therefore, the total estimated Regional Transportation Fee for the tract is \$218,953 (\$7,063 per single family lot x 31 single family lots). The current Regional Transportation Development Mitigation Plan can be found at the following website:  
[http://www.sbcounty.gov/dpw/transportation/transportation\\_planning.asp](http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp)
103. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.

#### **SPECIAL DISTRICTS (909) 387-5940**

104. Streetlights. This project lies within the sphere area of County Service Area SL-1. If streetlighting is required, annexation to the district or formation of an improvement zone within CSA 70 will occur and the developer is requirement to provide the street lighting plans, plan check fees and (3) three-year advanced energy charges for review and approval. Development plans are to be submitted to the Special Districts Department at 157 W. 5<sup>th</sup> St., 2<sup>nd</sup> Floor, San Bernardino, CA 92415-0450. For additional information regarding annexation or street light plans, please call Special Districts Department, Lien Administration Section at (909) 387-5829 or Streetlighting Section at (909) 387-9617

#### **COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465**

105. Fire Fee. The required fire fees (currently \$863.0) shall be paid to the San Bernardino
106. Combustible Protection. Prior to combustibles, being placed on the project site an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy. [F44]
107. Access. The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1
108. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.

109. Building Plans. Not less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F42]
110. Water System Residential. A water system approved by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Detached single family residential developments may increase the spacing between hydrants to be no more than six hundred (600) feet and no more than three hundred (300) feet (as measured along vehicular travelways) from the driveway on the address side of the proposed single family structure. Standard 901.4 [F54B]

**DEPARTMENT OF PUBLIC WORKS - Solid Waste Management (909) 387-8701**

111. Construction and Demolition Waste Management Plan (CDWMP) Part 1. The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights or volumes of solid waste materials expected to be generated from construction. The CDWMP shall include options to divert from landfill disposal, materials for reuse or recycling by a minimum of 50% of total weight or volume. Forms can be found on our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a demolition permit can be issued.

**PRIOR TO FINAL INSPECTION OR OCCUPANCY**

The Following Shall Be Completed

**LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311**

112. Condition Compliance Release Form Sign-off. Prior to occupancy all Department/Division requirements and sign-off's shall be completed.

**LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311**

113. CCRF/Occupancy. Prior to occupancy/use, all Condition Compliance Release Forms (CCRF) shall be completed to the satisfaction of County Planning with appropriate authorizing signatures from each affected agency.
114. Underground Utilities. All new and existing local on-site utility distribution lines (less than 66 kv) located on or around the perimeter of the site, shall be placed underground. The developer will work cooperatively with the County and appropriate utility agencies to underground these facilities. Transmission lines with higher voltages (66 kv or greater) are not required to be placed underground. In addition, utility lines located on existing poles that contain transmission lines may also remain overhead.

115. Fees Paid. Prior to final inspection by the Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, all fees required under actual cost job number P201600258 shall be paid in full.
116. Landscaping Installed. All proposed landscaping, hardscape, exterior features (benches, walkways, bike racks etc), walls and fencing shall be installed as shown on the approved landscaping plan.

**DEPARTMENT OF PUBLIC WORKS - Solid Waste Management (909) 387-8701**

117. Construction and Demolition Waste Management Plan (CDWMP) Part 2. The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 50% of total weight or volume of all construction waste.

**COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465**

118. Additional Requirements. In addition to the Fire requirements stated herein, other on-site and off-site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. [F01A]
119. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1 [F43]
120. Fire Sprinkler-NFPA #13D. An automatic life safety fire sprinkler system complying with NFPA Pamphlet #13D and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor, or be the approved homeowner/installer. The fire sprinkler contractor/installer shall submit three (3) sets of detailed plans (minimum 1/8" scale) with hydraulic calculations and manufacture's specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. Minimum water supply shall be in accordance with current fire department standards
121. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]
122. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved

roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]

123. Residential Addressing. The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F81]

**DEPARTMENT OF PUBLIC WORKS - Traffic Division (909) 387-8186**

124. Road Improvement Installation. The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans.

**LAND USE SERVICES DEPARTMENT - Land Development Division – Drainage (909) 387-8311**

125. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private registered engineer shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development Division, Drainage Section.
126. WQMP Improvements. All required WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.

**LAND USE SERVICES DEPARTMENT - Land Development Division – Roads (909) 387-8311**

127. Road Improvements. Construction of internal roads and related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer, identifying all supporting engineering criteria. Only the off-site improvements on Nice Avenue will be inspected and approved by County Public Works. Completion of road and drainage improvements does not imply acceptance for maintenance by the County.
128. Condition of Road Improvements. At the time of occupancy for all structures, the condition of all required on-site and off-site improvements shall be acceptable to County. Nice Avenue shall be accepted by County Public Works, and interior road improvements shall be accepted by the Land Development Division through Certification provided by the private Engineer.
129. CMRS Exclusion. Roads within this development will not be entered into the County Maintained Road System (CMRS).

130. Landscape Maintenance. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by the County Public Works/Planning, maintained by the adjacent property owner or other County-approved entity.

**END OF CONDITIONS**

# EXHIBIT C

## Initial Study



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## SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

### PROJECT LABEL:

|                    |  |
|--------------------|--|
| <b>APNs:</b>       | 0298-231-32,44   |
| <b>Applicant:</b>  | James Dildon   |
| <b>Project No:</b> | P201800258   |
| <b>Staff:</b>      | Kevin White, Planner   |
| <b>Proposal:</b>   | A) A PRELIMINARY AND FINAL DEVELOPMENT PLAN TO ESTABLISH 30 SINGLE FAMILY RESIDENCES WITH A RECREATION AREA ON 5.48 ACRES<br>B) A TENTATIVE TRACT MAP TO CREATE 30 RESIDENTIAL LOTS AND SIX LETTERED LOTS ON 5.48 ACRES. |

**USGS:** Redlands  
**LAT/LONG:** 34.065245246, -  
117.12045469  
**T, R, Section:** 1S, 2W, 20  
**Community:** Mentone  
**OLUZD:** Multiple Residential

### PROJECT CONTACT INFORMATION:

**Lead agency:** County of San Bernardino  
Land Use Services Department  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0182

**Contact person:** Kevin White, Planner  
**Phone No:** (909) 387-3067    **Fax No:** (909) 387-3223  
**E-mail:** [kevin.white@lusc.sbcounty.gov](mailto:kevin.white@lusc.sbcounty.gov)

### PROJECT DESCRIPTION:

#### **Summary**

The proposed project is a Planned Residential Development to allow 30 homes on 5.48 acres and a Tentative Tract Map (TT 20030) to subdivide 5.48 acres into 30 lots and 6 lettered lots. The site is located in unincorporated San Bernardino County (County), within the Sphere of Influence of City of Redlands. See Exhibit 1 (Vicinity Map).

#### **Local Setting**

The area immediately surrounding the project site consists of residential uses. Roadways in the project vicinity are paved. Crafton Avenue is adjacent to the project site to the west and Nice Avenue to the north.

**Project Site Location, Existing Site Land Uses and Conditions**

The project site is currently vacant. The site and surrounding vicinity is predominantly flat terrain. The project site has an elevation between 1759 and 1776 msl with a slight decrease in elevation to the east.

**Existing General Plan Land Use Zoning Designations**

Land uses on the project site and surrounding parcels are governed by the County's Zoning Code. The site's land use zoning designation is Multiple Residential. The project site is within the City of Redlands's Sphere of Influence Area. The City of Redlands's General Plan Land Use Designation for the site is Residential.

| <b>Existing Land Use and Land Use Zoning Districts</b> |                                  |                                 |
|--|----------------------------------|---------------------------------|
| <b>Location</b>  | <b>Existing Land Use</b>         | <b>Land Use Zoning District</b> |
| <b>Project Site</b>                                    | Vacant                           | Multiple Residential (RM)       |
| North  | Multi-family Homes               | Multiple Residential (RM)       |
| South  | Single Family Home               | Multiple Residential (RM)       |
| East   | Single Family Home - Agriculture | Multiple Residential (RM)       |
| West   | Single Family Homes              | Single Residential (RS)         |

**Tentative Tract Map**

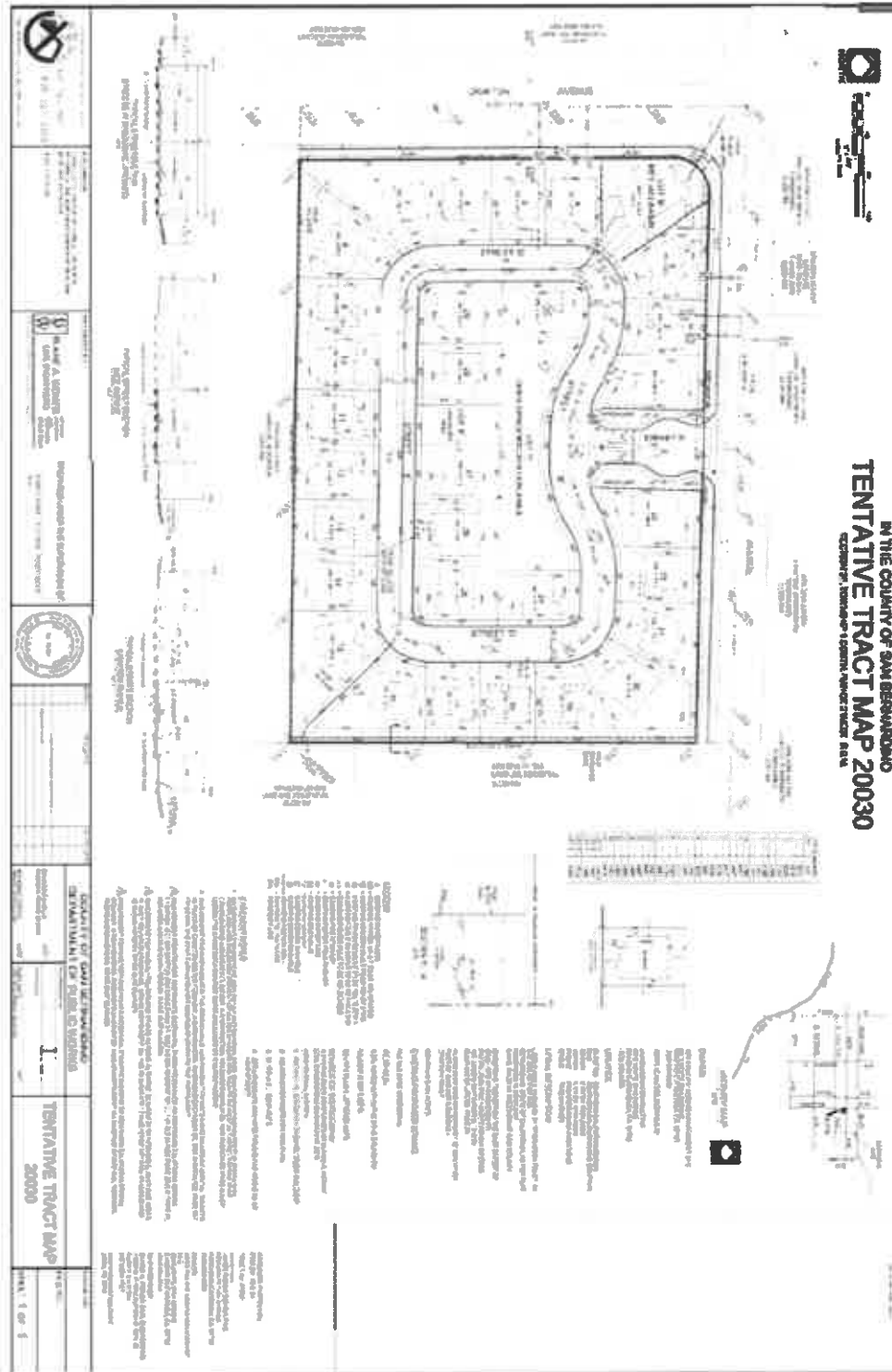
The proposed Tentative Tract Map will subdivide the property into 30 residential lots and 6 lettered lots. The residential lots range in size from 4,122 square feet to 7,970 square feet. The tract map has a proposed maximum density of 6 units per acre (net). The lettered lots are proposed to be common areas. Lot A and lot E are proposed to be utilized as park. The remainder of the lettered lots will be utilized by the landscape areas for beautification of the existing and proposed streets, and one will be used as water quality basin.

The Tract map includes one dedicated points of ingress and egress, which is located on Nice Avenue. The development will be a gated community and the interior streets are designed to be private streets. The City of Redlands will provide water and sewer services for the proposed lots. The project site is located within the boundaries of the Redlands Unified School District.

**Exhibit 1: Vicinity Map**



Exhibit 2: Tentative Tract Map



## **EVALUATION FORMAT**

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 17 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

|                                |  |                       |           |
|--------------------------------|--|-----------------------|-----------|
| Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less than Significant | No Impact |
|--------------------------------|--|-----------------------|-----------|

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

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

Signature (prepared by Kevin White, Planner)

Date 1/20/17

Signature: (David Prusch, Supervising Planner)  
 Land Use Services Department/Planning Division

Date 1/20/2017



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

**SUBSTANTIATION:** (Check  if project is located within the view-shed of any Scenic Route listed in the General Plan):

- a) **No Impact.** The proposed project is not located within a Scenic Corridor. The site is also not located in the proximity of a scenic vista. There is little topography in the area or other features from which there would be views of the region. The proposed project is located within an area where surrounding lands are already substantially developed with residential neighborhoods.
- b) **No Impact.** The site is not adjacent to a state scenic highway. There are no protected trees, rock outcroppings, or historic buildings on the project site; therefore, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings.
- c) **Less than Significant Impact.** The proposed project would not substantially degrade the existing visual character of the site and its surroundings. The site is within an urbanized area with improved roadways, electrical poles and lines, streetlights, sidewalks, and ornamental landscaping (e.g., groundcover, shrubs and trees). The project site is vacant. The proposed project would allow the development of the site with single-family homes and related infrastructure and improvements (e.g., streets, curbs, street trees, perimeter walls, fire hydrants, and park, which would be at a similar scale and character as existing uses and improvements surrounding the site. The project will also require the following condition to address existing utilities along Nice Avenue and the proposed utilities.

*Utility lines, including electric, telephone, communications, and street lighting, within or directly serving each subdivision, shall be placed underground. The subdivider is responsible for complying with the requirements of this Subsection without expense to the County, and shall make necessary arrangements with the utility company for the installation of the facilities. Appurtenances and associated equipment (e.g., boxes and meter cabinets) and concealed ducts in an underground system may be placed above ground.*

Therefore, the project would have a less than significant impact on the existing visual character and quality of the site and its surroundings.

- d) **Less than Significant Impact.** The proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Street lights are located in adjacent residential communities. Street and exterior lighting proposed on site would be similar to the surrounding uses and would be hooded and down-shielded to direct lighting onsite and protect surrounding properties from any light glare. Therefore, the project would result in less than significant impacts relative to light and glare.

**No significant adverse impacts are identified or anticipated and no mitigation measures are required.**

| Issues   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant    | No Impact                           |
|--|--------------------------------|--|--------------------------|-------------------------------------|
| <p><b>II. AGRICULTURE AND FORESTRY RESOURCES -</b><br/>                     In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Will the project:</p> |                                |  |                          |                                     |
| <p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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**SUBSTANTIATION:** (Check  if project is located in the Important Farmlands Overlay):

- a) **Less than Significant Impact.** The Farmland Mapping and Monitoring Program of the California Department of Conservation is responsible with mapping Prime Farmland, Unique Farmland, Farmland of Statewide Importance, and Farmland of Local Importance (Farmland) across the state. This site is designated as Farmland of Local Importance and therefore is not Prime, Unique, or Farmland of Statewide Importance. The project would convert Farmland, as shown on the FMMP maps, to a non-agricultural use. This loss of a potential agricultural uses was analyzed as part of the County's General Plan Environmental Impact Report. The property is designated Multi-Family Residential and no agricultural uses exist on the site.
- b) **No Impact.** The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. The current General Plan land use designation for the project area is RM. The proposed project area is not under a Williamson Act contract. There is no impact and no further analysis is warranted.
- c) **No Impact.** The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The proposed project area has never been designated as forest land or timberland because the site is within the valley region which does not contain forested lands.
- d) **No Impact.** The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed project site is within the valley region of the county, and is vacant. There is no impact and no further analysis is warranted.
- e) **No Impact.** The proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. The current General Plan land use designation for the project area is RM. There is no impact and no further analysis is warranted.

**No significant adverse impacts are identified or anticipated and no mitigation measures are required.**

| Issues  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant               | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>III. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management or air pollution control district might be relied upon to make the following determinations. Will the project:  |                                |  |                                     |                                     |
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| d) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

***SUBSTANTIATION:*** (Discuss conformity with the Mojave Air Quality Management Plan, if applicable):

a) **No Impact.** The proposed project would not conflict with or obstruct implementation of the applicable air quality plan. A project is consistent with the regional Air Quality Management Plan (AQMP) if it does not create new violations of clean air standards, exacerbates any existing violations, or delays a timely attainment of such standards.

The two principal criteria for conformance to an AQMP are 1) whether the project would result in an increase in the frequency or severity of existing air quality violations; cause or contribute to new violations; or delay timely attainment of air quality standards; and 2) whether the project would exceed the assumptions in the AQMP.

Projects such as the proposed Stonegate Residential Project do not directly relate to the AQMP in that there are no specific air quality programs or regulations governing general development. Conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use is the primary basis by which impact significance of planned growth is determined. The change to regional air quality from the proposed action is immeasurably small due to the size of the project relative to the air quality basin and because the project does not exceed air quality standards, and emissions will be below the significant threshold levels. Therefore, the project is considered consistent with the region's AQMP. No impacts would occur and no mitigation is required.

- b) **Less than Significant Impact with Mitigation Incorporated.** The proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Air quality impacts would include construction exhaust emissions generated from diesel- and gasoline-powered equipment construction equipment, vegetation clearing, grading, construction worker commuting, construction material deliveries, and operational activities upon project completion. Fugitive dust emissions include particulate matter and are a potential concern because the project is in a non-attainment area for PM-10 and PM-2.5, as well as ozone.

#### Construction Phase

Dust is a concern during grading, construction of new homes, and infrastructure. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Emission rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). These parameters are not known with any reasonable certainty prior to project development and may change from day to day. Any assignment of specific parameters to an unknown future date is speculative and conjectural.

Peak daily construction activity emissions are estimated to be below SCAQMD CEQA thresholds without the need for added mitigation. The only mitigation measure applied for this project is watering exposed dirt surfaces at least three times per day as required per SCAQMD Rule 403 (Fugitive Dust), to minimize the generation of fugitive dust.

Based on the project size, project construction would neither violate any air quality standard nor contribute substantially to an existing or projected air quality violation. Impacts are less than significant; nonetheless mitigation measures AQ-1 through AQ-2 are incorporated to facilitate monitoring and compliance with SCAQMD's Rule 403.

#### Operational Impacts

The proposed project is projected to generate approximately 286 daily trips, 23 AM peak hour trips and 30 PM peak hour trips on the surrounding roadway network. Based on the project size, and expected number of trips, the project would neither violate any air quality standard nor contribute substantially to an existing or projected air quality violation. Impacts are less than significant.

- c) **Less than Significant Impact with Mitigations Incorporated.** As discussed in Response III.b, the project would not exceed SCAQMD criteria pollutant emission thresholds. Cumulative emissions are part of the emission inventory included in the AQMP for the project area. Therefore, there would be no cumulatively considerable net increase of the criteria pollutants that are in nonattainment status in the South Coast Air Basin.
- d) **Less than Significant Impact.** The proposed project would not expose sensitive receptors to substantial pollutant concentrations (see Items III.a through III.c regarding criteria pollutants). The project's construction and operational phases would not result in any

significant air pollutant emissions, and nearby sensitive receptors (consisting of residences) would not be significantly impacted by such emissions.

With regard to potentially hazardous air emissions, small amounts of hazardous air pollutants are contained in the diesel exhaust of the construction equipment to be used to prepare the site and develop the proposed housing units. Diesel exposure risk is calculated based on a 70-year lifetime with the receptor located outdoors permanently. Resident exposure to construction equipment exhaust emissions would only be for several months. The combination of limited exhaust particulate emissions, brief resident exposure and generally high dispersal rates during the daytime renders hazardous emissions impacts as less-than-significant.

For those reasons, impacts are less than significant and an assessment of potential human health risks attributable to emissions of hazardous air pollutants is not required.

- e) **Less than Significant Impact.** The project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with the project's (long-term operational) uses. Standard AQMD construction requirements would minimize odor impacts resulting from construction activity. Any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of construction activity and is thus considered less than significant. Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

**SIGNIFICANCE: Possible significant adverse impacts have been identified or are anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level considered less than significant:**

#### **AIR QUALITY MITIGATION MEASURES:**

**AQ-1** **AQ/Dust Control Plan.** *The developer will prepare, submit, and obtain approval from San Bernardino County Planning of a Dust Control Plan (DCP) consistent with South Coast Air Quality Management District guidelines and a letter agreeing to include in any construction contracts/subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP will include the following elements to reduce dust production:*

- a) *Exposed soils and haul roads will be watered three (3) times per day to reduce fugitive dust during all grading/construction activities. Inactive areas will be treated with soil stabilizers such as hay bales or aggregate cover.*



- b) *Street sweeping will be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles.*
- c) *Site access driveways and adjacent streets will be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday.*
- d) *Construction vehicle tires will be washed prior to leaving the project site.*
- e) *All trucks hauling dirt away from the site will be covered, and speeds on unpaved roads will be reduced below 15 miles per hour.*
- f) *During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly and activities on unpaved surfaces will cease until wind speeds no longer exceed 25 mph.*
- g) *Storage piles that are to be left in place for more than three working days will be sprayed with a non-toxic soil binder, covered with plastic or revegetated.*

**AQ-2** ***AQ – Installation.** The developer will submit for review and obtain approval from County Planning evidence that all air quality mitigation measures have been installed properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety.*

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

**SUBSTANTIATION:** (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ): *Burrowing owl*

a) **Less than significant impact.** A general biological assessment was completed by Natural Resource Assessment, Inc. The field assessment was conducted on July 21, 2016. The survey team noted the site is currently vacant and unimproved. In addition, the site area has previously been disked, likely for weed control. Ruderal (weedy) plant community is the only plant community on site.

Burrowing owl was the principal species of concern for this property. Habitat for burrowing owl was assessed in accordance with standard practice. The assessment included looking for burrowing owl burrows, whitewash, pellets, animal remains and other burrowing owl indicators. Burrowing owls need sparse shrubby habitat (such as grasslands and desert

scrub) to provide food for their insect and other small prey items. The site does not contain any sparse shrubby habitats or similar grassland habitats preferred by this species. No burrows were observed suitable or in use by this species. All Beechey ground squirrel burrows were in use by ground squirrels. No sign of burrowing owl use was observed. Therefore the property is considered unsuitable for burrowing owl use.

The project may have direct construction-related impacts to ground nesting birds, such as killdeer, that use the site. There may also be indirect impacts to nesting bird species off-site. Therefore a preconstruction nesting survey shall be conducted to determine the status of nesting species.

- b) **No Impact.** The site does not contain any riparian habitat. Vegetation on the site consists of a weedy plant community. Neither desert plant species nor riparian plant species exist or have the potential to exist on the project site.
- c) **No Impact.** A general biological assessment was completed by Natural Resource Assessment, Inc. The field assessment was conducted on July 21, 2016. The assessment concluded that there are no waters and/or wetlands under the jurisdiction of the federal government, through the U.S. Army Corps of Engineers (USACE) were identified on the site. Water may have historically flowed across the project site, but the natural flow was altered years ago by the development of agriculture and more recently by the construction of adjacent residential development. There are no waters or wetland habitats that would come under the jurisdiction of the Corps. The project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, and no mitigation measures are required. There is no impact to federally protected wetlands.
- d) **Less than Significant Impact.** A general biological assessment was completed by Natural Resource Assessment, Inc. The field assessment was conducted on July 21, 2016. The habitat on site is highly disturbed and is located adjacent to human use areas. No native wildlife utilize the project site for migration purposes. No naturally occurring native fish populations are present within the project site because the project site has no standing water or significant hydrological drainages where water would be present for an extended period of time.
- e) **No Impact.** The project does not conflict with local policies or ordinances protecting biological resources that are applicable to the proposed project site.
- f) **No Impact.** The project site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The project would have no significant impact relating to Habitat Conservation Plans, Natural Community Conservation Plans, and Recovery Plans. There would be no take of critical habitat and, therefore, no land use conflict with existing management plans would occur.

**No significant adverse impacts are identified or anticipated and no mitigation measures are required.**

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

**SUBSTANTIATION:** (Check if the project is located in the Cultural  or Paleontologic  Resources overlays or cite results of cultural resource review):

The proposed project is not located in a Cultural or Paleontological Resources Overlay area. The analysis in this section is based in part on the Cultural Resources Assessment, dated September 19, 2016 by SRS, Inc.

- a) **Less than Significant Impact with mitigation.** The Cultural field survey conducted on the project site identified no historic-period resources on the site with 29 recorded resources identified within one-mile of the project area. Isolated historic debris identified on the property do not qualify as significant. The report however indicated the project area has a low to moderate risk of containing subsurface cultural resources. However, the Cultural Resources report recommended monitoring of the grading activities. The mitigation measures below will further reduce the potential for impacts, if anything should be found during project construction.
- b) **Less than Significant Impact with mitigation.** The Cultural field survey conducted on the project site identified no archaeological resources on the site with 29 recorded resources identified within one-mile of the project area. The report however indicated the project area has a low to moderate risk of containing subsurface cultural resources. Therefore, development of the subject property is not expected to result in any adverse impacts to historical or archaeological resources. The proposed mitigation measures below will further reduce the potential for impacts, if anything should be found during project construction.
- c) **Less than Significant Impact.** This project is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no resources of significance have been identified in the resources survey of the site. The proposed mitigation measures below will further reduce the potential for impacts, if anything should be found during project construction.

- d) **Less than Significant Impact.** It is not anticipated that this project would disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are known to exist on the project site. If any human remains are discovered during construction of this project, standard requirements in the Conditions of Approval would require the developer to contact the County Coroner and the County Museum for a determination of appropriate measures to be taken.

**SIGNIFICANCE: Possible significant adverse impacts have been identified or are anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level considered less than significant:**

*V-1) Archaeological and Native American Monitoring. The Project archaeologist must contact the Cultural Resources Monitoring (CRM) Department of the San Manuel Band of Mission Indians to provide for a Native American Monitor at least one week in advance of initial ground – disturbing activity. The Archaeological and Native American monitors must be present during initial ground-disturbing activities, including: grubbing, grading, filling, drilling, trenching, excavation, placement of irrigation lines, digging for electrical lines, water lines, plantings, tree removal, and fence posts.*

*Should subsurface archaeological deposits, cultural resources, or Tribal cultural resources are discovered, archaeological and Native American monitoring will continue until, through consultation, both parties, County of San Bernardino and San Manuel Band of Mission Indians (SMBMI), determine daily monitoring can be shifted to periodic spot checks or concluded.*

*If potential significant archaeological deposits are encountered, all ground disturbance within a 60-ft radius of the significant deposit shall halt until a Secretary of the Interior-qualified archaeologist and the Native American monitor can assess the discovery. Work on the project may continue outside of the 60-ft radius of the discovery. Should the discovery be assessed as significant, the SOI-qualified archaeologist shall develop and implement a Cultural Resources Treatment Plan (CRTP), in consultation (i.e. review and comment on CRTP) with SMBMI, that would reduce potential impacts through avoidance or, if avoidance is not practicable, data recovery. Discovery of potentially significant archaeological deposits and implementation of data-recovery investigations will include a plan for detailed recording, collection of artifacts, cataloging artifacts, curation or reburial of artifacts after analyses are complete, and the preparation of additional archaeological technical reports,*

*During the project, the monitors shall submit monitoring reports to the archaeological consultant and SMBMI on a schedule that has been agreed upon. After ground-disturbing activities have been completed, an archeological monitoring report shall be completed by the archaeological consultant. Technical reports, the monitoring report, and other necessary archaeological documentation shall be submitted to the SMBMI for review and comments. Permanent curation of archival documentation, artifacts, and any other materials will be determined through consultation between the County of San Bernardino and SMBMI.*

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**V-2) Human Remains. In the unlikely event of inadvertent discovery of human remains, the Coroner will be notified and all work in the area must cease immediately, nothing disturbed, and the area is to be secured. Protocol will follow all applicable state and federal laws [California state law (California Health and Safety Code 7060.6) and federal law and regulations {[Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Land , Interior 43 CFR 8365.1-7]]]**

**A) 100-ft radius area will be established around the location of the human remains; no disturbance of the area will take place until the remains are assessed by the Coroner. Work may continue in other areas of the project.**

**B) No photographs will be taken of the remains unless the County Coroner identifies the remains as non-Native American.**

| Issues   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant               | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>VI. GEOLOGY AND SOILS - Will the project:</b>   |                                |  |                                     |                                     |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                                |  |                                     |                                     |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii. Strong seismic ground shaking?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii. Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv. Landslides?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**SUBSTANTIATION:** (Check  if project is located in the Geologic Hazards Overlay District):

- a) i) **Less than Significant Impact.** The proposed project site is not located within an Alquist-Priolo Earthquake Fault Zone. While the potential for onsite ground rupture cannot be totally discounted (e.g., unmapped faults could conceivably underlie the project site), the likelihood of such an occurrence is considered low due to the absence of known faults within the site. There is no impact related to the exposure of persons or structures to rupture of a known earthquake fault.
- ii) **Less than Significant Impact.** The project site is within a seismically active region and is potentially subject to strong ground acceleration from earthquake events along major



regional faults in southern California. The nearest identified fault line to the project site is the Redlands Fault which is capable of generating seismic activity. The known regional active and potentially active faults that could produce the most significant ground shaking at the site include the Redlands-Elsinore fault zone, San Jose, Cucamonga, Sierra Madre, Puente Hills, San Jacinto, and San Andreas faults.

The design of any structures on-site would incorporate measures to accommodate projected seismic loading, pursuant to existing California Building Code (CBC) and local building regulations. Specific measures that may be used for the proposed project include proper fill composition and compaction; anchoring (or other means of for securing applicable structures); and the use of appropriate Opal materials, dimensions, and flexible joints. Based on the incorporation of applicable measures into project design and construction to comply with CBC, potential project impacts associated with strong seismic ground shaking would be less than significant.

iii) **Less than Significant Impact.** Liquefaction is the phenomenon whereby soils lose shear strength and exhibit fluid-like flow behavior. The project site is not located in a Geologic Hazard Overlay, nor is it located on soils known to expose people or structures to liquefaction.

iv) **No Impact.** The proposed project would not have any risks associated with landslides. Landslides are the downslope movement of geologic materials. The stability of slopes is related to a variety of factors, including the slope's steepness, the strength of geologic materials, and the characteristics of bedding planes, joints, faults, vegetation, surface water, and groundwater conditions. The project area is relatively flat terrain where landslides have not historically been an issue; therefore, no significant impacts are anticipated with respect to seismic-related (or other) landslide hazards, and no further analysis is warranted.

b) **Less than Significant Impact.** Construction activities could result in substantial soil erosion if the sites are not properly designed. The potential impacts of soil erosion would be minimized through implementation of Development Code requirements. Specifically, the applicant would prepare a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the requirements of the National Pollutant Discharge Elimination System (NPDES) General Construction Permit. The SWPPP would prescribe temporary Best Management Practices (BMPs) to control wind and water erosion during and shortly after construction of the project. A preliminary Water Quality Management Plan has been prepared, which specifies permanent BMPs to control erosion and sedimentation once construction is complete. A final WQMP is required prior to building permits, which will affirm the proposed BMPs on the construction plans. The impact on soil erosion is less than significant and no further analysis is warranted.

c) **Less than Significant Impact.** The site is not expected to be prone to adverse effects of: slope instability or adverse differential settlement from cut/fill transition).

During construction, the geotechnical engineer would provide on-site observation of site preparation and grading, fill placement and foundation installation, thus ensuring that geotechnical conditions are as anticipated and that the contractor's work meets with the

criteria in the approved plans and specifications. Any underground obstructions should be removed. Resulting cavities should be properly backfilled and compacted. Efforts should be made to locate existing utility lines. Those lines should be removed or rerouted if they interfere with the proposed construction, and the resulting cavities should be properly backfilled and compacted.

- d) **Less than Significant.** Expansive (or shrink-swell) behavior is attributable to the water-holding capacity of clay minerals and can adversely affect the structural integrity of facilities. In general, compliance with Building Code requirements would minimize potential impacts to project facilities. Site soils are determined by the Geotechnical Investigation to be typically stiff or medium dense, are deemed to be low expansive potential. Prior to placing any fills or constructing any overlying improvements, loose surface soils would be scarified and compacted according to Geotechnical Investigation specifications. Impacts would be less than significant and no further analysis is warranted.
- e) **No Impact.** The project does not propose to use septic tanks or alternative wastewater disposal systems; therefore, no impacts would occur. No further analysis is warranted.

**No significant adverse impacts are identified or anticipated and no mitigation measures are required.**

|            | <b>Issues</b>   | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i>        | <i>No Impact</i>         |
|------------|---|---------------------------------------|---|-------------------------------------|--------------------------|
| <b>VII</b> | <b>GREENHOUSE GAS EMISSIONS - Will the project:</b>   |                                       |   |                                     |                          |
| a)         | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?                    | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b)         | Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

***SUBSTANTIATION:***

- a) **Less than Significant Impact.** In September 2006, the State enacted the Global Warming Solutions Act (Assembly Bill 32), which was created to address greenhouse gases emitted by human activity and implicated in global climate change. The Act requires that the greenhouse gas (GHG) emissions in California be reduced to 1990 levels by 2020. This is part of a larger plan in which California hopes to reduce its emissions to 80 percent below 1990 levels by 2050.

Additionally, through the California Climate Action Registry (CCAR, now called the Climate Action Reserve), general and industry-specific protocols for assessing and reporting GHG emissions have been developed. GHG sources are categorized into direct sources (i.e., from the project site itself and from activities directly associated with operations) and indirect sources (i.e., not directly associated with the project, but impacted by its operations). Direct sources include combustion emissions from on-and off-road mobile sources, and fugitive emissions. Indirect sources include off-site electricity generation and non-company owned mobile sources.

The proposed project's primary contribution to air emissions is attributable to construction activities, including the delivery of construction material to the site. Project construction would result in GHG emissions from construction equipment, delivery of construction materials, and construction workers' personal vehicles traveling to and from the site. Construction-related GHG emissions vary depending on the level of activity, length of the construction period, specific construction operations, types of equipment, and number of personnel.

The primary emissions that would result from the proposed project occur as carbon dioxide (CO<sub>2</sub>) from gasoline and diesel combustion, with more limited vehicle tailpipe emissions of nitrous oxide (N<sub>2</sub>O) and methane (CH<sub>4</sub>), as well as other GHG emissions related to vehicle cooling systems. To account for variations in the effectiveness of these gases on climate change, a measure called CO<sub>2</sub>-equivalent (CO<sub>2</sub>e) is used.

Pursuant to Section 15064.4 of the State CEQA Guidelines, the treatment of GHG emissions follows a process of quantification of project-related GHG emissions, determination of significance, and specification of any appropriate mitigation if impacts are found to be potentially significant. The screening level operational threshold is 3,000 metric tons (MT) of

CO<sub>2</sub>e per year. The total operational emissions and annualized construction emissions of will be well below this threshold and are considered less than significant.

- b) **Less than Significant Impact.** The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. In December 2011, the County Board of Supervisors adopted a Greenhouse Gas Emissions Reduction Plan (GHG Reduction Plan). The GHG Reduction Plan states that “[w]ith the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 MTCO<sub>2</sub>e per year will be considered to be consistent with the Plan and determined to have a less than significant individual and cumulative impact for GHG emissions.” Applicable performance standards are identified in Appendix F of the GHG Reduction Plan. As noted in Appendix F, these performance standards apply to all projects and are included as Conditions of Approval when discretionary approvals are granted. Therefore, all applicable performance standards would be included in the Conditions of Approval for the project.

Because the project would be required to comply with all applicable performance standards identified in the GHG Reduction Plan, and GHG emissions would not exceed the 3,000 MTCO<sub>2</sub>e per year screening threshold, the project is determined to be consistent with the County's GHG Reduction Plan.

**No significant adverse impacts are identified or anticipated and no mitigation measures are required**

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

**SUBSTANTIATION:**

- a) **Less than Significant Impact.** The proposed project is not expected to result in impacts from hazards and hazardous materials with respect to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. This is because the proposed project would not involve the routine transport, use, or disposal of significant amounts of hazardous materials as defined by the Hazardous Materials Transportation Uniform Safety Act. During construction, the proposed project would involve

the transport of general construction materials (i.e., concrete, wood, metal, fuel, etc.) as well as the materials necessary to construct the proposed project.

Construction activities would involve the use of hazardous materials such as fuels and greases for the fueling and servicing of construction equipment. Such substances may be stored in temporary storage tanks/sheds that would be located on the project site. Although these types of materials are not acutely hazardous, they are classified as hazardous materials and create the potential for accidental spillage, which could expose workers. The use, storage, transport, and disposal of hazardous materials used in construction of the facility would be carried out accordance with federal, state, and County regulations. No extremely hazardous substances (i.e., governed under Title 40, Part 335 of the Code of Federal Regulations) are anticipated to be produced, used, stored, transported, or disposed of as a result of project construction.

The project would be required to comply with federal, state, and county laws, ordinances, and regulations; therefore, the project would result in less-than-significant impacts related to the creation of significant hazards through the routine transport, use, or disposal of hazardous materials.

- b) **Less than Significant Impact.** The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. With the exception of construction-related materials such as fuels, lubricants, adhesives, and solvents, the proposed project would not generate or require the use or storage of significant quantities of hazardous substances. Additionally, any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. Compliance with regulations and standard protocols during the storage, transportation, and usage of any hazardous materials would ensure no substantial impacts would occur. As such, there is a less-than significant impact associated with creating a significant hazard to the public or the environment.
- c) **No Impact.** The future occupants of the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing school because the residential project does not propose the use of hazardous materials. There would be no impact related to hazardous emissions or the handling of hazardous materials near schools resulting from implementation of the project.
- d) **No Impact.** The project site is not located on a known site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed project would not create a significant hazard to the public or the environment. Therefore, the project would result in no significant impact associated with hazardous materials sites.
- e) **No Impact.** The proposed project area is located in the vicinity of the Redlands Municipal Airport. The site is not within the boundaries of the airport land use plan and would not impose safety hazards for people residing or working in the project area as a result of proximity to an airport.

- f) **No Impact.** The proposed project area is not located within the vicinity of a private airstrip; therefore, it would not result in a safety hazard for people residing or working in the project area.
- g) **No Impact.** Activities associated with the proposed project would not impede existing emergency response plans for the project site and/or other land uses in the project vicinity. The project would not result in any closures of existing roadways that might have an effect on emergency response or evacuation plans in the vicinity of the project site. In addition, all vehicles and stationary equipment would be staged off public roads and would not block emergency access routes. Accordingly, implementation of the proposed project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. There is no impact and no further analysis is warranted.
- h) **No Impact.** The project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because there are no wildlands adjacent to this site. The project site is not located in a fire safety overlay district. Therefore, it is not adjacent to wildlands or near the wildlands/urban interface, and would not expose people, structures or infrastructure to risks of wildland fires. There would be no impact and no further analysis is warranted.

**No significant adverse impacts are identified or anticipated and no mitigation measures are required.**

| <i>Issues</i> |   | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i>        | <i>No Impact</i>         |
|---------------|---|---------------------------------------|---|-------------------------------------|--------------------------|
| <b>IX</b>     | <b>HYDROLOGY AND WATER QUALITY - Will the project:</b>  |                                       |   |                                     |                          |
| a)            | Violate any water quality standards or waste discharge requirements?  | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b)            | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which will not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c)            | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that will result in substantial erosion or siltation on- or offsite?  | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d)            | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river,   | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



or substantially increase the rate or amount of surface runoff in a manner which will result in flooding on- or offsite?

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Otherwise substantially degrade water quality?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structure which would impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**SUBSTANTIATION:**

- a) **Less than Significant Impact.** The project would not violate any water quality standards or waste discharge requirements, because a final WQMP would be required to be prepared and approved by the Land Development Division as part of the building permit(s) process. As detailed in the Hydrology Study and the Preliminary WQMP, the proposed development would include a Retention Basin within Lot B located at the corner of Nice and Crafton Avenue. The retention basin will be utilized to treat the flow from the site from the proposed streets and will be maintained by a Homeowners Association.

The conditions will also require the following as standard conditions of approval:

1. **NPDES Permit:** An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. [www.swrcb.ca.gov](http://www.swrcb.ca.gov)
2. **Regional Board Permit Letter:** CONSTRUCTION projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

- b) **Less than Significant Impact.** The project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Groundwater infiltration will still occur as discussed in section IX. a) above. Potable water would be provided

by the City of Redlands not from groundwater wells at the site. The City of Redlands currently serves the existing structures located on the project site. The City of Redlands has indicated sufficient water supplies are available but the number of “outside City connections” is limited on a yearly basis. Therefore, the timetable for water connections may be restricted, depending on the other development in the area.

- c) **Less than Significant Impact.** The project would not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. Drainage will continue to leave the site on Crafton Avenue. The proposed development will decrease all flow events from their pre-development conditions for flow and volume. The reduction in drainage flow would be due to the proposed Retention Basins within Lot B located at the intersection of Crafton Avenue and Nice Avenue. There is no stream or river on the site or in the vicinity that would be affected by construction of the project. The project is required to submit and implement an erosion control plan, and construction would be subject to a Storm Water Pollution Protection Plan (SWPPP) to prevent erosion or sedimentation during project construction.
- d) **Less than Significant Impact.** As described in c.), above, the project would not impact any drainages, and the project would not otherwise result in any noteworthy change in the drainage pattern of the site or area. As shown on the hydrology plan, the project would not result in a substantial alteration to the drainage pattern of the site or area, nor would it result in any substantial increase in runoff that could cause flooding on-or off-site. The site is currently relatively flat and would remain flat after construction is completed.
- e) **Less than Significant Impact.** Refer to response IX. a) above. The project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, because County has reviewed the proposed project Post-Developed Hydrology Map and has determined that the proposed on-site storm water retention systems are adequate to handle the anticipated flows. All necessary drainage improvements both on and off site would be required as conditions of the construction of the project, and would be subject to the same dust control measures, Best Management Practices for water quality and other standards and requirements that apply to on-site construction. With the installation of the retention basins, the existing runoff to downstream properties will be reduced. Storm drains are not required for the project as the site is not a part of the Masterplan. Therefore less than significant impacts would result and no further analysis is warranted.
- f) **Less than Significant Impact.** Refer responses to IX. a) – e). The proposed project would not otherwise substantially degrade water quality because appropriate measures relating to water quality protection, including erosion control measures have been required. No further analysis is warranted.
- g) **No Impact.** The project would not place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood

hazard delineation map, because the subject property is not mapped as occurring within that flood hazard zone. No further analysis is warranted.

- h) **No Impact.** The project would not place structures within a 100-year flood hazard area which would impede or redirect flood flows, because the site is not located within a 100-year flood hazard area and any area identified as being potentially affected by a 100-year storm. The Project is located within Flood Zone X Shaded according to FEMA Panel Number 8709H dated 08/28/2008 and will require the first floor to be elevated a minimum 1 foot above natural highest adjacent ground in compliance with SBC regulations. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
- i) **No Impact.** The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation. There is no impact and no further analysis is warranted.
- j) **No Impact.** The project site would not be subject to inundation by seiche, tsunami, or mudflow. A tsunami is a series of ocean waves generated in the ocean by an impulsive disturbance. Due to the inland location of the proposed project, tsunamis are not considered a threat. A seiche is an oscillating surface wave in a restricted or enclosed body of water generated by ground motion, usually during an earthquake. Inundation from a seiche can occur if the wave overflows a containment wall or the banks of a water body. No impacts are expected to occur because the project is not adjacent to any marine or inland water bodies. The soils in the project area are well-drained, the terrain is relatively flat, and mudflows have not historically been an issue in the proposed project area. No further analysis is warranted.

**No significant adverse impacts are identified or anticipated and no mitigation measures are required.**

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

***SUBSTANTIATION:***

- a) **No Impact.** The proposed project would not physically divide an established community, because the proposed single family residential project is located in an urbanizing area that is adjacent zoned for residential uses and adjacent to existing residential land uses. The proposed project is sited and designed to enhance and be integrated with an established community, and is a logical and orderly extension of residential uses.
- b) **Less Than Significant Impact.** The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because project approval includes a General Plan Amendment to change the site's Land Use District to Single Residential. The project would be consistent with all applicable land use policies and regulations of the County Development Code and General Plan.
- c) **No Impact.** The proposed project does not conflict with any applicable habitat conservation plans or natural community conservation plans. No such plan exists in the area.

**No significant adverse impacts are identified or anticipated and no mitigation measures are required.**

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

**SUBSTANTIATION:** (Check  if project is located within the Mineral Resource Zone Overlay):

- a) **No Impact.** The project would not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site and the site is not within a Mineral Resource Zone Overlay. No further analysis is warranted.
- b) **No Impact.** The proposed project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. There is no impact and no further analysis is warranted.

**No significant adverse impacts are identified or anticipated and no mitigation measures are required.**

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

**SUBSTANTIATION:** (Check if the project is located in the Noise Hazard Overlay District  or is subject to severe noise levels according to the General Plan Noise Element ):

**a) Less than Significant Impact.**

Pursuant to Section 83.01.080 of the County Development Code, interior noise levels in all single family residences shall not exceed 45 dBA Day-Night Sound Level (Ldn) emanating from sources outside the residential building. The exterior noise levels in all single family residential land use areas should not exceed 60 dBA Ldn for any exterior residential use area. However, an exterior noise level of up to 65 dBA is permitted, provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technologies.

Lots along the existing streets of Nice Avenue and Crafton Avenue may be exposed to noise levels above the standard with windows open because of the traffic on those respective streets. However homes will have Air Conditioning units installed to ensure that windows can remain closed for prolonged periods of time.

- b) **Less than Significant Impact with Mitigation Incorporated.** Groundborne vibration and groundborne noise could originate from earth movement during the construction phase of the proposed project. Construction activities may result in short term impacts to the noise environment including groundborne vibration and noise. Potential impacts to noise would be short term during construction and would end once the project is operational. At buildout the project is not expected to generate groundborne vibration or noise that is excessive. Short-term impacts associated with construction would be limited to the greatest extent practicable with the implementation of the mitigation measures outlined below.
- c) **Less than Significant Impact.** The proposed project is expected to result in 232 daily trips. This limited increase in traffic will not cause off-site noise impacts to surrounding off-site noise-sensitive uses. No further analysis is warranted.
- d) **Less than Significant Impact with Mitigation Incorporated.** Construction of the proposed project would result in a temporary increase to the noise environment on site and immediately adjacent to the project. The San Bernardino County Development Code Section 83.01(g) allows construction related noise between 7:00 am and 6:00 pm Monday through Saturday excluding holidays. Short-term impacts associated with construction would be limited to the greatest extent practical with the implementation of Mitigation Measure N-1. The project would also be conditioned to comply with the noise performance standards of the County Development Code, which requires a maximum interior noise level of 45 dBA. Therefore, with implementation of Mitigation Measure N-1, temporary or periodic noise impacts would be less-than-significant.
- e) **No Impact.** The proposed project area is located within the boundaries of an airport land use plan, and is in the vicinity of the Redlands Municipal, located approximately 1.5 miles to the north. The project is outside of the adopted noise contours as the airport runway runs in an east –west direction.
- f) **No Impact.** The proposed project area is not located within the vicinity of a private airstrip.

**SIGNIFICANCE:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant:

**NOISE MITIGATION MEASURE:**

**N-1** *Noise Mitigation.* The developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:

- a) *Noise levels of any project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.*
- b) *Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays.*



- c) Construction equipment will be muffled per manufacturer's specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.*
- d) All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.*

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

**SUBSTANTIATION:**

- a) **Less than Significant Impact.** The proposed project is not expected to induce substantial population growth in the area, either directly or indirectly, because the project only proposes 30 lots.

Growth induced by a project could be considered a significant impact if it directly or indirectly affects the ability of public agencies to provide services. Public services for this project would be provided by a number of public agencies, including the County of San Bernardino and the City of Redlands. No service provider has indicated inability to serve the project. Therefore, the population growth associated with the proposed project is less than significant. The project would not result in a substantial adverse effect related to substantial population growth in the area, and no mitigation measures are required.

- b) **No Impact.** The proposed project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere because the project site contains no existing housing that will be removed.

- c) **No Impact.** The proposed project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project site is currently not developed with any homes that will be demolished. No significant adverse impacts are anticipated and, therefore, no mitigation measures are required.

**No significant adverse impacts are identified or anticipated and no mitigation measures are required.**

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i> |
|---------------|---------------------------------------|---|------------------------------|------------------|
|---------------|---------------------------------------|---|------------------------------|------------------|

**XIV. PUBLIC SERVICES**

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

|                          |                          |                          |                                     |                          |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Fire Protection?         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Police Protection?       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Schools?                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Parks?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other Public Facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:**

- a) **Less than Significant Impact.** The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities. Construction of the project would increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this project.

This project includes a small neighborhood park. While the proposed project would likely create a slight increase in the demand for parks or the availability of parks due to the increase in population, project impacts, given the size of the project, proposed open space uses onsite the impact would be less than significant.

Other Public Facilities. The proposed project would generate an increased demand for other public facilities; however, given the relative size of the project and resulting population increase compared with the area, the project's increase would not be substantial, and the project would not require the construction of new facilities. Therefore, while the proposed project would likely create a slight increase in the demand for other public facilities, given

the size of the project and proposed uses, this impact would be less than significant. No mitigation is required.

**No significant adverse impacts are identified or anticipated and no mitigation measures are required.**

| <i>Issues</i>  | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i>        | <i>No Impact</i>         |
|--|---------------------------------------|---|-------------------------------------|--------------------------|
| <b>XV. RECREATION</b>  |                                       |   |                                     |                          |
| a) Will the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated? | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                      | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

***SUBSTANTIATION:***

- a) **Less than Significant Impact.** The proposed 30 unit single family residential project is not expected to result in an significant increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The proposed project includes a small on site neighborhood park. Community parks are available throughout the City of Redlands, and existing regional parks are adequate to handle regional park needs of future residents of the project.
- b) **Less than Significant Impact.** The proposed project includes an on-site neighborhood park. This amenity would not have an adverse physical effect on the environment. The project does not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No significant adverse impacts on recreational facilities would result from implementation of the project and no further analysis is warranted.

**No significant adverse impacts are identified or anticipated and no mitigation measures are required.**

| Issues   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant               | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>XVI. TRANSPORTATION/TRAFFIC – Will the project:</b>   |                                |  |                                     |                                     |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and greenways, pedestrian and bicycle paths, and mass transit. | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Result in inadequate emergency access?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**SUBSTANTIATION:**

- a) **Less than Significant Impact.** The project includes new residential roadways that would be constructed per the tentative tract, and will also require street improvements so that the existing roads meet current county standards. Given that the internal circulation and access have been designed to meet the County's standards (i.e., street ROW, curb-to-curb width, turn radii, etc.), no impacts to circulation or emergency vehicles is anticipated.

This project falls within the Regional Transportation Development Mitigation Fee Plan for the Redlands Subarea. The Plan fees shall be computed in accordance with the Plan fees in effect as of the date that the building plans are submitted and the building permit is applied for.

- b) **Less than Significant Impact with mitigation.**

A traffic study was prepared by TJW Engineering, Inc, dated December 1, 2016. The proposed project is projected to generate approximately 286 daily trips, 23 AM peak hour trips and 30 PM peak hour trips on the surrounding roadway network.

The following two (2) intersections in the vicinity of the project site have been included in the intersection level of service (LOS) analysis:

- Crafton Avenue (NS) at Mentone Boulevard (SR-38) (EW); and
- Crafton Avenue (NS) at Nice Avenue (EW).

The study intersections are analyzed for the following study scenarios:

- Existing Conditions;
- Existing Plus Project Conditions;
- Year 2018 Without Project Conditions; and
- Year 2018 With Project Conditions.

#### Existing Conditions

The study intersections are currently operating at an acceptable LOS (LOS D or better) during the AM and PM peak hours.

#### Existing Plus Project Conditions

The study intersections are projected to continue to operate at an acceptable LOS (LOS D or better) during the AM and PM peak hours for existing plus project conditions.

No off-site mitigation measures were identified since the proposed project is projected to result in no significant impacts at the study intersections for all analysis scenarios.

- c) **No Impact.** The proposed project would not affect air traffic patterns. The project is residential and would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, because there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed uses and no new air traffic facilities are proposed.
- d) **Less than Significant Impact.** The project would not substantially increase hazards due to a design feature or incompatible uses because there are no incompatible uses proposed by the project that would impact surrounding land uses. Therefore, less than significant impacts related to roadway design features or incompatible uses would result from implementation of the project and no further analysis is warranted.
- e) **Less than Significant Impact.** The proposed project would not result in inadequate emergency access to the project area. During project construction, public roads would remain open and available for use by emergency vehicles and other traffic. The proposed project would not result in any roadway closures in the vicinity of the project site. Less than significant impacts would result from implementation of the project and no further analysis is warranted.
- f) **Less than Significant Impact.** The project would not conflict with adopted policies, plans, or programs regarding public transit and alternative or non-motorized transportation (e.g., transit amenities) because all alternative transportation improvements have been included in the project design or would be addressed through standard conditions of approval regarding pedestrian access improvements. Less than significant impacts would result from implementation of the project and no further analysis is warranted.

**SIGNIFICANCE: Possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant:**

**T-1) Regional Transportation Fee.** This project falls within the Regional Transportation Development Mitigation Fee Plan for the Redlands Subarea. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. The Plan fees shall be computed in accordance with the Plan fees in effect as of the date that the building plans are submitted and the building permit is applied for. Currently, the fee is \$7,063 for single family dwelling unit. There are 30 single family residential units per the Tentative Tract Map 20030 dated February 20, 2014. Therefore, the estimated Regional Transportation Fees are \$211,890 (30 units x \$7,063 per unit). These fees are subject to change periodically. The current Regional Transportation Development Mitigation Plan can be found at the following website:

[http://www.sbcounty.gov/dpw/transportation/transportation\\_planning.asp](http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp)



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

**SUBSTANTIATION:**

- a) **Less than Significant Impact.** Wastewater sewer service for the project would be provided by the City of Redlands. Sewage would be conveyed in public sewer lines in the public street rights-of-way on the project site to the existing sewer lines. As such, the proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Santa Ana Region, as determined by County Public Health – Environmental Health Services. The project would comply with all regulation and requirements established by the Regional Water Quality Control Board.
- b) **Less than Significant Impact.** The proposed project would not require or result in a need for new water or wastewater treatment facilities or expansion of existing facilities. There is sufficient capacity in the existing system for the proposed use. The proposed project would be served by existing sewer and water lines in proximity to the project, provided by the City of Redlands.

- c) **Less than Significant Impact.** As detailed in the Hydrology Study and the Preliminary WQMP, the proposed development would include a Retention Basin within Lot B located at the corner of Nice and Crafton Avenue. The retention basin will be utilized to treat the flow from the site from the proposed streets and will be maintained by a Homeowners Association.

A Final WQMP is required prior to issuance of a grading permit, which would ensure that the project design complies with regulations and requirements associated with hydrology and water quality. The project is not expected to significantly alter drainage patterns off-site and no expansion or new storm drain facilities beyond what is already planned for area-wide drainage would be required. No further analysis is warranted.

- d) **Less than Significant Impact.** Sufficient water supplies are available to serve the project from existing entitlements and resources. Due to the relatively small scale project in comparison to the City of Redlands's current service area, the City has adequate capacity to accommodate the project and the impact of the project on water supplies would be less than significant.
- e) **Less than Significant Impact.** The proposed project would not require or result in the construction of new wastewater treatment facilities or the expansion of existing wastewater treatment facilities. The City of Redlands has adequate capacity to serve the projected wastewater treatment demand for the project, in addition to the provider's existing commitments. Accordingly, no impacts are anticipated from implementation of the proposed project.
- f) **Less than Significant Impact.** The project includes 30 residential units. Disposal Rates for single family units within San Bernardino County is .41 tons per residence, per year, resulting in an estimated tonnage for the development of 12 tons per year.

The County of San Bernardino Solid Waste Management Division (SWMD) is responsible for the operation and management of the County of San Bernardino's solid waste disposal system which consists of six landfills and seventeen transfer stations operated by the County. According to the 2012 San Bernardino Countywide Integrated Waste Management Plan, the County of San Bernardino continues to have disposal capacity available for solid waste generated, but not diverted, in excess of 15 years as required under Public Resources Code Section 41701. The system wide characteristics indicate that the County has an estimated site-life capacity of 63 years. Existing landfills serving the project area are the Mid-Valley Landfill in Rialto and San Timoteo Landfill in Redlands. The Mid-Valley Landfill has a maximum permitted capacity of 55,715 tons and 511,524 tons per year of throughput with approximately 46,705,231 tons of remaining capacity. The San Timoteo Landfill has a maximum permitted capacity of 11,220,000 cubic yards and 152,172 tons per year with approximately 7,600,562 cubic yards of remaining capacity. Therefore the solid waste system has sufficient permitted capacity to accommodate the project's solid waste disposal needs.

With respect to demolition of the existing structures, the conditions of approval will require the developer to prepare, submit, and obtain approval from SWMD of a CWMP Part 1 for each phase of the project. The CWMP shall list the types and weights or volumes of solid waste materials expected to be generated from demolition. The CWMP shall include options to divert from landfill disposal, materials for reuse or recycling by a minimum of 50% of total weight or volume. Forms can be found on our website at [www.sbcounty.gov/dpw/solidwaste](http://www.sbcounty.gov/dpw/solidwaste). An approved CIWMP Part 1 is required before a demolition permit can be issued.

Upon completion of demolition, the developer shall complete SWMD's CWMP Part 2 and shall provide documentation of diversion of materials including but not limited to receipts, invoices or letters showing material type(s) and weights or volume from diversion facilities or certification of reuse of materials on site. An approved Part 2 of the CIWMP is required prior to issuing building permits.

Due to the relatively small amount of waste generated by the project compared with the capacity in the system, the project would result in less than significant impacts.

This project falls within a Uniform Handling Service area. All owners of a dwelling unit within the uniform handling area who are required to have uniform handling service shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement and pay the rate of such services. This service area include waste and recycling services.

- g) **Less than Significant Impact.** The proposed project would comply with all federal, state, and local statutes and regulation related to solid waste. The project would consist of short-term construction activities (with short-term waste generation limited to minor quantities of construction debris). Solid waste produced during the construction phase of this project would be disposed of in accordance with all applicable regulations, including the County construction and demolition debris reduction ordinance.

**No significant adverse impacts are identified or anticipated and no mitigation measures are required.**

| <i>Issues</i>  | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i>        | <i>No Impact</i>         |
|--|---------------------------------------|---|-------------------------------------|--------------------------|
| <b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE:</b>   |                                       |   |                                     |                          |
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

***SUBSTANTIATION:***

- a) **Less than Significant Impact.** The project would not significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. No potential impact on rare or endangered species or other species of plants or animals or habitat identified by the California Natural Diversity Database (CNDDDB) has been identified in the analysis of the proposed project, based on the disturbed condition of the project site. There are no identified historic or prehistoric resources identified on this site.
- b) **Less than Significant Impact.** Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period.

The project would not have impacts that are individually limited, but cumulatively considerable. Special studies prepared to analyze impacts of the proposed project consider and evaluate existing and planned conditions of the surrounding area and the region. Existing and planned

infrastructure in the surrounding area has been planned to accommodate planned build out of the area, including the project site with the planned uses.

- c) **Less than Significant Impact.** The design of the project, with application of County policies, standards, and design guidelines ensure that there would be no substantial adverse effects on human beings, either directly or indirectly. Impacts of the proposed project would be less than significant.

**Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant:**

#### **XVIII. MITIGATION MEASURES:**

(Any mitigation measures which are not "self-monitoring" will have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval. Condition compliance will be verified by existing procedure [CCRF].)

#### **AIR QUALITY MITIGATION MEASURES:**

**AQ-1** ***AQ/Dust Control Plan.** The developer will prepare, submit, and obtain approval from San Bernardino County Planning of a Dust Control Plan (DCP) consistent with South Coast Air Quality Management District guidelines and a letter agreeing to include in any construction contracts/subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP will include the following elements to reduce dust production:*

- a) Exposed soils and haul roads will be watered three (3) times per day to reduce fugitive dust during all grading/construction activities. Inactive areas will be treated with soil stabilizers such as hay bales or aggregate cover.*
- b) Street sweeping will be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles.*
- c) Site access driveways and adjacent streets will be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday.*
- d) Construction vehicle tires will be washed prior to leaving the project site.*
- e) All trucks hauling dirt away from the site will be covered, and speeds on unpaved roads will be reduced below 15 miles per hour.*
- f) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly and activities on unpaved surfaces will cease until wind speeds no longer exceed 25 mph.*
- g) Storage piles that are to be left in place for more than three working days will either be sprayed with a non-toxic soil binder, covered with plastic or revegetated.*

**AQ-2** ***AQ – Installation.** The developer will submit for review and obtain approval from County Planning of evidence that all air quality mitigation measures have been installed properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety.*

### **Cultural Resources Measures**

**C-1 Archaeological and Native American Monitoring.** *The Project archaeologist must contact the Cultural Resources Monitoring (CRM) Department of the San Manuel Band of Mission Indians to provide for a Native American Monitor at least one week in advance of initial ground – disturbing activity. The Archaeological and Native American monitors must be present during initial ground-disturbing activities, including: grubbing, grading, filling, drilling, trenching, excavation, placement of irrigation lines, digging for electrical lines, water lines, plantings, tree removal, and fence posts. Should subsurface archaeological deposits, cultural resources, or Tribal cultural resources are discovered, archaeological and Native American monitoring will continue until, through consultation, both parties, County of San Bernardino and San Manuel Band of Mission Indians (SMBMI), determine daily monitoring can be shifted to periodic spot checks or concluded.*

*If potential significant archaeological deposits are encountered, all ground disturbance within a 60-ft radius of the significant deposit shall halt until a Secretary of the Interior-qualified archaeologist and the Native American monitor can assess the discovery. Work on the project may continue outside of the 60-ft radius of the discovery. Should the discovery be assessed as significant, the SOI-qualified archaeologist shall develop and implement a Cultural Resources Treatment Plan (CRTP), in consultation (i.e. review and comment on CRTP) with SMBMI, that would reduce potential impacts through avoidance or, if avoidance is not practicable, data recovery. Discovery of potentially significant archaeological deposits and implementation of data-recovery investigations will include a plan for detailed recording, collection of artifacts, cataloging artifacts, curation or reburial of artifacts after analyses are complete, and the preparation of additional archaeological technical reports,*

*During the project, the monitors shall submit monitoring reports to the archaeological consultant and SMBMI on a schedule that has been agreed upon. After ground-disturbing activities have been completed, an archeological monitoring report shall be completed by the archaeological consultant. Technical reports, the monitoring report, and other necessary archaeological documentation shall be submitted to the SMBMI for review and comments. Permanent curation of archival documentation, artifacts, and any other materials will be determined through consultation between the County of San Bernardino and SMBMI.*

**C-2 Human Remains.** *In the unlikely event of inadvertent discovery of human remains, the Coroner will be notified and all work in the area must cease immediately, nothing disturbed, and the area is to be secured. Protocol will follow all applicable state and federal laws [California state law (California Health and Safety Code 7060.6) and federal law and regulations {[Archaeological Resources Protection Act (ARPA 16 USC 470 & 43 CFR 7), [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Land , Interior 43 CFR 8365.1-7]}]*

- C) 100-ft radius area will be established around the location of the human remains; no disturbance of the area will take place until the remains are assessed by the Coroner. Work may continue in other areas of the project.
- D) No photographs will be taken of the remains unless the County Coroner identifies the remains as non-Native American.

#### **NOISE MITIGATION MEASURE:**

**N-1** *Noise Mitigation.* The developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:

- a) Noise levels of any project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.
- b) Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays.
- c) Construction equipment will be muffled per manufacturer's specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.

All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.

#### **TRAFFIC MITIGATION MEASURE**

**T-1** *Regional Transportation Fee.* This project falls within the Regional Transportation Development Mitigation Fee Plan for the Redlands Subarea. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. The Plan fees shall be computed in accordance with the Plan fees in effect as of the date that the building plans are submitted and the building permit is applied for. Currently, the fee is \$7,063 for single family dwelling unit. There are 30 single family residential units per the Tentative Tract Map 20030. Therefore, the estimated Regional Transportation Fees are \$211,890 (30 units x \$7,063 per unit). These fees are subject to change periodically. The current Regional Transportation Development Mitigation Plan can be found at the following website:

[http://www.sbcounty.gov/dpw/transportation/transportation\\_planning.asp](http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp)

#### **GENERAL REFERENCES**

California Department of Resources Recycling and Recovery (CalRecycle) website. Accessed January 27, 2014. <http://www.calrecycle.ca.gov/>

CEQA Guidelines, Appendix G.

The Community Foundation. County of San Bernardino 2012 Community Indicators Report. Available at: [http://www.sbcounty.gov/uploads/cao/feature/content/2012\\_cir\\_sb.pdf](http://www.sbcounty.gov/uploads/cao/feature/content/2012_cir_sb.pdf)

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County of San Bernardino. (2007, March 13). *County of San Bernardino 2007 Development Code*. Amended July 25, 2013. Available at <http://cms.sbcounty.gov/lus/Planning/DevelopmentCode.aspx>

County of San Bernardino. (2007, March 13). *County of San Bernardino 2007 General Plan*. Amended July 18, 2013. [http://www.co.san-bernardino.ca.us/landuseservices/general\\_plan/Default.asp](http://www.co.san-bernardino.ca.us/landuseservices/general_plan/Default.asp).

County of San Bernardino Geologic Hazards Overlays Map FH30C (Redlands).

County of San Bernardino Hazard Overlay Map FH30C (Redlands).

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998.

County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995.

County of San Bernardino, Greenhouse Gas Emissions Reduction Plan, January 6, 2012.

County of San Bernardino, *San Bernardino County Storm Water Program, Model Water Quality Management Plan Guidance*.

County of San Bernardino Road Planning and Design Standards.

Environmental Impact Report, San Bernardino County General Plan, 2007.

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map.

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993.

U.S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey. Available at <http://websoilsurvey.nrcs.usda.gov/>.

Project Specific:

Biological Resources Report

Cultural Resources Assessment

Traffic Study

City of Redlands Will-serve letter

Preliminary Water Quality Management Plan

Pre- and Post-Developed Hydrology Study



## **EXHIBIT D**

### Correspondence

## White, Kevin - LUS

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**From:** R V <h2s0555@yahoo.com>  
**Sent:** Tuesday, August 30, 2016 8:35 PM  
**To:** White, Kevin - LUS  
**Subject:** proposed development of Assessor Parcel Number: 0298-231-32

**Applicant:** James Didion- James Didion Consulting

**Assessor Parcel Number:** 0298-231-32

These comments are in regards to the proposed development of Assessors Parcel Number 0298-231-32.

**Comment 1:** Parcel Number 0298-231-56 and 0298-231-59 have an interest in water shares with the Crafton Water district. Waterlines run through the proposed development. Is there any potential impact to the access of these waterlines.

**Comment 2:** Are the previously mentioned parcels potentially impacted by any proposed street improvements such as sidewalks?

**Comment 3:** What type of barriers would be put in place to discourage trespassing onto the adjoining parcels as these orchards contain nut and citrus trees. Adding so many new homes in such close proximity to properties with open orchards increases the likelihood of theft and littering.

thank you

## White, Kevin - LUS

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**From:** meiners5@verizon.net  
**Sent:** Wednesday, August 31, 2016 3:30 PM  
**To:** White, Kevin - LUS  
**Subject:** parcel @0298-231-32 applicant James Didion

Kevin,

Thanks for taking the time to meet with me today and showing me the tentative tract map.

After taking a look of the map at my property I would like to make the following request for the developers consideration. Can he curve the wall at the southwest corner (next to my property) to match the northwest corner? If so we should be able to create an entrance to our property north of the power pole. I am relatively confident I will still be able to access the garage and back of the lot without major changes to the front yard if this can be done.

Also - it is my hope that the v-channel for drainage be placed on the north side of the wall. Please keep me posted.

Thanks again,  
Ron Meiners

-----Original Message-----

**From:** meiners5 <[meiners5@verizon.net](mailto:meiners5@verizon.net)>  
**To:** kevin.white <[kevin.white@lus.sbcounty.gov](mailto:kevin.white@lus.sbcounty.gov)>  
**Sent:** Wed, Aug 31, 2016 10:21 am  
**Subject:** parcel @0298-231-32 applicant James Didion

Kevin,

Attached is our comment letter regarding the development proposal in Mentone at Crafton Ave & Nice Ave.

I will also deliver a hard copy today to your office along with a self addressed stamped envelope for any response letter as requested.

Thank you.  
Ron Meiners

Ronald & Maria Meiners  
1156 Crafton Ave  
Mentone, CA 92359  
Assessor Parcel: #029623144  
(909) 210-8480  
meiners5@verizon.net

8/30/16

**Property Owner Comments/Questions:**  
**Regarding Land Use Services Planning Project Notice**  
**Applicant: James Didion – James Didion Consulting**  
**Assessor Parcel: # 0298-231-32**

1. **Easements and access. How will this proposed development impact access to our property? There is an existing driveway on the north side of our parcel that has been used consistently to access the back of our parcel (including our garage and orange & pecan trees) for well over 50 years. Will the development impact delivery of Crafton Water Company (pipelines) to our property. We own shares and use water for irrigation purposes.**
2. **What is proposed to separate our property from the development (565 feet)? How will Crafton Ave be improved to handle additional traffic? Will Crafton Ave be widened? Will this impact or change the front (west side) of our property?**
3. **What is the status of the east 35 feet on all impacted parcels conveyed to Pacific Electric Land Company by deed recorded in book 598, page 34 of deeds (from title record). Has this claim been vacated or will it not be included in the development?**
4. **When can we see the tentative tract map? Has any variance of any kind been requested by the developer? What is the average square footage of the individual lots and homes? Projected asking price?**
5. **What is the time line of the project? Start and projected finish. How will dust and air quality issues be controlled?**
6. **Will the grade be raised? We are concerned about flooding and drainage as well as erosion if proper measures are not addressed to keep our property from being impacted by this proposal.**
7. **Proposal mentions development of 5.48 acres which would be parcels 029823132 and 029823144. What is the "and 2. A tentative tract map" referring to?**

**We request that we are notified of the project decision in writing. Self addressed stamped envelope attached. Also request being notified if the decision is challenged in court or if a public hearing is help on this proposal.**

Sincerely,



**Ronald Meiners**  
**Maria Sousa Meiners**