



# LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

**HEARING DATE: September 3, 2020**

**AGENDA ITEM #5**

**Project Description**

**Vicinity Map -**

**APN:** 0239-021-15 plus others, see report for details

**Applicant:** Lytle Development

**Community:** Glen Helen /2<sup>nd</sup> & 5<sup>th</sup> Supervisorial Dist.

**Location:** East and west side of I-15 Freeway Avenue, north and south of Glen Helen Parkway and I-15 Interchange.

**Project No:** PROJ-2020-00150

**Staff:** Jim Morrissey

**Rep:** Kevin Lynch

**Proposal:** Specific Plan Amendment to modify the Glen Helen Specific Plan text to include detached condominiums as an allowed use in the SFR-SF (Single Family Residential – Sycamore Flats, 94.7 acres) Land Use area and Interim Uses subject to a Special Use Permit in the SFR-SF, C/TS (Commercial/Traveler Services, 96.2 acres), and DR (Destination Residential, 132.8 acres) Districts.



390 Hearing Notices Sent on: August 21, 2020

Report Prepared By: Jim Morrissey, Contract Planner

**SITE INFORMATION:**

Parcel Size: Land Use changes affect 323.7 acres in three Specific Plan Land Use Districts

Terrain: Variable terrain

Vegetation: Variety of vegetation, based upon location

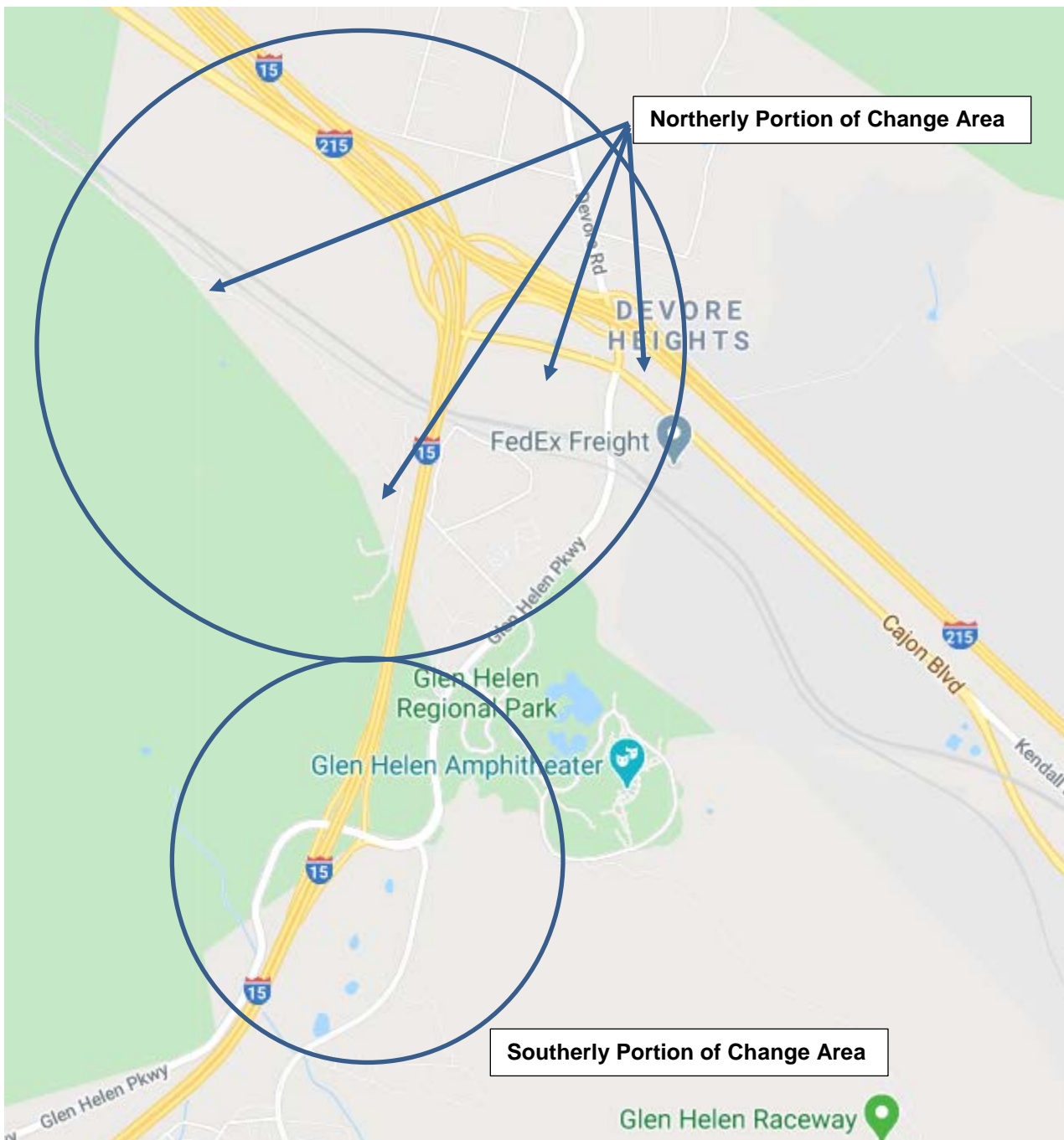
**TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING (Sycamore Flats Area Only):**

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Vacant	Single Family Residential-Sycamore Flats (SFR-SF), Destination Recreation (DR), and Commercial/Traveler Services (C/TS)
North	Vacant, Single Family	Open Space (OS) and Resource Conservation (RC)
South	Vacant, Single Family	Special Development (SD-RES) and Open Space (OS)
East	Vacant	Open Space (OS)
West	Vacant	Open Space (OS) and Resource Conservation (RC)

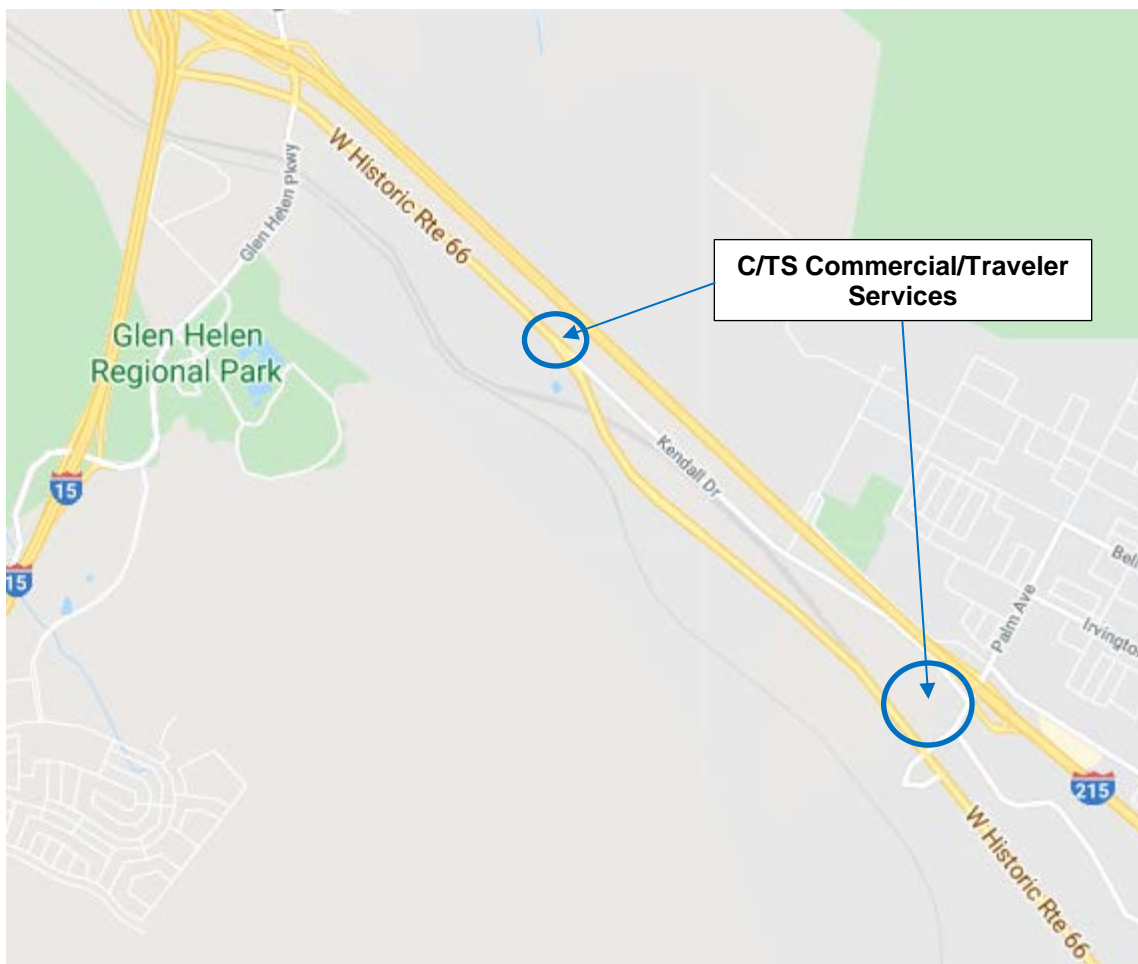
**STAFF RECOMMENDATION:** That the Planning Commission recommend the Board of Supervisors **ADOPT** the proposed Addendum to the Environmental Impact Report, **ADOPT** the recommended Findings, **ADOPT** the Specific Plan Amendment based on the recommended Findings, and **DIRECT** the Clerk of the Board to file the Notice of Determination.<sup>1</sup>

<sup>1</sup> In accordance with Section 86.08.010 of the San Bernardino County Development Code, the Planning Commission action is a recommendation to the Board of Supervisors and may only be appealed by the applicant in the event of disapproval

**VICINITY MAP 1:**  
Aerial view of the Project Site



**VICINITY MAP 2:**  
Aerial view of the Project Site





LAND USE DISTRICT MAP: Southerly Portion



Affected areas noted in Yellow (SFR-SF), Blue (C/TS), and Green (DR)





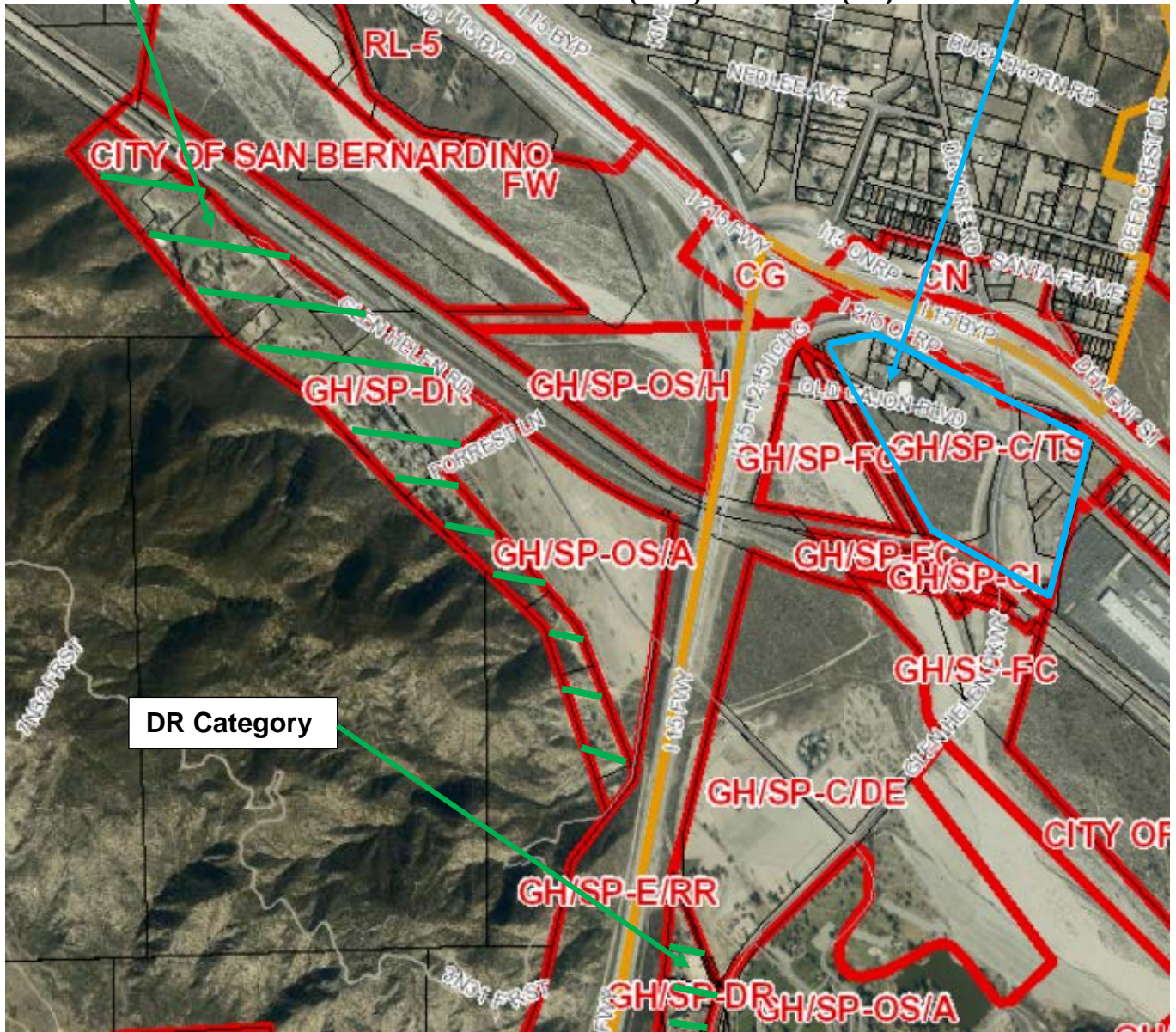
LAND USE DISTRICT MAP: Northerly Portion



DR Category

C/TS Category

Affected areas noted in Blue (C/TS) and Green (DR)









LAND USE DISTRICT MAP: Easterly Portion (2)



C/TS Category

Affected area noted in Blue (C/TS)



## PROJECT DESCRIPTION:

The applicant requests approval of a Specific Plan Amendment (SPA) to the Glen Helen Specific Plan to make the following minor textual changes to the SFR-SF, C/TS, and DR Land Use Zoning Districts to allow Single Family Detached Condominium Dwelling Unit to the SFR-SF Land Use Zoning District and include a Special Use Permit to the SFR-SF, C/TS and DR Land Use Zoning Districts to permit home occupations, highway and construction, and infrastructure development (Project). The proposed changes are summarized below, with the text changes detailed in the Analysis Section of this report (Exhibit A).

### 1. SFR-SF (Single Family Residential – Sycamore Flats)

- Definition: Provide “detached condominium style development”.
- Allowed Uses: Add the word “Standard” to “Single Family Dwelling” and add the land use category “Single Family Detached Condominium Dwelling Unit”.
- Special Use Permit: Add “Home Occupations”; “Interim Uses, such as support facilities associated with highway construction, infrastructure development and logistic facilities...”
- Development Standards: New requirements for Detached Single Family Condominium.

### 2. DR (Destination Recreation)

- Special Use Permit: “Interim Uses, such as support facilities associated with highway construction, infrastructure development and logistic facilities...”

### 3. C/TS (Commercial/Traveler Services):

- Special Use Permit: “Interim Uses, such as support facilities associated with highway construction, infrastructure development and logistic facilities...”

## BACKGROUND:

The Glen Helen Specific Plan (Specific Plan) was adopted in November 2005 and amended on May 2, 2017 by the Board of Supervisors (Exhibit B). The Specific Plan covers approximately 3,400 acres in the Glen Helen area and contains 14 land use designations. The most notable change to the Specific Plan occurred in the residential area as part of the 2017 amendment around the Glen Helen Parkway/ I-15 Freeway interchange. The exhibits displayed on the next page reflect the addition of residential land use areas. The three land use areas affected by the proposed Specific Plan text amendment cover 323.7 acres with the following breakdown:

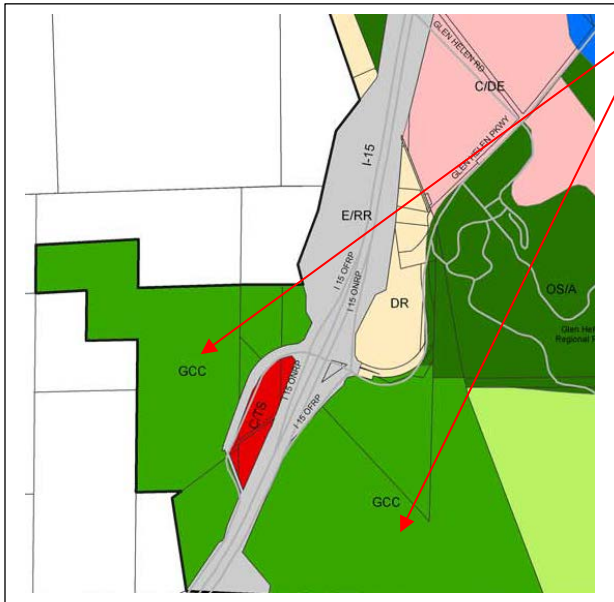
- SFR-SF (Single Family Residential – Sycamore Flats, 94.7 acres)
- C/TS (Commercial/Traveler Services, 96.2 acres)
- DR (Destination Residential, 132.8 acres)

The parcels affected by the proposed change in the SFR-SF, C/TS, and DR land use categories cover a broad and dispersed area of the Glen Helen Specific Plan and are listed below.

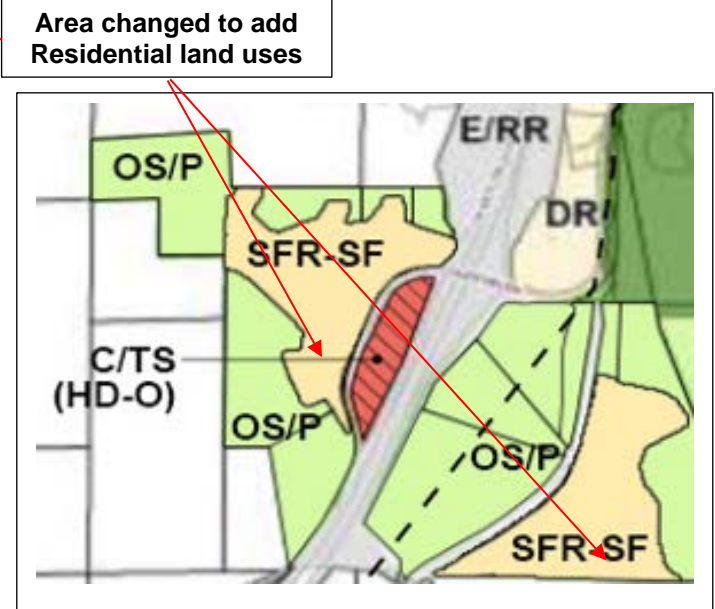
0239-021-15, 16, 21; 0239-031-04, 17, 18, 19, 20, 21, 22, 31, 32, 34, 35, 36, 37, 42, 52, and 55  
0349-201-04, 05, 06, 09, 20, 24, 26, 29, 34, 35; 0349-191-08, 20, 21  
0261-111-12, 20, 32  
0262-011-02, 03, 04  
0348-142-07, 08, 15, 20, 21; 0348-131-08  
0266-021-53  
0349-173-11, 22, 24, 26, 28, 29, 32, 33, 40; 0349-174-01, 03; 0349-182-09, 10, 11  
0349-169-03, 05, 09



2005 Specific Plan



2017 Amendment



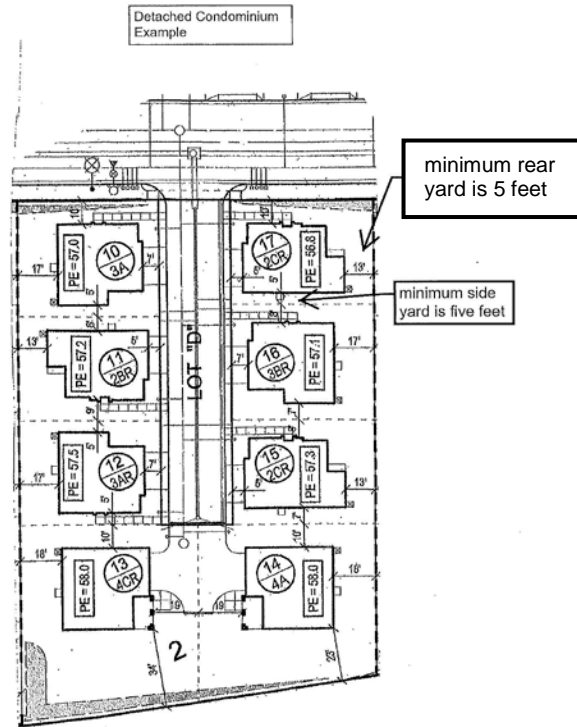
**Adopted Land Use Table  
 Glen Helen Specific Plan**

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

Code	Land Use Designation	Net Acreage	Maximum Density	Dwelling Units <sup>9</sup>	Probable FAR	Maximum FAR 1	Square Footage
C/TS	Commercial/Traveler Services	96.2	35DU/AC <sup>8</sup>	336 <sup>8</sup>	0.3	0.4	1,257,142 – 1,676,189
C/DE	Commercial/Destination Enter.	123.7			0.2	0.35	1,077,674 – 1,885,930 5
CI	Corridor Industrial	132.9			0.35	0.5	2,026,193 – 2,894,562
HI	Heavy Industrial	129.0					1,966,734 – 2,809,620
GH/SP-SFR-SF	Glen Helen/Specific Plan-Single Family Residential-Sycamore Flats	94.7	7DU/AC	418	NA	NA	
PF	Public Facility	398.8			NA	NA2	
SUA	Special Use Area	119.0			NA	NA3	
DR	Destination Recreation	132.8	1DU/5AC	17	0.2	0.25	1,156,953 – 1,446,192 6
OS/A	Open Space/Active	458.9			NA	NA4	
OS/P	Open Space/Passive	726.6			NA	NA4	
OS/H	Open Space/Habitat Preserve	185.5			NA	NA4	
OS/PS	Open Space/Public Safety	209.0			NA	NA4	
FC	Flood Control	97.5			NA	NA4	
E/RR	Existing Roads/Railroad ROW <sup>7</sup>	434.7					
	<b>TOTAL</b>	<b>3339.3</b>		<b>771</b>			<b>7,484,696 – 10,712,493</b>

**PROJECT ANALYSIS:**

The proposed Project involves text changes to three land use districts in the Specific Plan: SFR-SF (Single Family Residential – Sycamore Flats), C/TS (Commercial/Traveler Services), and DR (Destination Recreation). The SFR-SF land use zoning district would add the option of developing single family detached condominium units (see example design below incorporated in Specific Plan text), in addition to standard or conventional single family lots, and add Home Occupations with a Special Use Permit. In addition, each of the three land use zoning districts would be permitted to have interim construction related uses through a Special Use Permit. The change in the SFR-SF District includes additional development standards applicable to potential detached condominium design. The components of the text amendment are contained below.



*(Red notation reflect proposed changes)*

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

(a) Definition The Single-Family Residential – Sycamore Flats (SFR-SF) designation provides for single-family detached residential development, at a density of up to 7 dwelling units per acre, within the Sycamore Flats subarea. *This product may consist of standard residential single-family detached subdivision development or may consist of a residential single family detached condominium style development (as displayed in detached condominium exhibit or a combination thereof).* Any new residential development will be required to satisfy conditions related to regional park, sheriff’s facilities, open space, and natural resources impacts.

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

- Accessory structures and uses
- Child care – small family daycare home
- Licensed Residential Care Facility (six or fewer clients)
- **Standard** Single Family Dwelling Unit
- **Single Family Detached Condominium Dwelling Unit**
- Open Space

(e) Special Use Permit

*The following uses are permitted within the SFR-SF designation; subject to approval of a Special Use Permit (SUP)*

1. **Home Occupations**



2. Interim Uses such as support facilities associated with highway construction, infrastructure development and logistic facilities including but not limited to, batch plants, equipment storage yards, and storage for truck trailers and containers.
  - a. Interim Uses shall be permitted for a period not to exceed 10 years.
  - b. A de-commissioning plan detailing the dismantling of the interim facilities shall be included as part of the SUP application and approval process. Additional measures such as security requirements, lighting plans and bonds to guarantee de-commissioning may be required at the discretion of the Director of Land Use Services

(g) Site Development

Standards

1. Site Requirements

**Standard Single Family Detached**

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

**Detached Single Family Condominium**

- e) Minimum lot area per dwelling unit shall be 2000 square feet
- f) Minimum lot area width: 30 feet
- g) Minimum lot area depth: 65 feet
- h) Minimum spacing between buildings: 10 feet
- i) Maximum lot coverage: 80%

2. Building Height and Area Limitations

Maximum Housing Density: 7 dwelling unit per acre.

3. Building Setbacks

**Standard Single Family Detached**

- a) Minimum front setback, measured from the property line, is 10 feet.
- b) Minimum interior side setback is 5 feet.
- c) Minimum street side setback is 10.
- d) Minimum rear yard, measured from the property line, is 10 feet (3 feet to garage for alley loaded homes). For properties with a freeway edge, the minimum building setback is 20 feet from the freeway right-of-way. Landscaping within the freeway landscape zone will be required of the master developer. See Division 3, Chapter 1 (Landscape Architecture Guidelines) of this Plan for additional freeway landscaping guidance.

- e) Minimum on-site building separation is 10 feet. However, configuration and dimensions between buildings must permit access to all areas of the property by fire equipment.

### **Detached Single Family Condominium**

- f) Minimum Street setback, measured from the property line, is 10 feet.
- g) Minimum rear yard setback is 5 feet.
- h) Minimum outdoor space required is a 120 square feet with a minimum backyard width of 8 feet between dwelling unit and property boundary.

## **C/Ts and DR Land Use Categories**

The Special Use Permit requirements noted above for the SFR-SF land use category would also be incorporated into the C/TS (Section GH2.0410) and DR (Section GH2.0440) categories, with the exception of allowing Home Occupations. The references in these land use categories would reflect the applicable land use category, such as **“The following uses are permitted within the C/TS designation; subject to approval of a Special Use Permit (SUP).”**

## **California Environmental Quality Act Compliance**

The California Environmental Quality Act (CEQA) allows a previously certified Environmental Impact Report (EIR) to be used as the environmental document for a project, if it is determined that the impacts of the current project are entirely within the scope of the earlier EIR. An Addendum was prepared for the previous Specific Plan that established the single family land uses in the Sycamore Flats area. That document utilized both the Lytle Creek Ranch Specific Plan (LCRSP) Environmental Impact Report (EIR) and Glen Helen Specific Plan (GHSP) EIR. The utilization of both documents to create the Addendum also modified some of the mitigation measures contained in each EIR, and where applicable, incorporated them within the County’s area of responsibility to implement.

In accordance with CEQA Guidelines Section 15164, an additional Addendum, attached as Exhibit C and based upon the past Addendum created for the 2017 Specific Plan Amendment approval process, has been prepared. This latest Addendum verifies and concludes that the proposed amendment to the GHSP would not substantially increase the severity of significant impacts, nor would it result in any new significant impacts that were not identified and analyzed in the previously certified EIRs for the GHSP and LCRSP and 2017 Addendum.

## **Public Comments**

A number of comments have been received and have been attached as Exhibit D. In general, the following comments were expressed:

- Concerns were expressed about potential development in the area and the desire to maintain the area’s open space.

Response: The proposed amendments will only affect areas previous planned for development. Many of the commenters believe the various areas affected should remain as open space due to existing wildlife and vegetation and aesthetic value. The previously prepared environmental documentation analyzed those areas and an Addendum was prepared and utilized in the approval of the land use changes approved in the previous amendment to the Specific Plan.



- Questions were raised as to the definition of a “motor court” and the type of uses proposed.

Response: The applicant’s original request included the use of the term “motor court” for single family detached condominiums. Staff incorporated the phrase “detached condominium units” in the original notice and the applicant has not subsequently utilized the motor court reference.

- Questions and concerns were raised about the adequacy of municipal and commercial services.

Response: Future developers will be responsible for payment of development impact fees to the local school district. Fire and Sheriff’s Department services will be provided upon request for service. Commercial land uses have been incorporated within the Specific Plan to the northwest of the Sky Ridge development at the Glen Helen/I-15 Freeway interchange and at the I-15/215 Freeway interchange.

- Questions and concerns were raised about traffic and circulation in and around the Sky Ridge subdivision.

Response: A traffic analysis was prepared as part of the approval of the previous Specific Plan Amendment documenting the potential traffic impacts from new residential development. Several streets in the Sky Ridge subdivision dead-end into the southerly portion of the planned SFR-SF land use area. It is assumed these roadways would extend through the adjoining SFR-SF parcel and provide additional access points for residents in the existing subdivision, thus improving circulation for Sky Ridge residents.

**RECOMMENDATION:** That the Planning Commission **RECOMMEND** that the Board of Supervisors::

- A. **ADOPT** the proposed Addendum to the Glen Helen Specific Plan Environmental Impact Report (Exhibit C);
- B. **ADOPT** the proposed amendments to the Glen Helen Specific Plan for the specified areas totaling 323.7 acres (Exhibit A);
- C. **ADOPT** the recommended Findings, as contained in the staf report (Exhibit E); and
- D. **DIRECT** the Clerk of the Board to file the Notice of Determination.

**ATTACHMENTS:**

- Exhibit A: Proposed Redline Amendments
- Exhibit B: Glen Helen Specific Plan Amendment, Dated 2017  
<http://www.sbcounty.gov/Uploads/lus/SpecificPlans/GHSP.pdf>
- Exhibit C: EIR Addendum
- Exhibit D: Public Comments
- Exhibit E: Findings

# EXHIBIT A

## Proposed Redline Amendments



**C/TS**

- Wildlife and nature preserves, lakes, general recreation, leisure and ornamental parks open to the general public.

**(e) Special Use Permit (SUP)**

The following uses are permitted within the C/TS designation; subject to approval of a Special Use Permit (SUP)

1. Interim Uses such as support facilities associated with highway construction, infrastructure development and logistic facilities including but not limited to, batch plants, equipment storage yards, and storage for truck trailers and containers.
  - a. Interim Uses shall be permitted for a period not to exceed 10 years.
  - b. A de-commissioning plan detailing the dismantling of the interim facilities shall be including as part of the SUP application and approval process. Additional measures such as security requirements, lighting plans and bonds to guarantee decommissioning may be require at the discretion of the Director of Land Use Services

**(f) Prohibited Uses**

The following uses are prohibited uses within the Commercial/Traveler Services designation because of the relatively small area designated for this use and the need to maintain a particularly traveler-friendly environment within this District:

1. Bail bond operations.
2. Cemeteries, including pet cemeteries.
3. Correctional Institutions.
4. Development of natural resources.
5. Electrical generating stations.
6. Emergency and transitional shelters for the homeless.
7. Hazardous waste operations.

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

The Single-Family Residential – Sycamore Flats (SFR-SF) designation provides for single-family detached residential development, at a density of up to 7 dwelling units per acre, within the Sycamore Flats subarea. **This product may consist of standard residential single-family detached subdivision development or may consist of a residential single family detached condominium style development (as displayed in detached condominium exhibit) or a combination thereof.** Any new residential development will be required to satisfy conditions related to regional park, sheriff's facilities, open space, and natural resources impacts.

**(b)  
Allowed  
Uses**

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

- Accessory structures and uses
- Child care – small family daycare home
- Licensed Residential Care Facility (six or fewer clients)
- **Standard Single Family Dwelling Unit**
- **Single Family Detached Condominium Dwelling Unit**
- Open Space

**(c)  
Permitted  
Uses**

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

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

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

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

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

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

The following uses are permitted within the SFR-SF designation; subject to approval of a Special Use Permit (SUP).

1. Home Occupations
2. Interim Uses such as support facilities associated with highway construction, infrastructure development and logistic facilities including but not limited to, batch plants, equipment storage yards, and storage for truck trailers and containers.
  - a. Interim Uses shall be permitted for a period not to exceed 10 years.
  - b. A de-commissioning plan detailing the dismantling of the interim facilities shall be included as part of the SUP application and approval process. Additional measures such as security requirements, lighting plans and bonds to guarantee de-commissioning may be required at the discretion of the Director of Land Use Services

**(f)  
Prohibited  
Uses (SUP)**

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

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



**SFR-SF****(g)  
Site  
Development  
Standards****1. Building Site Requirements****Standard Single Family Detached**

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

**Detached Single Family Condominium**

- e) Minimum lot area per dwelling unit shall be 2000 square feet
- f) Minimum lot area width: 30 feet
- g) Minimum lot area depth: 65 feet
- h) Minimum spacing between buildings: 10 feet
- i) Maximum lot coverage: 80%

**2. Building Height and Area Limitations**

Maximum Housing Density: 7 dwelling unit per acre.

**3. Building Setbacks****Standard Single Family Detached**

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

**SFR-SF**

configuration and dimensions between buildings must permit access to all areas of the property by fire equipment.

**Detached Single Family Condominium**

- f) Minimum Street setback, measured from the property line, is 10 feet.
- g) Minimum rear yard setback is 5 feet.
- h) Minimum outdoor space required is a 120 square feet with a minimum backyard width of 8 feet between dwelling unit and property boundary.

**4. Landscape Setbacks**

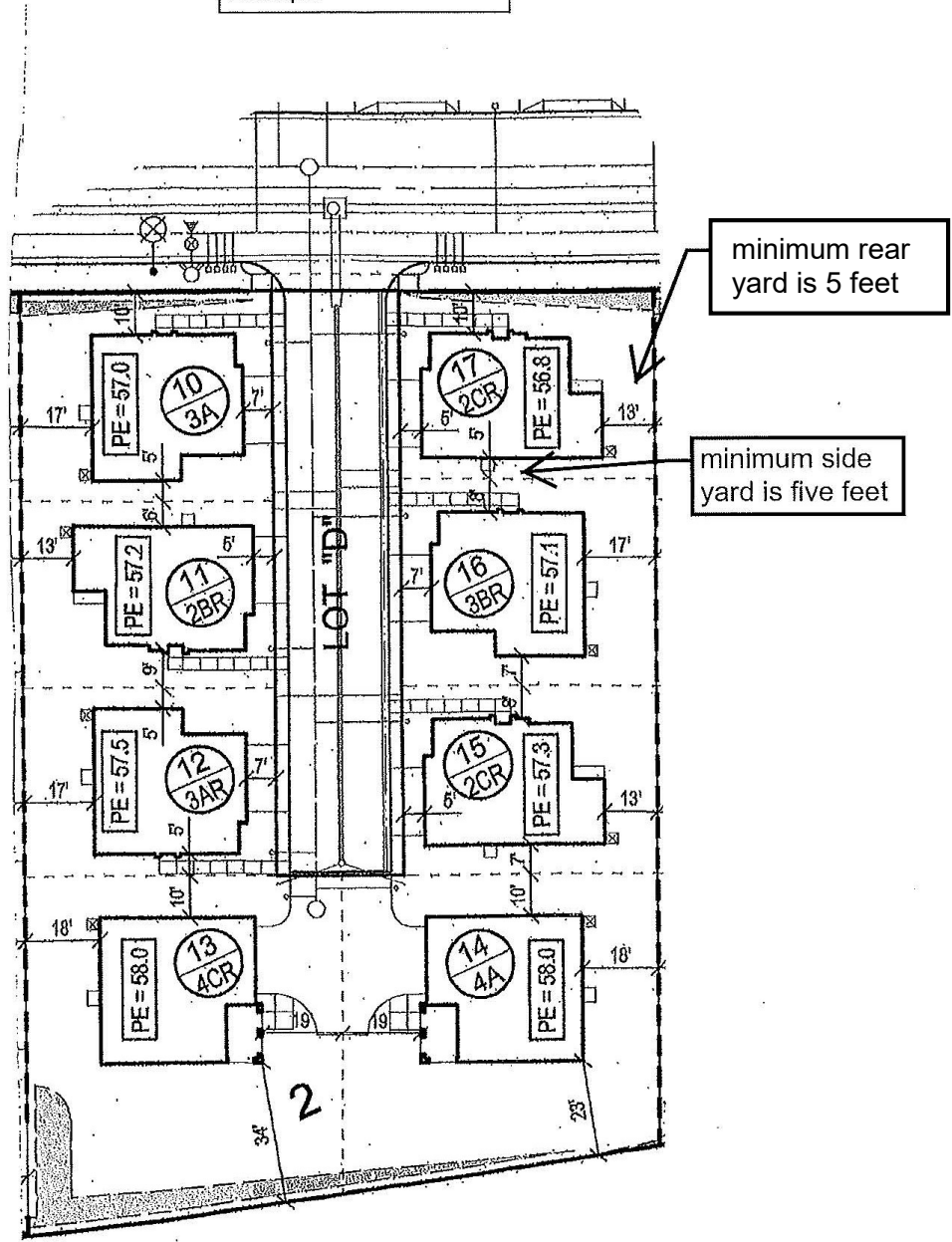
- a) From a major highways and secondary highways the landscape setback is 10 feet from ultimate right-of-way.
- b) From a collector and local road the landscape setback is 10 feet from ultimate right-of-way.
- c) From a freeway the landscape setback is 30 feet from ultimate right-of-way.

**5. Off-Street Parking**

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

**SFR-SF**

Detached Condominium  
Example



**SFR-SF**



**DR**

**6. Signage**

Refer to Division 3, Chapter 5 (Signage Guidelines) of this Plan as applicable. Accessory sign standards shall be the same as Rural Commercial District Development Standards per Subsection 83.13.050(c)(8) of the County Development Code.

**7. Other General Development Regulations**

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

**8. Design Guidelines**

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

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

**1. Fire Safety Overlay**

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

**2. Geologic Hazard Overlay**

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

**3. Scenic Resources Overlay**

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

**4. Biological Resources Management**

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

**(i)  
Special Use  
Permit  
(SUP)**

The following uses are permitted within the DR designation; subject to approval of a Special Use Permit (SUP)

1. Interim Uses such as support facilities associated with highway construction, infrastructure development and logistic facilities including but not limited to, batch plants, equipment storage yards, and storage for truck trailers and containers.

- a. Interim Uses shall be permitted for a period not to exceed 10 years.
- b. A de-commissioning plan detailing the dismantling of the interim facilities shall be included as part of the SUP application and approval process. Additional measures such as security requirements, lighting plans and bonds to guarantee de-commissioning may be required at the discretion of the Director of Land Use Services.

# EXHIBIT B

Glen Helen Specific Plan Amendment,  
Dated 2017

<http://www.sbcounty.gov/Uploads/lus/SpecificPlans/GHSP.pdf>



# EXHIBIT C

## EIR Addendum

2020 Review of Prior Environmental Documentation/EIR Addendum  
for the

**2020 Glen Helen Specific Plan Amendment**

2016 Glen Helen Specific Plan Amendment EIR Addendum  
County Project No. P201500366

Glen Helen Specific Plan Environmental Impact Report  
SCH #2000011093

Lytle Creek Ranch Specific Plan Environmental Impact Report  
SCH #2009061113

August 2020

**LEAD AGENCY:**

County of San Bernardino

**PREPARED BY:**

**E | P | D SOLUTIONS, INC.**

2 Park Plaza Suite 1120  
Irvine, CA 92614

# 1.1 INTRODUCTION

## A. Document Purpose

The purpose of this Review of Prior Environmental Documentation/EIR Addendum is to evaluate the consistency of a proposed amendment to the Glen Helen Specific Plan (GHSP) with prior environmental analyses for the GHSP area, hereafter referred to as the “project site.”

Two prior environmental impact reports (EIRs), the Glen Helen Specific Plan EIR (State Clearinghouse No. 2000011093, certified by the County of San Bernardino on December 15, 2005), and the Lytle Creek Ranch Specific Plan EIR (SCH No. 2009061113, certified by the City of Rialto on July 27, 2010, with recirculated portions certified on August 14, 2012 (collectively referred to as the Lytle Creek Ranch Specific Plan EIR)), have been prepared for development of the project site.

Additionally, an EIR Addendum was prepared in 2016 that evaluated a GHSP Amendment that revised the Specific Plan Land Use Plan, development standards, and design guidelines, as they relate to the Sycamore Flats sub-area to be consistent with the Lytle Creek Specific Plan that was adopted by the City of Rialto. The County of San Bernardino 2016 EIR Addendum included revised mitigation measures, which were originally adopted as part of the Lytle Creek Ranch Specific Plan and Glen Helen Specific Plan EIRs, and were subsequently adopted by the County as part of the Mitigation Monitoring and Reporting Program (MMRP). These mitigation measures continue to be applicable and are included within this Addendum along with analysis of the proposed Specific Plan amendment.

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

## B. Project Location

The GHSP area encompasses 3,460 acres and is located within unincorporated San Bernardino County at the foothills of the San Gabriel and San Bernardino Mountains. The GHSP is bisected by Interstate 15 (I-15). Regional access to the GHSP area is provided via I-15 from the north and southwest and I-215 from the southeast. The GHSP is located in Township T1N, Range R5W, and Sections 2, 3, 4, 5, 9, 10, 11, 12, 15; Township T2N, Range R5W, and Sections 29, 32, and 33.

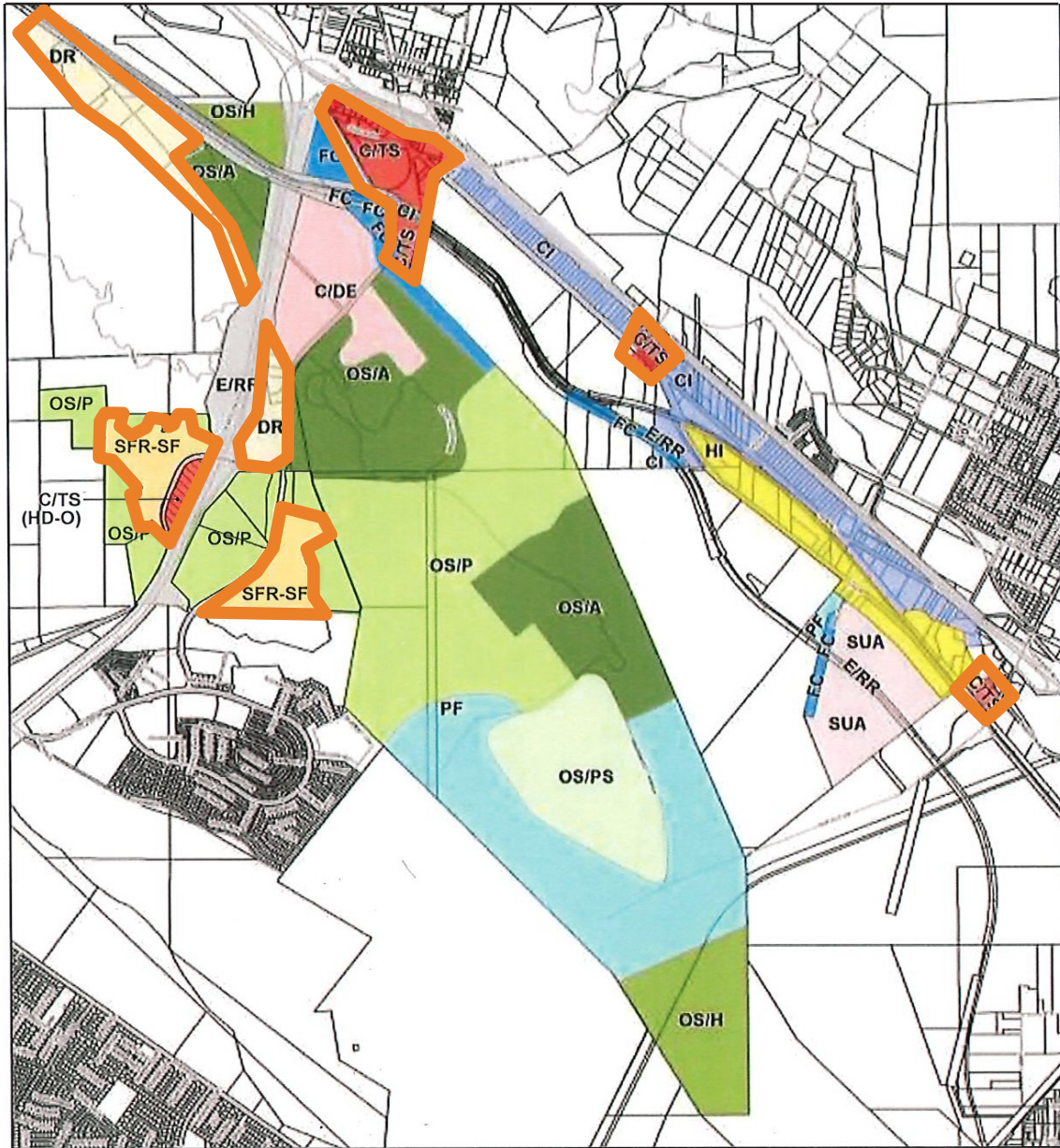
The GHSP is divided into six subareas. The areas subject to the proposed amendment are located within four of the six subareas, including: Devore, Cajon/Kendall Corridor, North Glen Helen, and Sycamore Flats that is within the City of Rialto’s Sphere of Influence. The areas involved in the proposed amendment are those that are designated by the GHSP for Single-Family Residential – Sycamore Flats (SFR-SF), Commercial/Traveler Services (C/TS), and Destination Recreation (DR). These areas herein identified as the “project site” and are shown in Figure 1.

## C. Project Background

### a. Approved Specific Plans and CEQA Analyses

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

## Parcels Involved in the Proposed Amendment



**Land Uses**

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



### ***Glen Helen Specific Plan and EIR (SCH #2000011093)***

The GHSP proposed and the EIR analyzed 3,348 acres with up to 9,307,900 square feet of commercial and/or industrial development, 34 dwelling units, open space, parks, a golf course, flood control uses, and a Sheriff's facility. Later revisions updated the GHSP area to 3,339 acres and allowed up to 10,712,493 square feet of commercial and industrial development.

### ***2016 Glen Helen Specific Plan Amendment and EIR Addendum (County Project No. P201500366)***

In 2016, the Sycamore Flats subarea of the GHSP was amended to provide:

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

An Addendum to the GHSP EIR was prepared in 2016, which determined that no additional impacts would result from the amendment and mitigation measures were updated to conform to the revised project. These mitigation measures continue to be applicable and are included within this Addendum along with analysis of the currently proposed Specific Plan amendment.

### ***Lytle Creek Ranch Specific Plan and EIR (SCH #2009061113)***

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

### ***Lytle Creek Ranch Recirculated EIR (SCH #2009061113)***

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

The proposed amendment area is located within the LCRSP's Neighborhood I and is designated by the LCRSP for development of approximately 129 residential units.

## **B. Approved Development**

The approved specific plans include the following scopes of development:

### ***Glen Helen Specific Plan, as Amended***

The amended GHSP designated land uses include:

- 418 single-family detached residences within an area designated as Single Family Residential – Sycamore Flats (SFR-SF).
- 12 acres of "Commercial/Traveler Services," which could provide approximately 157,000 square feet of commercial development (based on a probable floor area ratio of 0.3). This area has a High Density Residential (HDR) overlay to allow up to 336 multifamily dwelling units.
- Passive open space.

### ***Lytle Creek Ranch Specific Plan***

The LCRSP includes 232 acres of land within four Neighborhoods and nine Planning Areas that provide for:

- 171 acres of "Open Space";



- 12 acres of “High Density Residential,” with up to 336 dwelling units; and
- 94 acres of “Single-Family Residential 1,” with up to 476 dwelling units.

The GHSP Single-Family Residential – Sycamore Flats (SFR-SF) land use designation that would be amended by the proposed project (as described below) is located within the LCRSP Neighborhood I, Planning Area 3 and is designated by the LCRSP for development of approximately 129 residential units.

### C. Project Description

The proposed project is an amendment to the GHSP that would allow for single-family detached condominium dwelling units within the Single Family Residential – Sycamore Flats (SFR-SF) designated area located on the west side of I-15. In addition, text amendments to the GHSP are proposed to allow interim uses, which include support facilities associated with highway construction, infrastructure development and logistic facilities; including but not limited to, batch plants, equipment storage yards, and storage for truck trailers and containers, within the Sycamore Flats (SFR-SF), Destination Recreation (DR) and Commercial/Traveler Services (C/TS) designations with approval of a Special Use Permit (SUP).

The proposed amendments to the SFR-SF land use would allow for single-family detached condominium dwelling units to be developed in addition to single-family detached units. The intent of including single-family detached condominium dwelling units within the existing SFR-SF designation is to provide for a variety of residential unit types within the SFR-SF designated areas. The SFR-SF designation also provides standards for building setbacks, pedestrian circulation, off-street parking, trash collection, lighting, fences, and walls.

Table 1 provides a comparison of the existing and proposed SFR-SF development requirements. As shown, the revised designation would allow for single-family detached condominium units, that are not currently allowed under the existing SFR-SF designation. The maximum density of residential units with the modified SFR-SF designation would remain at 7 units per acre. However, lot widths, depths, and street setbacks would be reduced; and the maximum building coverage would be increased by 10 percent for the condominium units under the revised SFR-SF designation. Although the proposed amendment would result in a different type of residential development, it would not result in development of additional residential units. The number of residences at build out of the GHSP would remain the same (at 418) with the proposed amendment.

**Table 1: Comparison of the Existing and Proposed SFR-SF Designations**

<b>Designation Requirement</b>	<b>Existing SFR-SF Designation</b>	<b>Proposed SFR-SF Modifications</b>	<b>Proposed Change</b>
Housing Type	Single-Family Detached Units	Single-Family Detached Units and Detached Condominium Units	Addition of Detached Condominium Units
Maximum Density	7 units per acre	7 units per acre	No change
Minimum Lot Width	40 feet	30 feet for Condominium Units	-10 feet for Condominium Units
Minimum Lot Depth	90 feet	65 feet for Condominium Units	-25 feet for Condominium Units
Maximum Lot Coverage	70%	80% for Condominium Units	+10% for Condominium Units
Maximum Building Height	2 stories	2 stories	No change
Minimum front Setback	10 feet	5 feet for Condominium Units	-5 feet for Condominium Units
Minimum Interior Side Setback	5 feet	5 feet	No change
Minimum Street Side Setback	10 feet	10 feet	No change

## 2.1 USE OF PREVIOUS ENVIRONMENTAL IMPACT REPORTS

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

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

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As described previously, the project site is within the area analyzed by the EIRs for both the GHSP and the LCRSP, the *Recirculated Portions of the Draft Environmental Impact Report*, and most recently, the 2016 Addendum to the GHSP EIR, which resulted in revised mitigation measures to conform to the revised project. These mitigation measures continue to be applicable and are included within this Addendum.

All of the previous CEQA documents are on file with the County of San Bernardino and the City of Rialto, respectively, and are hereby incorporated by reference pursuant to CEQA Guidelines Section 15150.

### 3.0 DETERMINATION

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

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Signature

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Agency

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Printed Name/Title

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Date

## 4.1 ANALYSIS

The analysis in Sections 4.1 through 4.12 of this document has been prepared to determine if the changes proposed by the project are within the scope of the analysis contained in the GHSP EIR, the 2016 Addendum to the GHSP EIR, and/or the LCRSP EIR (including recirculated portions), and to ensure that the proposed changes do not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified previously. Also, this assessment takes into account the mitigation measures imposed on the development, which were most recently updated in the 2016 Addendum to the GHSP EIR, and are incorporated into this document as Appendix A (Mitigation Table).

## 4.2 Geology and Soils

Prior Analysis:

- GHSP EIR Section 4.1, Geology and Soils
- LCRSP EIR Section 4.3, Geology and Soils
- 2016 GHSP EIR Addendum

Applicable 2016 GHSP EIR Addendum Mitigation Measures (detailed in Attachment A):

- Mitigation Measures 4.1-1, 4.1-2, 4.1-5, 4.1-6, 4.1-8 through 4.1-10.
- Mitigation Measures 3-1 through 3-4.

The GHSP EIR identified potentially significant impacts related to ground shaking from earthquakes, landslides, and liquefaction. The GHSP EIR included Mitigation Measures 4.1-1 through 4.1-10 to reduce these impacts to below a level of significance across the whole of the GHSP area.

The LCRSP EIR identified potentially significant impacts related to earthquake fault rupture, ground shaking, and liquefaction. Because the project site is within the LCRSP, which was published after the GHSP, the GHSP Mitigation Measures 4.1-3 and 4.1-4, related to mitigation of seismic shaking and lateral force requirements, were replaced by more detailed and site-specific Mitigation Measures 3-1 and 3-2 from the Recirculated Portions of the Draft EIR for the LCRSP. The LCRSP EIR included Mitigation Measures 3-1 through 3-4 (including revised Mitigation Measures 3-1 through 3-3 in the Recirculated Portions of the Draft EIR) that reduced potential impacts to a less than significant level.

The 2016 GHSP EIR Addendum determined that no new or increased impacts would occur related to geology and soils with implementation of the mitigation measures included in the GHSP EIR and the LCRSP EIR, which are listed previously. Thus, 2016 GHSP EIR Addendum included these measures to reduce potential impacts to a less than significant level.

### Amended Project Analysis

The proposed modification of the SFR-SF zoning to allow single-family detached condominium dwelling units and the proposed GHSP amendment to allow interim uses that are subject to approval of an SUP would result in the same type of long-term (residential) land uses in the same location that was analyzed in the previous CEQA documents. The short-term support facilities associated with highway construction, infrastructure development and logistic facilities are also located within the same areas that were previously analyzed. No expansion of urban land uses is proposed into areas where geological conditions have not previously been assessed and mitigated. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed development from that previously analyzed. The mitigation measures adopted for the 2016 GHSP EIR Addendum, as listed above, would be required to be implemented for the GHSP Amendment, which would reduce potential geologic impacts to a less than significant level.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 exist that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate

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

### **4.3 Water Resources**

Prior Analysis:

- GHSP EIR Section 4.2, Water Resources
- LCRSP EIR Section 4.4, Hydrology and Water Quality
- 2016 GHSP EIR Addendum

Applicable 2016 GHSP EIR Addendum Mitigation Measures: (detailed in Attachment A):

- Mitigation Measures 4.2-1 and 4.2-2
- Mitigation Measures 4-1 through 4-3

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

The LCRSP EIR identified potentially significant impacts related to runoff to creeks and reduced groundwater infiltration. The LCRSP EIR included Mitigation Measures 4-1 through 4-4 to reduce potential impacts to below a level of significance. Mitigation measure 4-4 applies only to development in Neighborhoods II through IV, and is therefore not applicable to the project, which is not located in these Neighborhoods.

LCRSP EIR Mitigation Measures 4-1 through 4-3 were revised in the 2016 GHSP EIR Addendum to acknowledge the project would remain under County jurisdiction and to update the measures to reflect current regulations. The 2016 GHSP EIR Addendum determined that no new or increased impacts would occur related to water resources with implementation of these mitigation measures. Thus, 2016 GHSP EIR Addendum included these measures to reduce potential impacts to a less than significant level.

#### **Amended Project Analysis**

The proposed modification of the SFR-SF zoning to allow single-family detached condominium dwelling units and the proposed GHSP amendment to allow interim uses that are subject to approval of an SUP would result in the same type of short-term construction related and long-term (residential) land uses in the same location that was analyzed in the previous CEQA documents. There is no expansion of urban land uses into areas that were previously preserved as open space, and no new land uses are proposed that would increase the volume or intensity of stormwater flows above that which was previously analyzed. There are no changes in land uses or development standards that would result in new significant impacts to water quality. In addition, the same regulations that require implementation of a Stormwater Pollution Prevention Plan (SWPPP) during construction activities, including the short-term uses included in the proposed amendment, and a Water Quality management Plan (WQMP) during operations would apply to the amended project. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed project from that previously analyzed. The same number of residential units would be



developed on the site, and the same type of short-term staging needs for construction that are included in the amendment to provide for support facilities associated with highway construction, infrastructure development and logistic facilities are also located within the same areas that were previously analyzed. Under the proposed modification of the SFR-SF zoning lot widths, depths, and street setbacks or the condominium units would be reduced; and the maximum building coverage would be increased by 10 percent; however, the same number of units would be developed within the same acreage, and the same requirements would be required to be met. The mitigation measures listed above would be required to be implemented for the GHSP Amendment, which would reduce potential impacts to water resources a less than significant level.

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

#### **4.4 Land Use**

Prior Analysis:

- GHSP EIR Section 4.3, Land Use
- LCRSP EIR Section 4.1, Land Use and Planning
- 2016 GHSP EIR Addendum

Applicable 2016 GHSP EIR Addendum Mitigation Measures: (detailed in Attachment A):

- Mitigation Measures 1-7 through 1-9

The GHSP EIR did not identify any significant impacts related to land use, including compatibility with surrounding land uses and consistency with the San Bernardino County General Plan. No mitigation measures were required. The LCRSP EIR identified potentially significant impacts related to on-site land use incompatibilities, conflicts with existing easements, and construction phasing. The LCRSP EIR included mitigation measures to reduce these impacts to below a level of significance.

The 2016 GHSP EIR Addendum determined that LCRSP EIR Mitigation Measures 1-7 through 1-9 (detailed in appendix A) are applicable to the project site and were updated to identify the County, as appropriate.

#### **Amended Project Analysis**

The proposed modification of the SFR-SF zoning to allow single-family detached condominium dwelling units and the proposed GHSP amendment to allow interim uses that are subject to approval of an SUP would result in the same type of long-term (residential) land uses in the same location that was analyzed in the previous CEQA documents.

The proposed text amendments allow interim uses, which are similar to construction staging areas that currently occur within the Specific Plan area along with development. The amended Specific Plan would allow short-term support facilities associated with highway construction, infrastructure development and logistic facilities; including but not limited to, batch plants, equipment storage yards, and storage for truck trailers and containers, within the Destination Recreation (DR) and Commercial/Traveler Services (C/TS) designations with approval of a Special Use Permit (SUP). As shown on Figure 1, the DR and C/TS designated

areas are located adjacent or close to I-15 and I-215, which are consistent with the need to support highway construction, infrastructure development and logistic facilities.

The previous CEQA documents evaluated land use incompatibilities, conflicts with existing easements, and construction phasing including construction activities that include short-term support facilities, such as staging, stockpiling, storage needs. The proposed short-term uses within the DR and C/TS designated areas are also located within the same areas that were previously analyzed. In addition, the proposed interim uses would require approval of a SUP, which would ensure that the type of uses and timeline associated with the short-term needs would be regulated by the County's permitting process. Thus, these types of short-term activities have previously been analyzed within the GHSP EIR, LCRSP EIR, and 2016 GHSP EIR Addendum; and no new or increased impacts would occur from implementation of the proposed amendment.

Also, there is no expansion of urban land uses into areas that were previously preserved as open space, and no new land uses are proposed that would result in conflict with plans related to protecting the environment. There are no substantial changes to the physical condition of the site or the scale or scope of the amended project from that previously analyzed, as the same number of units would be developed within the same acreage. Although, modification of the SFR-SF zoning lot widths, depths, and street setbacks or the condominium units would be reduced; and the maximum building coverage would be increased by 10 percent; the same number of units would be developed within the same area. Thus, no impacts related to this change would occur. The mitigation measures from the 2016 GHSP EIR Addendum would also be required to be implemented for the amended project, which would reduce other previously identified potential impacts to a less than significant level.

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

#### **4.5 Transportation and Circulation**

Prior Analysis:

- GHSP EIR Section 4.4, Transportation and Circulation
- LCRSP EIR Section 4.6, Transportation and Traffic
- 2016 GHSP EIR Addendum

Applicable 2016 GHSP EIR Addendum Mitigation Measures (detailed in Attachment A):

- Mitigation Measure 4.4-4
- Mitigation Measures 6-1 through 6-3

The GHSP EIR identified potentially significant impacts related to a reconfiguration of Glen Helen Parkway and to congested traffic conditions (Level of Service F) along I-15. The GHSP EIR included Mitigation Measures 4.4-1 through 4.4-4 to reduce the severity of these impacts. The impact related to I-15 congestion was deemed significant and unavoidable despite the implementation of mitigation. The following GHSP EIR mitigation measures are no longer applicable because the required improvements have been completed:

- Mitigation Measure 4.4-1, related to improvements along Glen Helen Parkway between Lytle Creek

and Cajon Boulevard.

- Mitigation Measure 4.4-2, related to a local road extension within Sycamore Flats west of the I-15/Glen Helen Parkway interchange.
- Mitigation Measure 4.4-3, related to an engineering design study for a road connection through Sycamore Flats to Glen Helen Parkway.

The LCRSP EIR identified potentially significant impacts related to hazardous conditions resulting from roadway design, construction traffic within new residential neighborhoods, and increased traffic levels on area-wide roads. The LCRSP EIR included Mitigation Measures 6-1 through 6-6 (including the amended Mitigation Measure 6-4(a) and (b) in the Recirculated Portions of the Draft EIR) to reduce these impacts to below a level of significance. The LCRSP EIR (including the Recirculated Portions of the Draft EIR), in contrast to the GHSP EIR, did not identify any significant and unavoidable transportation impacts.

The 2016 GHSP Addendum included a Focused Traffic Analysis, which concluded that all study area intersections would operate within acceptable Levels of Service during peak hours in the existing condition, opening year, and Year 2040 project conditions with implementation of mitigation. The Focused Traffic Analysis also determined that:

- Mitigation Measure 6-4(a) is not required for the 2016 amended GHSP due to the reduction of vehicular trips that resulted from the 2016 amendment.
- Mitigation Measure 6-4(b), related to fair-share contributions for improvements that are not the exclusive responsibility of the Lytle Creek Ranch project, is not applicable to development within Neighborhood I, as the project within this Neighborhood would not significantly impact any intersections, and concluded that no fair-share contribution is required for intersections not identified in the analysis. It is noted that the project would continue to be subject to the County's traffic impact fee program.
- Mitigation Measure 6-5, related to various non-intersection improvements in the vicinity of the LCRSP area, is not applicable to the project as the proposed improvements have either been completed ([1] Lytle Creek Road, [2] Glen Helen Parkway, and [3] Sierra Avenue) or are not in the vicinity of the project site ([4] Riverside Avenue). Improvement [4] Riverside Avenue is located adjacent to the southern boundary of Neighborhood III, and will be improved in conjunction with the buildout of that Neighborhood.
- Mitigation Measure 6-6, related to the payment of fair-share fees to fund roadway improvements, is not applicable to the project as the project is subject to the County's Regional Transportation Mitigation Fee. Payment of this mitigation fee is a standard condition of building permit issuance.

Mitigation Measure 4.4-4 and Mitigation Measures 6-1 through 6-3, as revised by the 2016 GHSP Addendum, are applicable to the project site and are included in the Mitigation Table attached as Appendix A.

### **Amended Project Analysis**

The proposed modification of the SFR-SF zoning to allow single-family detached condominium dwelling units and the proposed GHSP amendment to allow interim uses, which are consistent with previously evaluated construction related activities and are subject to approval of an SUP, would result in the same number of residences in the same location that was analyzed in the previous CEQA documents. No new land uses are proposed that would result in additional vehicular trips, and no changes to roadways are proposed that could result in potential impacts. As previously described, the Focused Traffic Analysis prepared in 2016 examined the project-specific impacts of the proposed development and has identified mitigation measures that are required to be implemented to reduce impacts to a less than significant level.

The proposed amendment does not include any component or redesign that could have a significant negative impact on public transit, bicycle, or pedestrian facilities. The addition of detached condominium dwelling units that would occur by implementation of the proposed modification of the SFR-SF zoning would result in the same number of residential units at build out; and therefore, would not create new impacts to any

modes of transportation including public transit and non-motorized travel and any components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and public transit.

Likewise, the proposed short-term uses within the DR and C/TS designated areas require approval of a SUP, which through the County's permitting process, would ensure that the type and timeline of the uses would not result in traffic related impacts. Thus, no new or increased impacts would occur from implementation of the proposed amendment.

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

#### **4.6 Noise**

Prior Analysis:

- GHSP EIR Section 4.5, Noise
- LCRSP EIR Section 4.8, Noise
- 2016 GHSP EIR Addendum

Applicable 2016 GHSP EIR Addendum Mitigation Measures (detailed in Attachment A):

- Mitigation Measures 4.5-1 through 4.5-4
- Mitigation Measures 8-1, 8-2, 8-4, and 8-5

The GHSP EIR identified potentially significant impacts related to construction noise, noise-producing uses being located near noise-sensitive receptors, and industrial uses exceeding County noise standards. Therefore, the GHSP EIR included Mitigation Measures 4.5-1 through 4.5-7 to reduce these impacts to below a level of significance. Mitigation Measure 4.5-7, related to sound proofing of existing residences when new commercial construction occurs adjacent to them, is no longer applicable as no commercial zoning exists on the project site adjacent to existing residences. In addition, GHSP EIR Mitigation Measures 4.5-1 through 4.5-4 were carried forward in the 2016 GHSP EIR Addendum, are applicable to the project site, and are included in the Mitigation Table attached as Appendix A.

The LCRSP EIR identified potentially significant impacts related to increased vehicular traffic and exposure of residences to noise levels above noise standards. The implementation of LCRSP EIR Mitigation Measures 8-1 through 8-6 was required to reduce the severity of these impacts. However, the impact related to increased noise resulting from vehicular traffic was deemed significant and unavoidable despite the implementation of mitigation. The 2016 GHSP EIR Addendum determined that Mitigation Measure 8-3 is not applicable, as it applies only to the Village Center Commercial and General Warehousing Overlay areas, which are not present within the project area.

The 2016 GHSP EIR Addendum also determined that LCRSP EIR Mitigation Measures 8-1, 8-2, 8-4, and 8-5 are applicable to the project site and are included in the Mitigation Table attached as Appendix A.

#### **Amended Project Analysis**

The proposed modification of the SFR-SF zoning to allow single-family detached condominium dwelling units

and the proposed interim uses that are subject to approval of an SUP would result in the same type of number of residences in the same location that was analyzed in the previous CEQA documents. No new land uses are proposed that would result in additional noise. The proposed interim uses are the same type of short-term staging needs for construction that were previously evaluated. Also, the proposed short-term uses within the DR and C/TS designated areas require approval of a SUP, which through the County's permitting process, would ensure that the type and timeline of the uses would not result in noise related impacts. In addition, there are no changes to the location of the proposed residential sensitive receptors that would result in noise impacts to future residents, and no new significant sources of noise are proposed beyond those previously analyzed. The mitigation measures included in the 2016 GHSP EIR Addendum would be required to be implemented, which would reduce potential impacts to a less than significant level.

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

#### **4.7 Air Quality and Greenhouse Gas Emissions**

Prior Analysis:

- GHSP EIR Section 4.6, Climate and Air Quality
- LCRSP EIR Section 4.7, Air Quality
- 2016 GHSP EIR Addendum

Applicable 2016 GHSP EIR Addendum Mitigation Measures: (detailed in Attachment A):

- Mitigation Measures 4.6-1 through 4.6-11
- Mitigation Measures 7-1 through 7-10, 7-12, 7-14, and 7-16 through 7-18

The GHSP EIR identified potentially significant impacts related to air pollutant emissions during construction (NO<sub>x</sub>, PM<sub>10</sub>, and ROG) and operations (CO, ROG, and NO<sub>x</sub>). The GHSP EIR included Mitigation Measures 4.6-1 through 4.6-11 to reduce the severity of these impacts. However, both construction- and operational-air pollutant emissions were determined to be significant and unavoidable despite the implementation of mitigation. All of the GHSP EIR mitigation measures related to air quality are applicable to the amended project and are included in the Mitigation Table attached as Appendix A. However, Mitigation Measures 4.6-5 through 4.6-9 provide guidance for employers. These measures are only applicable to large-scale commercial uses, and are not applicable to residential development or the proposed interim uses.

The LCRSP EIR identified potentially significant impacts related to air pollutant emissions during the construction period (CO, NO<sub>x</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, and VOC) and operational period (CO, PM<sub>10</sub>, PM<sub>2.5</sub>, NO<sub>x</sub>, and VOC), localized cancer risks, and the exceeding of the development assumptions in the Air Quality Management Plan. The LCRSP project was also found to contribute to cumulatively considerable air quality impacts. The LCRSP EIR included Mitigation Measures 7-1 through 7-18 to reduce the severity of these impacts. However, the air pollution impacts were deemed significant and unavoidable despite the implementation of mitigation.

The 2016 GHSP EIR Addendum determined that LCRSP EIR Mitigation Measures 7-1 through 7-10, 7-12, and 7-16 through 7-18 are applicable to the project area and are included in the Mitigation Table attached as Appendix A.



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

### **Amended Project Analysis**

As described previously, the proposed modification of the SFR-SF zoning to allow single-family detached condominium dwelling units and the proposed interim uses that are subject to approval of an SUP would result in the same number of residences and no new land uses are proposed that would result in additional vehicular trips. Thus, construction and project emissions from the amended project would not increase. The types of interim uses that would be allowed under the proposed amendment are the same types of construction related uses already occurring within the project area. However, the requirement for approval of a SUP would ensure that the type and timeline of the interim uses would not result in a substantial increase in emissions or toxic emissions near residences.

Also, there are no substantial changes to the physical condition of the site or the scale or scope of the project from that previously analyzed. There are no new point sources of air pollutant emissions that could result in increased mobile emissions; and no other identified source of increased air pollutant or greenhouse gas emissions, beyond those previously analyzed. The 2016 GHSP EIR Addendum mitigation measures noted above would be required to be implemented to the amended project, which would reduce potential impacts to a less than significant level.

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

### **4.8 Risk of Upset/Public Safety**

Prior Analysis:

- GHSP EIR Section 4.7, Risk of Upset/Public Safety
- LCRSP EIR Section 4.11, Hazards and Hazardous Materials
- 2016 GHSP EIR Addendum

Applicable 2016 GHSP EIR Addendum Mitigation Measures: (detailed in Attachment A):

- Mitigation Measures 1-4 and 7-12

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

The LCRSP EIR identified potentially significant impacts related to the routine use of hazardous materials and

the potential for failure of an existing natural gas transmission line or liquid petroleum pipeline. The implementation of LCRSP EIR Mitigation Measures 1-1 through 1-5, 7-12, and 7-13 was required to reduce these impacts to below a level of significance. LCRSP EIR Mitigation Measure 1-4 is applicable to the project site. The 2016 GHSP EIR Addendum also determined that LCRSP EIR Mitigation Measure 7-12, which provides for safe pedestrian and bicycle access to public transportation is applicable to the project and is included in the Mitigation Table attached as Appendix A.

### **Amended Project Analysis**

As described previously, the proposed modification of the SFR-SF zoning to allow single-family detached condominium dwelling units and the proposed interim uses that are subject to approval of an SUP would result in the same number of residences and no new land uses are proposed that would result in potential impacts related to hazards, risk of upset, or public safety. The types of interim uses that would be allowed under the proposed amendment are the same types of construction related uses already occurring within the project area. Also, the requirement for approval of a SUP would ensure that the type of the interim uses would not result in potential hazards impacts.

The proposed amendment includes development of the same type of land uses in the same location as that previously analyzed in the GHSP EIR, LCRSP EIR, and 2016 GHSP EIR Addendum. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed development from that previously analyzed. The impact of residential uses within the project area was fully assessed by the LCRSP EIR and 2016 GHSP EIR Addendum. The mitigation measures listed above would be required to be implemented for the amended project, which would reduce potential impacts to a less than significant level.

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

## **4.9 Biological Resources**

Prior Analysis:

- GHSP EIR Section 4.8, Biological Resources
- LCRSP EIR Section 4.5, Biological Resources
- 2016 GHSP EIR Addendum

Applicable 2016 GHSP EIR Addendum Mitigation Measures: (detailed in Attachment A):

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

The GHSP EIR identified potentially significant impacts related to direct take of threatened or endangered species and impacts to movement of resident or migratory species. The GHSP EIR included mitigation measures to reduce these impacts to a less than significant level.

The 2016 GHSP EIR Addendum determined that the GHSP EIR Mitigation Measures 4.8-3, 4.8-4, 4.8-7, and 4.8-8 are applicable to the project and are included in the Mitigation Table attached as Appendix A.

The LCRSP EIR identified potentially significant impacts related to grading and grubbing activities affecting sensitive plant species and communities, impacts to jurisdictional waters, loss of habitat for sensitive wildlife species, and the introduction of invasive plant species. The implementation of LCRSP EIR mitigation measures was required to reduce the potential impacts to a less than significant level.

The 2016 GHSP EIR Addendum determined that LCRSP EIR Mitigation Measures 5-3, 5-5, 5-6 and 5-8 are applicable to the project area and are included in the Mitigation Table attached as Appendix A. Mitigation Measure 5-3 was revised as part of the 2016 GHSP EIR Addendum to acknowledge the project would remain under County jurisdiction.

### **Amended Project Analysis**

As described previously, the amended Specific Plan would result in residential development in the same location as that previously analyzed in the GHSP EIR, LCRSP EIR, and 2016 GHSP EIR Addendum. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed development from that previously analyzed. The same number of residences in the same location would be developed by the proposed amendment. Also, the types of interim uses that would be allowed under the proposed amendment are the same types of construction related uses already occurring within the project area. Additionally, the requirement for approval of a SUP would ensure that the interim uses would not be located near biological resources or otherwise impact biological resources. The mitigation measures listed above would continue to be required for the amended project, which would reduce potential impacts to a less than significant level.

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

### **4.10 Cultural Resources**

Prior Analysis:

- GHSP EIR Section 4.9, Cultural Resources
- LCRSP EIR Section 4.12, Cultural Resources
- 2016 GHSP EIR Addendum

Applicable 2016 GHSP EIR Addendum Mitigation Measures (detailed in Attachment A):

- GHSP EIR Mitigation Measure 4.9-4

The GHSP EIR identified potentially significant impacts related to impacts to various historical and archaeological resources. Thus, the GHSP EIR included mitigation measures to reduce these impacts to a less than significant level.

The 2016 GHSP EIR Addendum determined that GHSP EIR Mitigation Measure 4.9-4 is applicable to the project and was carried forward by the 2016 GHSP EIR Addendum and is included in the Mitigation Table attached as Appendix A.

The LCRSP EIR identified potentially significant impacts related to site disturbances affecting cultural and paleontological resources. Therefore, the LCRSP EIR included mitigation measures to reduce these impacts

to a less than significant level.

### **Amended Project Analysis**

The proposed project includes development of the same types of land uses in the same location as that previously analyzed in the GHSP EIR, LCRSP EIR, and 2016 GHSP EIR Addendum. There are no changes to the physical condition of the site or the location of grading from that previously analyzed. The proposed modification of the SFR-SF zoning to allow single-family detached condominium dwelling units would result in disturbance to native soils in the same locations as previously analyzed; and therefore, would not result in new or increased impacts to cultural, archaeological, or paleontological resources. The LCRSP EIR (Appendix III-M-A) identified no cultural, archaeological, or paleontological resources within the project area. There are no urban land uses proposed outside of areas previously analyzed for such uses.

Additionally, the proposed interim uses do not include excavation or other ground disturbing activities that could impact cultural resources. As described previously, the interim uses include support facilities associated with highway construction, infrastructure development and logistic facilities; including but not limited to, batch plants, equipment storage yards, and storage for truck trailers and containers. Specifically, the batch plant use would not require grading or excavation to support construction. Furthermore, any excavation for construction material extraction within the County is required to obtain a mining permit, which is not included in the proposed project.

Also, the requirement for approval of a SUP would ensure that the interim uses would not have the potential to impact historic resources. The mitigation measures listed above would be required to be implemented for the proposed GHSP Amendment, which would reduce potential impacts to a less than significant level.

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

### **4.11 Visual Resources/Aesthetics**

Prior Analysis:

- GHSP EIR Section 4.10, Visual Resources/Aesthetics
- LCRSP EIR Section 4.13, Aesthetics
- 2016 GHSP EIR Addendum

Applicable 2016 GHSP EIR Addendum Mitigation Measures (detailed in Attachment A):

- Mitigation Measures 4.10-1 through 4.10-3
- Mitigation Measures 13-1 through 13-6

The GHSP EIR identified potentially significant impacts related to effects on the visual character of the site and surroundings and on scenic vistas. Therefore, the GHSP EIR included Mitigation Measures 4.10-1 through 4.10-3 to reduce these impacts to a less than significant level. All of the GHSP EIR mitigation measures related to visual resources are applicable to the project area and were included in the 2016 GHSP EIR Addendum and are included in the Mitigation Table attached as Appendix A.

The LCRSP EIR identified potentially significant impacts related to changes in the visual character of the site.

Therefore, the LCRSP EIR included Mitigation Measures 13-1 through 13-6 to reduce these impacts to a less than significant level. All of the LCRSP EIR mitigation measures related to visual resources are applicable to the project area. The 2016 GHSP EIR Addendum revised Mitigation Measures 13-1 through 13-4 to acknowledge that the project would remain under County jurisdiction. These measures are included in the Mitigation Table attached as Appendix A.

### **Amended Project Analysis**

As described previously, the proposed modification of the SFR-SF zoning to allow single-family detached condominium dwelling units and the proposed interim uses that are subject to approval of a SUP would result in the same type of land uses. There are no substantial changes to the physical condition of the site or the scale or scope of the proposed development from that previously analyzed. The same number of residences would be developed; however, the setbacks under the amended Specific Plan would be reduced as shown in Table 1. Thus, the residentially developed area may result in views of slightly higher density residential uses than the existing project due to the potential for a slightly more compact development profile. However, the same number of units would be developed within the same acreage with the same overall area density; therefore, a substantial change to the density of the development would not occur. Overall, the amended project would continue to provide views of residential development and the mitigation measures listed previously would be required to be implemented for the amended project, which would reduce potential impacts to a less than significant level.

As described previously, the proposed interim uses are similar to construction staging areas that are needed for development of the approved development that was evaluated in the previous EIRs and 2016 Addendum. The amended Specific Plan would allow short-term support facilities associated with highway construction, infrastructure development and logistic facilities; including but not limited to, batch plants, equipment storage yards, and storage for truck trailers and containers, within the DR and C/TS designations with approval of a SUP. As shown on Figure 1, the DR and C/TS designated areas are located adjacent or close to I-15 and I-215; and short-term views of the interim uses would be consistent with views of urban infrastructure and would not result in new or increased impacts in comparison to the interim construction related views, which would occur from the approved development activities. Additionally, because the proposed interim uses would require approval of a SUP, the County's permitting process would ensure that the interim uses would not result in aesthetic related impacts. Thus, no new or increased impacts would occur from implementation of the proposed amendment.

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

### **4.12 Public Services and Utilities**

Prior Analysis:

- GHSP EIR Section 4.11, Public Services and Utilities
- LCRSP EIR Sections 4.9, Public Services and Recreation and 4.10, Utilities and Service Systems
- 2016 GHSP EIR Addendum

Applicable 2016 GHSP EIR Addendum Mitigation Measures (detailed in Attachment A):



- Mitigation Measures 4.11-1 through 4.11-3
- Mitigation Measures 1-9, 9-6, 9-8, and 10-1 through 10-4

The GHSP EIR identified potentially significant impacts related to fire protection. Therefore, the GHSP EIR included mitigation measures to reduce these impacts to a less than significant level. No mitigation measures were required to reduce environmental impacts related to solid waste disposal; however, the GHSP EIR does contain four Mitigation Measures (4.11-4 through 4.11-7) related to solid waste which describe standard conditions of development that the projects would be required to implement, but are not mitigation measures for CEQA compliance purposes. All of the GHSP EIR mitigation measures related to public services and utilities are applicable to the project area, were included in the 2016 GHSP Addendum, and are included in the Mitigation Table attached as Appendix A.

The LCRSP EIR identified potentially significant impacts related to police and fire protection, schools, public recreational facilities, water supply, and wastewater disposal. Therefore, the LCRSP EIR included mitigation measures to reduce these impacts to a less than significant level.

Mitigation Measures 9-6, 9-8, and 10-1 through 10-4 were revised by the 2016 GHSP EIR Addendum to acknowledge that project review and approval would occur by the County of San Bernardino rather than the City of Rialto. Also, Mitigation Measures 1-9, 9-6, 9-8, and 10-1 through 10-4, were determined to be applicable to the project and are included in the Mitigation Table attached as Appendix A.

### **Amended Project Analysis**

The amended project would result in the same number of residential units in the same location that was previously analyzed in the GHSP EIR, LCRSP EIR, and 2016 GHSP EIR Addendum. There are no changes to the physical condition of the site and no expansion of urban land uses beyond the previously analyzed area is proposed. As described previously, the proposed interim uses are similar to construction staging areas that are needed for development of the approved development that was evaluated in the previous EIRs and 2016 Addendum and would not directly result in a need for additional public services and utilities. Additionally, because the proposed interim uses would require approval of a SUP, the County's permitting process would ensure that the interim uses would be located and secured in a manner that would not result in an increased need for either fire or police related services. Therefore, the amended project would not increase demands on public facilities and services beyond those previously analyzed. In addition, the mitigation measures listed previously would be required to be implemented for the amended project, which would reduce potential impacts to a less than significant level.

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

### **4.13 Population, Housing and Employment**

Prior Analysis:

- GHSP EIR Section 4.12, Population, Housing and Employment
- LCRSP EIR Section 4.2, Population and Housing
- 2016 GHSP EIR Addendum

The GHSP EIR, LCRSP EIR, and 2016 GHSP EIR Addendum determined that impacts related to population, housing, and employment would be less than significant. No mitigation measures were required.

### **Amended Project Analysis**

As described previously, the amended project would result in the same number of residential units in the same location that was previously analyzed in the GHSP EIR, LCRSP EIR, and 2016 GHSP EIR Addendum. There are no changes to the physical condition of the site or the scale or scope of the project from that previously analyzed. As described previously, the proposed interim uses are similar to construction staging areas that are needed for development of the approved development that was evaluated in the previous EIRs and 2016 Addendum and would not result in any additional population or employment. Thus, there would be no increase in population or employment beyond those identified in the previous CEQA documents. Therefore, impacts would be less than significant, and no mitigation measures are required.

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

<b>Appendix A</b> <b>Mitigation Measures for the 2020 Glen Helen Specific Plan Amendment</b>	
Measure No.	<b>GEOLOGY AND SOILS</b> <i>2016 GHSP EIR Addendum Mitigation Measures originally from: GHSP EIR Section 4.1 and LCRSP EIR Section 4.3</i>
4.1-1	Development of all structures used for human occupancy, other than single family wood frame structures, shall take place fifty (50) feet or further from any active earthquake fault traces, as documented in the 3 <sup>rd</sup> Party Fault Hazard Report Approval, Lilburn Corporation, October 29, 2014, and the Response to “3 <sup>rd</sup> Party Fault Hazard Report Review,” Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County, GeoSoils, Inc., September 30, 2014.
4.1-2	A 150-foot setback shall be maintained for an inferred fault area, as documented in the 3 <sup>rd</sup> Party Fault Hazard Report Approval, Lilburn Corporation, October 29, 2014, and the Response to “3 <sup>rd</sup> Party Fault Hazard Report Review,” Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County, GeoSoils, Inc., September 30, 2014. Critical or high occupancy structures and facilities shall not be located in Special Studies Zones unless there is no feasible alternative, as determined by County staff review, in which case these facilities shall maintain a 150-foot setback from an identified fault (20 feet if the fault is inferred). Where site-specific earthquake fault zone mapping has been prepared, the site-specific mapping shall be used in lieu of earlier Special Studies Zones/Earthquake Fault Zones mapping prepared by the California Geological Survey.
4.1-5	Utility lines and setbacks shall not be placed within the construction setback area of a hazardous fault except for crossing, which can be perpendicular to the fault trace or as recommended by the project geologist and approved by a reviewing authority.
4.1-6	The following conditions may apply to areas subject to periodic landslides, subsidence, and soil liquefaction: (1) Siting: All facilities and streets should be sited so as to minimize the erosion potential; (2) Vegetation: natural vegetation shall be retained and protected where possible. Any additional landscaping shall be compatible with local environment and capable of surviving with minimum maintenance and supplemental water; (3) Exposure of Bare Land: When land is exposed during development, only the smallest practicable land portion, as an increment of a development project, shall be exposed at any one time — the duration of time that the exposure remains unprotected shall be the practical time period and such exposure shall be protected with temporary vegetation or mulching where practical; (4) Run-off: Development shall be designed to minimize water run-off. Provisions should be made to effectively accommodate any increase run-off; (5) Special Measures: Measures shall be taken to offset the possible affects of landslides. A detailed geologic report identifying these measures shall be required prior to the issuance of building permits and; (6) all proposed facilities located within a liquefaction and landslide hazard area shall be constructed in a manner to minimize or eliminate subsidence damage.
4.1-8	A stability analysis is required in the Landslide Hazard areas designated: "Generally Susceptible" and "Mostly Susceptible" on the Hazards Overlay Maps, and where required by the County geologist.
4.1-9	Restrict avoidable alteration of the land which is likely to increase the hazards within areas of demonstrated potential landslide hazard, including concentrations of water through drainage or septic systems, removal of vegetative cover, steepening of slopes, and undercutting the base of the slope.
4.1-10	Foundation and earthwork is to be supervised and certified by a geotechnical engineer and where deemed necessary, an engineering geologist, in projects where evaluations indicate that state-of-the-art measures can correct instability.

<b>Appendix A</b> <b>Mitigation Measures for the 2020 Glen Helen Specific Plan Amendment</b>	
3-1	<p>All development activities conducted on the Project site shall be consistent with the following:</p> <p>(1) The recommendations contained in the following studies: “EIR Level Geotechnical Review, Lytle Creek Ranch Land Use Plan, City of Rialto, San Bernardino County, California” (GeoSoils, Inc., May 22, 2008), “Updated Geological and Geotechnical EIR Level Review of Documents Pertaining to the Lytle Creek Ranch Land Use Plan, City of Rialto, County of San Bernardino, California” (Pacific Soils Engineering, Inc., September 3, 2008), “Preliminary Geotechnical Investigation, Tentative Tract Map No. 18805, Lytle Creek Neighborhood 1, Sycamore Flat Area, San Bernardino County, CA” (GeoSoils, Inc., December 17, 2012), and “Response to 3<sup>rd</sup> Party Fault Hazard Report Review, Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County” (GeoSoils, Inc., September 30, 2014) including but not limited to measures such as those listed below, provided the recommendations meet the conditions specified in Subsection (3) of this Mitigation Measure.</p> <ul style="list-style-type: none"> <li>– Use of engineered foundation design and/or ground-improvement techniques in areas subject to liquefaction-induced settlement;</li> <li>– Use of subdrains in canyon areas or within fill lots underlain by bedrock;</li> <li>– Use of buttress or stabilization fills with appropriate factors-of-safety (including placing compacted non-structural fill against existing slopes subject to erosion/failure);</li> <li>– Engineering design incorporating post-tension/structural slabs, mat, or deep foundations; or</li> </ul> <p>(2) Alternative recommendations based on the findings of a site-specific, design-level geologic and geotechnical investigation(s) and approved by the Land Use Services Department, including but not limited to the use of proven methods generally accepted by registered engineers to reduce the risk of seismic hazards to a less than significant level, provided such recommendations meet the conditions specified in Subsection (3) of this Mitigation Measure.</p> <p>(3) All recommendations shall comply with or exceed applicable provisions and standards set forth in or established by:</p> <ul style="list-style-type: none"> <li>(a) California Geological Survey’s “Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication No. 117” (Special Publication 117);</li> <li>(b) The version of the California Building Code (CBC), as adopted and amended by the County of San Bernardino, in effect at the time of approval of the investigation(s) by the Land Use Services Department;</li> <li>(c) Relevant State and County laws, ordinances and Code requirements; and</li> <li>(d) Current standards of practice designed to minimize potential geologic and geotechnical impacts.</li> </ul>
3-2	<p>Prior to the approval of a tentative “B” level subdivision map for residential or commercial development proposed as part of the Project (excluding any “A” level subdivision map for financing purposes only), the Project Applicant shall:</p> <p>(1) Submit to the County of San Bernardino Land Use Services Department a site-specific, design-level geotechnical and geologic investigation(s) prepared for the Project by a registered geotechnical engineer. The investigation(s) shall comply with all applicable State and County Code requirements and:</p> <ul style="list-style-type: none"> <li>(a) Document the feasibility of each proposed structure and its associated use based on an evaluation of the relevant geotechnical, geologic, and seismic conditions present at each structure’s location using accepted methodologies. Included in this documentation shall be verification of soil conditions (including identification of organic and oversized materials) and a specific evaluation of collapsible and expansive soils;</li> </ul>

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

The Land Use Services Department shall: review all project plans for grading, foundation, structural, infrastructure and all other relevant construction permits to ensure compliance with the applicable geotechnical and geologic investigation(s) and other applicable Code requirements.

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3-3	In recognition of the potential lateral forces exerted by predicted seismic activities, habitable structures that may be located on the project site and which are located within the defined Alquist-Priolo Fault-Rupture Hazard Zones shall not be over two stories in height. Habitable structures of greater height within defined Alquist-Priolo Fault-Rupture Hazard Zones may only be permitted following the submittal of a subsequent site-specific, design-level geologic and geotechnical investigation(s) and its approval by the Land Use Services Department and, at a minimum, the imposition of both the recommendations contained therein and such additional conditions as may be imposed by the Land Use Services Department, including but not limited to the use of proven methods generally accepted by registered engineers to reduce the risk of seismic hazards to a less than significant level, provided such recommendations meet the conditions specified in Mitigation Measure 3-1, Subsection (3). Site-specific earthquake fault zone mapping is documented in the 3 <sup>rd</sup> Party Fault Hazard Report Approval, Lilburn Corporation, October 29, 2014, and the Response to “3 <sup>rd</sup> Party Fault Hazard Report Review,” Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County, GeoSoils, Inc., September 30, 2014.
3-4	At a minimum, pending the development of seismic hazard zone maps encompassing the project site by the State Geologist under the Seismic Hazard Mapping Act (Sections 2690-2698.6, Public Resources Code), or other site-specific earthquake fault zone mapping by qualified professionals, prospective purchasers of real property within the LCRSP shall be provided a copy of San Bernardino County General Plan – Hazard Overlay Map or similar information disclosing the potential presence of seismic hazards, including liquefaction susceptibility and earthquake-induced landslide susceptibility. This condition does not replace, negate, or otherwise alter any existing obligations between sellers, their agencies, and prospective purchases as may be established by the California Department of Real Estate or under State law. Site-specific earthquake fault zone mapping is documented in the 3 <sup>rd</sup> Party Fault Hazard Report Approval, Lilburn Corporation, October 29, 2014, and the Response to “3 <sup>rd</sup> Party Fault Hazard Report Review,” Lytle Creek North Planned Dev., Tentative Tract Map No. 18805, Sycamore Canyon and Sycamore Flat, San Bernardino County, GeoSoils, Inc., September 30, 2014.
<b>WATER RESOURCES</b> <i>2016 GHSP EIR Addendum Mitigation Measures originally from:</i> <i>GHSP EIR Section 4.2 and LCRSP EIR Section 4.4</i>	
4.2-1	All development shall comply with the National Pollution Discharge Elimination System (NPDES) regulations. Prior to the issuance of a grading permit, applicants shall demonstrate compliance with NPDES Storm Water Permit requirements to the satisfaction of the County of San Bernardino. Applicable Best Management Practice (BMP) provisions shall be incorporated into the NPDES permit.
4.2-2	Individual projects within the specific plan area shall be reviewed by the San Bernardino Flood Control Division for the inclusion of appropriate structural and nonstructural BMPs to control storm water discharges and protect water quality.
4-1	As determined necessary by the County of San Bernardino Land Use Services Department prior to the approval of any subdivision map (except for an “A” level map for financing purposes only) in which dry extended detention basins or wet ponds are located, the Applicant shall prepare and, when acceptable, the Land Use Services Department shall accept an inspection plan for each of the basins demonstrating that routine inspections for possible vector harborage will be performed monthly within 72 hours after a storm event or under such alternative inspection schedule as may be determined by the Land Use Services Department.



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4-2	<p>Source Control BMPs. The following source control BMPs, or such other comparable measures as may be established by the County of San Bernardino Land Use Services Department, shall be adopted as a condition of approval for subsequent tract maps approved by the County within the project boundaries. (1) The master homeowners' association (HOA) and/or property owners' association (POA) will be given a copy of the SWQMP. Annually, the representatives of the HOA/POA, their employees, landscapers, property managers, and other parties responsible for proper functioning of the BMPs shall receive verbal and written training regarding the function and maintenance of the project's BMPs. The homeowners will be provided annual notices of water quality issues through an association-published newsletter. (2) Vegetated buffer strips shall be properly maintained with vegetation but not overly fertilized. (3) Resident education and participation will be implemented to manage pollutants that contribute to biological oxygen demand. For example, residents shall be encouraged to keep pets on leashes and to remove feces in order to limit organic material in storm water runoff. Residents shall be further encouraged to irrigate their properties at certain times of the day in order to limit nuisance flow runoff carrying pesticides and other organic material. (4) Vehicle leak and spill control shall be implemented by educating and requiring vehicle and equipment maintenance, proper vehicle and maintenance fueling, and education of how to handle accidental spills. Stringent fines shall be applied to those who violate these requirements and participate in illegal dumping of hazardous material. Street and storm drain maintenance controls shall be put in place with signs posted prohibiting illegal dumping into street and storm drains. (5) Residents will be advised of the location of household hazardous waste collection facilities in the vicinity of the project site, including information on the proper disposal of fertilizers, pesticides, cleaning solutions, paint products, automotive products, and swimming pool chemicals. Proper material storage control by residents shall be encouraged to keep materials from causing groundwater contamination, soil contamination, and storm water contamination. The nearest household hazardous waste collection facility is the City of Rialto Household Hazardous Waste Collection Facility at 246 S. Willow Avenue, Rialto.</p>
4-3	<p>Water Quality Monitoring. Prior to the issuance of any grading permits, the Applicant shall submit, and when acceptable, the County of San Bernardino Land Use Services Department shall approve, a Water Quality Management Plan (WQMP) for long-term water monitoring program designed to ensure that the project's proposed BMPs meet or exceed applicable water quality standards established by the California Regional Water Quality Control Board, Santa Ana Region (SARWQCB) and contained in the then current NPDES Permit. In accordance with that program, the Applicant shall implement all required BMPs, which may include site design, hydromodification, structural source control, and non-structural source control measures, to ensure the NPDES Permit requirements related to water quality are met. BMPs would be in place for the life of the project and would be subject to the Operations &amp; Maintenance protocols of the WQMP.</p>
	<p><b>LAND USE</b>                  2016 GHSP EIR Addendum Mitigation Measures originally from:                  LCRSP EIR Section 4.1</p>
1-7	<p>In order to avoid potential conflicts with the United States Forest Service's resource management plans, prior to the approval of any tentative tract map on lands abutting the National Forest, the Applicant shall prepare a landline survey delineating the project's</p>

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	boundaries relative to boundaries of the San Bernardino National Forest. The Applicant shall avoid disturbance to all public land survey monuments, private property corners, and forest boundary markers. In the event that any such land markers or monuments on National Forest System lands are destroyed by an act or omission of the Applicant, depending on the type of monument destroyed, the Applicant shall reestablish or reference same in accordance with: (1) the procedures outlined in the "Manual of Instructions for the Survey of the Public Land of the United States"; or (2) the specifications of the County Surveyor; or (3) the specifications of the Forest Service. Further, the Applicant shall ensure that any such official survey records affected are amended, as provided by law.
1-8	With the exception of Planning Area 15 which is subject to a 24-foot building setback requirements, unless otherwise approved by the responsible fire authority or a lesser setback is approved by the Director upon receipt of a use-specific application, design and development plans shall include a minimum 25-foot building setback from adjoining National Forest System lands. Landscape plans for the setback area shall, to the extent feasible, utilize plant materials indigenous to the San Bernardino National Forest.
1-9	Prior to the approval of any tentative "B" level tentative subdivision map (excluding any "A" level subdivision map for financing purposes only), the Applicant shall submit documentation, acceptable to the Land Use Services Department, demonstrating the availability of potable water supplies, the sufficiency of fire flow, and the capacity of wastewater conveyance and treatment systems to the area of and adequate to support the level of development that would be authorized within the tract map area and/or the Applicant's plans and performance schedule for the delivery, to the tract map area, of those requisite services and systems.
<b>TRANSPORTATION AND CIRCULATION</b> <i>2016 GHSP EIR Addendum Mitigation Measures originally from: GHSP EIR Section 4.4 and LCRSP EIR Section 4.6</i>	
4.4-4	Specific projects and development applications within the C/TS or C/DE designations of the Glen Helen Specific Plan area shall include traffic studies that focus on the impacts to the local circulation system, access requirements, special event traffic management, if applicable, and the effects of pass-by-traffic on local intersections, as the traffic exits and enters the freeways.
6-1	As a condition to the issuance of final grading permits, the Applicant shall be responsible for the repair of any damage to roads resulting from the delivery of heavy equipment and building materials and the import and export of soil and other materials to and from the project site. Any resulting roadway repairs shall be to the satisfaction of the City, if within the City, or the County, if located in an unincorporated County area.
6-2	Traffic Control Plan. If required by the County of San Bernardino Land Use Services Department, prior to the issuance of the final grading plan for new major development projects, defined herein as 50 or more new dwelling units and/or 50,000 or greater square feet of new non-residential use, the Applicant shall submit and, when deemed acceptable, the Land Use Services Department shall approve a traffic control plan (TCP), consistent with Caltrans' "Manual of Traffic Controls for Construction and Maintenance Work Zones," or such alternative as may be deemed acceptable by the Land Use Services Department, describing the Applicant's efforts to maintain vehicular and non-vehicular access throughout the construction period. If temporary access restrictions are proposed or deemed to be required by the Applicant, the plan shall delineate the period and likely frequency of such restrictions and describe emergency access and safety measures that will be implemented during those closures and/or restrictions.

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6-3	Construction Traffic Safety Plan. If required by the County of San Bernardino Land Use Services Department, prior to the issuance of the final grading permit for new major development projects, the Applicant shall submit and, when deemed acceptable, the County shall approve a construction traffic mitigation plan (CTMP). The CTMP shall identify the travel and haul routes through residential neighborhoods, if any, to be used by construction vehicles; the points of ingress and egress of construction vehicles; temporary street or lane closures, temporary signage, and temporary striping; the location of materials and equipment staging areas; maintenance plans to remove spilled debris from neighborhood road surfaces; and the hours during which large construction equipment may be brought onto and off the project site. The CTMP shall provide for the scheduling of construction and maintenance-related traffic so that it does not unduly create any safety hazards to children, to pedestrians, and to other parties.
<b>NOISE</b> <i>2016 GHSP EIR Addendum Mitigation Measures originally from:                      GHSP EIR Section 4.5 and LCRSP EIR Section 4.8</i>	
4.5-1	County Performance Standards Section 87.0905(e) exempts, “Temporary construction, repair, or demolition activities between 7:00 a.m. and 7:00 p.m. except Sundays and Federal holidays.” Construction, which will be subject to distance requirements outlined in Table 4.5-7 of this document, shall be subject to these limitations.
4.5-2	Haul truck deliveries shall be subject to the same hours specified for construction equipment (see above). Additionally, any construction projects where heavy trucks would exceed 100 daily trips shall be required to have a noise mitigation plan. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.
4.5-3	Prior to the issuance of any grading permits, the County shall condition subdivision approval of any project adjacent to any developed/occupied noise sensitive land uses by requiring the developer to submit a construction related noise mitigation plan for the County's review and approval.
4.5-4	No industrial facilities shall be constructed within 500 feet of any commercial land uses or within 2,800 feet of any residential land use designation without the preparation of a dedicated noise analysis.
8-1	Noise barrier shall be constructed along any residential lots and school sites adjacent to the I-15 Freeway, Lytle Creek Road, Glen Helen Parkway, Sierra Avenue, and Riverside Avenue. Depending on the final lot grade elevations relative to the roadway elevations, noise barrier height of ranging between 5-8 feet would reduce the traffic noise to 65 dBA CNEL at outdoor noise sensitive uses, including residential backyards and courtyards and school playgrounds. A higher noise barrier will likely be required to mitigate I-15 Freeway noise. Overall height of noise barrier can be achieved by solid walls, earthen berms or combination of walls and earthen berms. Final noise barrier height shall be assessed when the final site and grading plans are completed. Prior to the issuance of grading permits for development projects located along I-15 Freeway, Lytle Creek Road, Glen Helen Parkway, Sierra Avenue, and Riverside Avenue, an acoustical analysis shall be prepared by a qualified acoustical consultant and submitted to, and when deemed acceptable, accepted by the County of San Bernardino Land Use Services Department. The report shall determine the need for any noise barriers or other mitigation strategies and, if required, identify noise barrier heights, locations, and configurations capable of achieving compliance with applicable County standards.

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8-2	The interior noise environment of residential structures (habitable rooms) and school classrooms shall not exceed 45 dBA CNEL. Prior to the issuance of building permits for those uses, an acoustical analysis shall be prepared by a qualified consultant and submitted to, and when deemed acceptable, accepted by the County of San Bernardino Land Use Services Department for all new residential and school developments where exterior areas are projected to be 65 dBA CNEL or higher at the project's build-out, documenting that an acceptable interior noise level of 45 dB Ldn (or CNEL) or below will be achieved with the windows and doors closed and identifying any design or development measures that would be required to achieve that standard.
8-4	To the extent feasible, schools and parks shall be designed to: (1) locate and orient vehicle access points, including pick-up and drop-off areas, away from noise sensitive uses; (2) locate loading and shipping facilities away from adjacent noise sensitive uses; (3) minimize the use of outdoor speakers and amplifiers oriented toward adjacent sensitive receptors; and (4) incorporate fences, walls, landscaping, and other noise buffers and barriers between the proposed use and other abutting noise sensitive uses.
8-5	Since the upper levels of residential units located adjacent to I-15 Freeway could be exposed to noise levels in excess of City standard, design plans for residential projects adjacent to the I-15 Freeway shall either exclude balconies facing the I-15 Freeway or incorporate noise barriers in the design of those balconies, such as transparent plexiglass, which would reduce freeway noise at those balconies to 65 dBA CNEL.
<b>AIR QUALITY AND GREENHOUSE GAS EMISSIONS</b>	
<i>2016 GHSP EIR Addendum Mitigation Measures originally from: GHSP EIR Section 4.6 and LCRSP EIR Section 4.7</i>	
4.6-1	Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.
4.6-2	Provide dedicated turn lanes as appropriate and provide roadway improvements at heavily congested roadways.
4.6-3	Install energy-efficient lighting.
4.6-4	Landscape with native or drought-resistant species to reduce water consumption and to provide passive solar benefits.
4.6-5	Employers should provide local shuttle and transit shelters, and ridematching services.
4.6-6	Employers should provide bicycle lanes, storage areas, and amenities, and ensure efficient parking management.
4.6-7	Employers should provide variable work hours and telecommuting to employees to comply with AQMP Advanced Transportation Technology ATT-01 and ATT-02 measures.
4.6-8	Employers should develop a trip reduction plan to comply with SCAQMD rule 2202.
4.6-9	Employers should provide ridematching, guaranteed ride home, or car/van pool to employees, as a part of the TDM program and to comply with the AQMP Transportation Improvements TCM-01 measure.
4.6-10	Synchronize traffic signals. The areas where this measure would be applicable are roadway intersections within the Specific-Plan area.
4.6-11	Encourage the use of alternative fuel or low emission vehicles to comply with the AQMP On-Road Mobile M2 measure and the Off-Road Mobile Sources M9 and M10 measures.
7-1	The Applicant shall water all active grading areas a minimum of three times per day (as opposed to two).
7-2	All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.

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7-3	The Applicant shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues shall turn their engines off when not in use to reduce vehicle emissions. Construction emissions shall be phased and scheduled to avoid emissions peaks to the extent feasible and discontinued during second-stage smog alerts.
7-4	The Applicant shall use line power instead of diesel- or gas-powered generators at all construction sites where ever line power is reasonably available.
7-5	Unless required for safety reasons, during construction, equipment operators shall limit the idling of all mobile and stationary construction equipment to no more than five minutes. The use of diesel auxiliary power systems and main engines shall also be limited to no more than five minutes when within 100 feet of homes or schools while driver is resting.
7-6	Active grading activities shall be limited to 10 acres per day or less when grading within 1,000 feet of residential receptors.
7-7	The Applicant shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the project site throughout the project construction. The Applicant shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. These measures include the following: (1) Use Tier II (2001 or later) heavy-duty diesel-powered equipment at the project site; (2) Apply NO <sub>x</sub> control technologies, such as fuel injection timing retard for diesel engines and air-to-air cooling, and diesel oxidation catalysts as feasible; feasibility shall be determined by using the cost-effectiveness formula developed by the Carl Moyer Program; and (3) General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions and keep all construction equipment in proper tune in accordance with manufacturer's specifications.
7-8	If stationary equipment, such as generators for ventilation fans, must be operated continuously, locate such equipment at least 100 feet from homes or schools, where possible.
7-9	Applicant shall ensure that the construction contractors utilize architectural coatings that contain a VOC rating of 75 grams/liter of VOC or less.
7-10	The Applicant shall, to the extent feasible, promote, support, and encourage the scheduling of deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.
7-12	During site plan review, due consideration shall be given to the provision of safe and convenient pedestrian and bicycle access to transit stops and to public transportation facilities.
7-16	Future purchasers of real property located within 500 feet of the I-15 Freeway right-of-way and within 500 feet of the main truck route and active mining areas at the Cemex USA quarry and the Vulcan Materials Company plant shall, in accordance with the disclosure requirements of the California Department of Real Estate, receive notification that residential occupants and other sensitive receptors may be exposed to excess cancer risks as a result of long-term exposure to toxic air contaminants, including diesel particulate matter, associated with diesel-powered vehicles traveling along and operating within those areas.
7-17	All dwelling units within 500 feet of the I-15 Freeway right-of-way and within 500 feet of the Cemex USA quarry's and Vulcan Materials Company plant's main truck route and active mining areas shall incorporate an air filtration system designed to have a minimum efficiency reporting value (MERV) of 12 or better as indicated by the American Society of Heating Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2.

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7-18	Excluding pedestrian and bicycle trails, sensitive public recreational uses, such as active outdoor playground, shall be prohibited within 500 feet of the I-15 Freeway right-of-way and within 500 feet of the main truck route and active mining areas at the Cemex USA and Vulcan Materials Company quarries.
<b>BIOLOGICAL RESOURCES</b> <i>2016 GHSP EIR Addendum Mitigation Measures originally from:                      GHSP EIR Section 4.8 and LCRSP EIR Section 4.5</i>	
4.8-3	Designate open space areas and manage open space to avoid impacts to sensitive habitat areas that may be affected by development.
4.8-4	Prior to disturbing any Federal or State jurisdictional areas, the project proponent would be required to satisfy the following Federal and State permit requirements, which includes all mitigation measures for development of jurisdictional areas including associated riparian habitats: (1) Obtain verification from the U.S. Army Corps of Engineers certifying that the project is authorized under Section 404 of the Federal Clean Water Act (CWA) (2) Obtain certification (or waiver of certification) from the State Water Resources Control Board that the project complies with Section 401 of the CWA; and (3) Obtain Section 1600 of the State of California Fish and Game (CDFG) Code.
4.8-7	Construction and development activities should avoid native vegetation and wildlife corridors, whenever feasible.
4.8-8	Installation of permanent material such as fencing, guard rails, or other safety devices that may impede wildlife movement shall be designed to allow for free flow of wildlife within existing wildlife movement corridors.
5-3	Jurisdiction Jurisdictional Waters. Prior to the issuance of any grading permits affecting State and/or federal jurisdictional waters, the Applicant shall provide the Director with documentation, as may be deemed acceptable by the Director, demonstrating the Applicant's ability and binding commitment to provide the following compensatory resources: (1) the preservation, restoration, and/or enhancement (individually or in combination) of USACE jurisdictional waters on or off the site (within the watershed) at a ratio approved by the applicable regulatory agency; and (2) preservation, restoration, and/or enhancement (individually or in combination) of CDFG jurisdictional areas on or off the site (within the watershed) at a ratio of no less than 1:1. Temporary impacts to jurisdictional waters may be mitigated through restoring affected areas to pre-project conditions, followed by hydroseeding with native plant species typical of the area.



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	Prior to issuance of any grading permit for work in jurisdictional waters, as applicable, the Applicant shall provide the County with evidence of the Applicant’s receipt of a Section 404 permit issued by the United States Army Corps of Engineers (USACE), a Section 1600 streambed alteration agreement with California Department of Fish and Game (or other evidence of compliance with Section 1600 et seq. of the California Fish and Game Code), Section 401 water quality certification issued by the Regional Water Quality Control Board, Santa Ana Region and shall provide the Director with an agency approved habitat mitigation and monitoring plan (HMMP), prepared pursuant to USACE guidelines, if an HMMP is required by a regulatory agency.
5-5	Nesting Birds. To protect nesting birds regulated by the federal Migratory Bird Treaty Act, to the extent feasible, vegetation removal activities shall be scheduled between September 1 and February 14 to avoid the nesting bird season. If clearing and/or grading activities cannot be avoided during the nesting season, all suitable habitat will be thoroughly surveyed for the presence of nesting birds by a qualified biologist prior to removal. If any active nests are detected, the area will be flagged, along with a minimum 100-foot buffer (buffer may range between 100 and 300 feet as determined by the monitoring biologist) and will be avoided until the nesting cycle is complete or it is determined by the monitoring biologist that the nest has failed. A biologist will be present on the site to monitor any vegetation removal to ensure that nests not detected during the initial survey are not disturbed.
5-6	Burrowing Owl. In order to avoid impacts to any burrowing owls that may colonize the development impact footprint prior to commencement of construction activities, a Phase III protocol survey shall be conducted within 30 days prior to commencement of any ground disturbance activities (California Burrowing Owl Consortium, 1993). This pre-construction survey would entail four separate days between two hours before sunset to one hour after or one hour before sunrise to two hours after. This survey applies during both the breeding season (February 1 through August 31) as well as the non-breeding season when wintering owls are most likely detected if present (December 1 through January 31). If burrowing owls are detected within the development impact footprint or within approximately 150 feet of the impact area, on-site passive relocation would be conducted during the non-breeding season in accordance with the established protocol (California Burrowing Owl Consortium, 1993).
5-8	Invasive Plant Management Plan. Prior to the commencement of any grubbing or grading activities, the Applicant shall submit and, when acceptable, the Director shall approve an invasive plant management plan, including, but not necessarily limited to: (1) preventive practices to avoid the transport and spread of weeds and weed seed during project development and operation; (2) a plan to control noxious weeds and weeds of local concern within designated open space areas; and (3) a strategy to educate construction personnel and homeowners in noxious weed identification and awareness. The invasive plant management plan shall incorporate weed prevention and control measures including, but not necessarily limited to: (1) use of only certified weed-free hay, straw, and other organic mulches to control erosion; (2) use of road surfacing and other earthen materials for construction that are certified weed free; and (3) use of only certified weed-free seed for the reclamation of disturbed areas.
<b>CULTURAL RESOURCES</b> <i>2016 GHSP EIR Addendum Mitigation Measures originally from: GHSP EIR Section 4.9</i>	
4.9-4	If archeological resources are encountered within the Specific Plan area during construction, work in the vicinity of the find shall be suspended or diverted. The project proponent/applicant shall retain a qualified archeologist to perform an assessment of the resource.

<b>Appendix A</b>	
<b>Mitigation Measures for the 2020 Glen Helen Specific Plan Amendment</b>	
	<b>VISUAL RESOURCES/AESTHETICS</b> <i>2016 GHSP EIR Addendum Mitigation Measures originally from: GHSP EIR Section 4.10 and LCRSP EIR Section 4.13</i>
4.10-1	All development or improvements within the Sycamore Flats planning area must comply with the proposed Glen Helen Specific Plan Design Guidelines.
4.10-2	All development improvements shall comply with the design standards contained in the County of San Bernardino Development Code.
4.10-3	All development improvements shall comply with Section 162 of the National Scenic Byways program and Section 260-283 of the California Streets and Highways Code as required by the County of San Bernardino General Plan.
13-1	The project design shall include a detailed “freeway edge treatment” which incorporates both extensive landscaping and a 15-foot wide landscape easement adjacent to the freeway in the developed portions of Neighborhoods I and IV. Although no landscaping is proposed within the Caltrans right-of-way, trees and shrubs selected for their height and visual appearance shall be utilized to create a landscaped edge that will serve as a visual screen separating the freeway from on-site land uses, will serve to demarcate the project site, and will frame the development that will occur beyond. A landscape plan shall be submitted to the County of San Bernardino Land Use Services Department for approval prior to the recordation of the final “B” level subdivision map.
13-2	Development projects proposed in all neighborhoods shall incorporate landscape buffer areas along those major arterial highways within and abutting those neighborhoods and shall incorporate decorative wall and fence treatments and architectural details designed to enhance the visual appearance of those neighborhoods, allowing for individual identity while including unifying design elements consistent with the development standards and design guidelines set forth in the LCRSP. A landscape plan shall be submitted to the County of San Bernardino Land Use Services Department for approval prior to the recordation of each final “B” level subdivision map within all neighborhoods.
13-3	Where feasible, because of projected long-term water demands, landscape vegetation shall be comprised of drought tolerant and low-water consuming species that provide color and a visual softening to the hardscape structures that comprise the built environment. The landscape plan shall include a mix of such species and shall be approved by the County prior to recordation of the final “B” level subdivision map.
13-4	Areas that have been mass graded to accommodate later development upon which no project is immediately imminent shall be hydro-seeded or otherwise landscaped with a plant palette incorporating native vegetation and shall be routinely watered to retain a landscape cover thereupon pending the area’s subsequent development. The landscape plan shall include a mix of such species appropriate for hydro-seeding and shall be approved by the County of San Bernardino Land Use Services and Fire Departments prior to the issuance of grading permits.

<b>Appendix A</b> <b>Mitigation Measures for the 2020 Glen Helen Specific Plan Amendment</b>	
13-5	Grading within retained open space areas shall be minimized to the extent feasible. Graded open space areas within and adjacent to retained open space areas shall be revegetated with plants selected from a landscape palette emphasizing the use of native plant species.
13-6	Prior to the installation of any high-intensity, outdoor sports lighting within a park site and/or school facility, a detailed lighting plan shall be prepared for the illumination of active recreational areas, including a photometric analysis indicating horizontal illuminance, and submitted to and, when deemed acceptable, approved by the Development Services Director. Plans shall indicate that high-intensity, pole-mounted luminaires installed for the purpose of illuminating field and hardcourt areas include shielding louvers or baffles or contain other design features or specification, such as selecting luminaire with cut-off features, to minimize light intrusion to not more than 0.5 horizontal foot candle, as measured at the property boundary. Compliance with these standards shall not be required for adjoining public streets, school or recreational facilities, and other non-light-sensitive land uses.
<b>PUBLIC SERVICES AND UTILITIES</b> <i>2016 GHSP EIR Addendum Mitigation Measures originally from:                      GHSP EIR Section 4.11 and LCRSP EIR Sections 4.9 &amp; 4.10</i>	
4.11-1	Commercial/industrial buildings shall provide fire hydrants to within 150 feet of all portions of commercial/industrial buildings as measured along vehicular travel ways.
4.11-2	All water lines servicing the lots established for commercial use will be required to have a hydrant water system capable of providing a minimum fire flow set at 3,500 gpm at 20 psi residual operating pressure for a 3-hour period (based upon type V, combustible buildings no larger than 18,000 feet).
4.11-3	Concurrent with the issuance of building permits the applicants shall pay all scheduled fees as applicable, to finance the fire protection infrastructure required to service the project site.
9-6	Schools. Prior to the issuance of any building permits for residential and/or non-residential uses, the Applicant shall present the County with a certificate of compliance or other documentation acceptable to the County demonstrating that the Applicant has complied with applicable school board resolutions governing the payment of school impact fees and/or has entered into an Assembly Bill 2926-authorized school facilities funding mitigation agreement with the applicable school district(s) is exempt from the payment of school impact fee exactions.
9-8	Parks and Recreation. Prior to the recordation of any “B” level subdivision map (excluding any “A” level subdivision map for financing purposes only) affecting lands upon which a regional trail segment has been identified in the “County of San Bernardino General Plan” (e.g., “Open Space – A Plan for Open Space and Trails for the County of San Bernardino”), the Applicant shall submit and, when acceptable, the County shall approve a “regional trail component plan” addressing the Applicant’s plans to implement any on-site segments of those identified trails, including preservation of rights-of-way, recordation of easements, and applicable design and development standards governing the construction, operation, and maintenance of those trail segments, if any.

<b>Appendix A Mitigation Measures for the 2020 Glen Helen Specific Plan Amendment</b>	
10-1	Water Supply. Prior to the issuance of any grading permits, the San Bernardino County Fire Department shall review and, when deemed acceptable, approve final water improvement plans including, but not limited to, the location, sizing, design, and capacity of any proposed water storage tanks, water mains, and fire hydrants to ensure the sufficiency of fire storage and delivery capacity and compliance with applicable County requirements.
10-2	Water Supply. Water Supply. Prior to the issuance of building permits for structures intended for human occupancy, fire hydrants shall be installed in compliance with applicable code requirements (e.g., Section 10.301 of the Uniform Fire Code) or, if fire flow requirements cannot be fully satisfied from existing on-site fire hydrants and mains, alternative fire flow delivery measures acceptable to the San Bernardino County Fire Department shall be formulated and made conditions of grading permit approval. Prior to permit issuance, a letter of compliance or similar documentation shall be submitted to the County of San Bernardino Land Use Services Department by the Fire Chief or designee.
10-3	Water Supply. Prior to the issuance of any building permits, the Applicant shall deliver to the County a will-serve letter or similar documentation from the project's water purveyor, as may be acceptable to the Land Use Services Department, documenting the availability and sufficiency of water supplies to serve the proposed development.
10-4	Wastewater. Prior to the issuance of building permits for any use that generates additional sewer flows, the Land Use Services Department shall verify that adequate sewer capacity is in place to accommodate that development. This measure neither obligates the County to fund nor stipulates a performance schedule whereby any publicly funded improvements to the County's sewer collection and treatment system shall be implemented.

# EXHIBIT D

## Public Comments

Crystal Craig  
4110 Chamomile Ct.  
San Bernardino, CA 92407  
951.312.6494  
ccraigphoto@gmail.com

August 13, 2020

**Re:** Project Number: PROJ-2020-00150 / Lytle Development  
**Community:** Glen Helen/District 2

San Bernardino County Planning Department  
385 N Arrowhead Avenue  
San Bernardino, CA 92415

Dear Honorable Members of the San Bernardino County Planning Commission and Board of Supervisors:

I write today as a resident of Rosena Roach to respectfully request that the Planning Commission and the Board of Supervisors reconsider the General Plan and Specific Plan Amendments to the Glen Helen Specific Plan within the Sky Ridge and Rosena Ranch communities.

I am concerned about overcrowding as we only have two entrances/exits to come in and out of Rosena Ranch/Place & Skyridge. Not to mention, it is already difficult to get out on days and weekend when the freeway is shut down due to Caltrans working on Glen Helen. There is so much traffic congestion on the weekends that families despise leaving our community to run errands. In addition to freeway accidents, holiday traffic, all the concert goers at Glen Helen Regional Amphitheater (pre-COVID). By adding more residential units that is going to create more traffic nightmares.

Up in Rosena Ranch and Sky Ridge, we get constant power outages/black outs due to the high winds in the Fall, occasional fires, and we have to be able to safely exit our neighborhood in case we have an emergency up here. There are a lot of families and young professionals that want a nice and safe place to raise a family. We will do whatever it takes to keep our community beautiful and safe. We do not want a lot of upcoming changes within our community.

The developers by law should hold a public meeting to layout the information and plans and answer questions and be forthcoming with timelines, disruptions to traffic flow and give the residents an opportunity to review CEQA documents and any map plans. The notice should have had a link posted to retrieve all documents related to this project that is directed to the County website. I should not have to rely on neighbors posting the information and documents that is the County's responsibility. In addition, there needs to be better transparency about this project.

I work in the land use/planning field, and I am tired of developers getting whatever they want. When I called Jim Morrissey, I asked who the developer was, and he expressed that it was not certain. However, all my neighbors on the Nextdoor app know that it is Ron and Gerald Pharris from Orange County. How come there was no transparency when I called? Or are they the ones conducting the entitlement process? In addition, the wording on the notice to add a "motor court" created a lot of confusion among concerned residents as this term is vague and misleading. Adding "motor courts" I am assuming condos like Rosena Place, will not bring the property values up in our area. Last but not least, my family and I appreciate the rugged terrain and open space,



every morning we walk Clearwater Parkway to the top of Glen Helen Parkway and enjoy the beauty of the mountains and open space. In addition, many coyotes and animals live there in that open space and we keep taking their home away from them. We love the rural lifestyle and prefer that the subject territory remains open space. The Mountain view, open space and rural feel was a BIG factor for our purchase & investment of our home three years ago. Now more bulldozing and extra traffic?!

However, I rather see a grocery store, home improvement stores and restaurants in this region. The more homes being built, the more traffic congestion for residents in Fontana, Rialto and Rancho Cucamonga as we do not have enough shopping centers. Rosena Ranch and Sky Ridge residents must drive to either North Fontana (Sierra Lakes or Summit), the City of San Bernardino off of University Parkway, or the City of Rialto (Renaissance Marketplace) to get grocery items which are approximately 15 minutes away. Too much residential is being build and not enough shopping for us in the region.

The residents just want a fair chance to express our questions and concerns. For these reasons, my family **OPPOSES** the amendments and proposed land use designations.

Please notify me of any notices, project updates and future hearings regarding this project.

Thank you for this consideration.

Sincerely,



Crystal M. Craig  
Resident of Rosena Ranch

**From:** [Cristian Gutierrez](#)  
**To:** [Morrissey, Jim](#)  
**Subject:** Lytle Development Project # PROJ-2020-00150  
**Date:** Wednesday, August 12, 2020 3:55:04 PM

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Good Afternoon Mr. Morrissey,

My name is Cristian Gutierrez and I am also speaking for my Wife Brianna. We live in the Sky Ridge neighborhood in San Bernardino. We are opposed to this project. I personally would rather see a high school than a motor court attachment and the changing of zoning for said parcels. Single family residences with similar lot sizes and square feet is what we would rather see next to our community to improve our values, and maintain the overall beauty that attracted so many of us to this region. Thank you for your time and consideration.

Kind regards,

Cristian & Brianna Gutierrez



# Project Notice

## An application has been filed with County Planning

**PROJECT NUMBER:** PROJ-2020-00150

**ASSESSOR PARCEL NOS:** 0239-021- 15, 16, 21;  
0239-031- 17, 18, 19,  
20, 21, 22, 35, 36, 52,  
and 55

**APPLICANT:** LYTLE DEVELOPMENT

**LOCATION:** EAST AND WEST SIDE OF I-15  
FREEWAY AND NORTH AND  
SOUTH OF GLEN HELEN  
PARKWAY

**COMMUNITY:** GLEN HELEN/DISTRICT 2

**ZONING:** SP-SFR-SF AND SP-C/TS

### Project Proposal

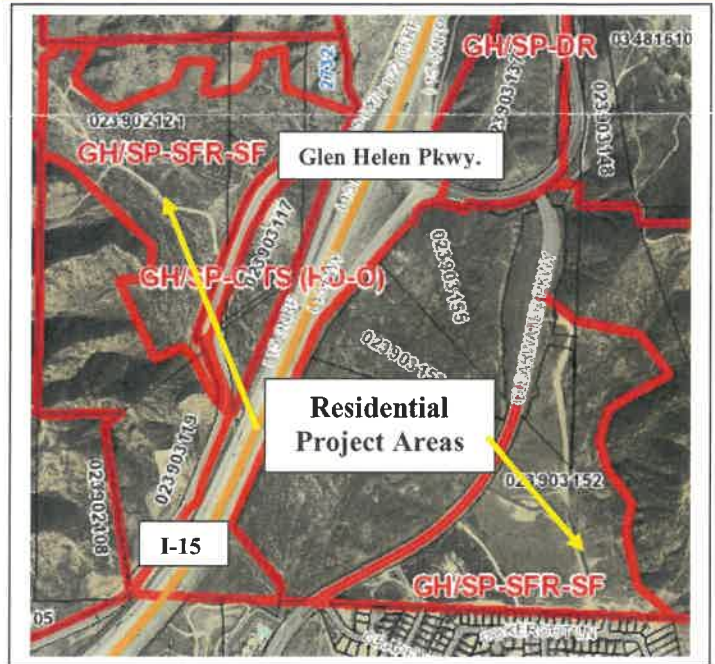
A General Plan and Specific Plan Amendment to the Glen Helen Specific Plan to add a motor court or detached condominium product to the Single Family Residential – Sycamore Flats (SFR-SF) Land Use area, on approximately 97.4 acres and to allow interim uses in the Commercial/Traveler Services (C/TS) Land Use area associated with highway construction.

### We'd love to hear from you....

Please submit comments by August 12, 2020 to be sure that they get considered in the review process. However, comments will be taken up to the time of the project decision. Please refer to this project by the Project Number and the Assessor Parcel Number (APN). If you have no comment, a reply is not necessary.

**Name:** Brandon Miller / Kelly Miller  
**E-mail Address:** Kelly@crowner.net  
**Mailing Address:** 17985 Grapevine Lane San Bernardino, CA 92407

### Proposed Project Site



**Jim Morrissey, Contract Planner**

Phone: 909.387.4234

E-mail: jim.morrissey@lus.sbcounty.gov

Fax: 909-387-3223

### Project Decision

If you would like to be notified of the decision rendered for this project, please provide your contact information in the section below and mail this notice back to one of the addresses listed below.

*We object to this plan as it will reduce our property value.*

**From:** [srsummers8@aol.com](mailto:srsummers8@aol.com)  
**To:** [Morrissey, Jim](#)  
**Subject:** More info on PROJ-2020-00150  
**Date:** Friday, July 31, 2020 8:26:14 PM

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Mr. Morrissey,

I recieved a Project Notice in the mail regarding PROJ-2020-00150. I'd like to know how the applicant intends to use this land- that is literally right next door to my home.

I'd like to know greater details about the proposal that has been filed. I tried to pull up the application online, but was unsuccessful. Please direct me on how I can learn more about the specifics of this project so that I can provide informed feedback.

Specifically, I'd like to understand what adding "a motor court or detached condominium product" means. Also, I'd like clarification on what "to allow interim uses in the C/TS Land Use area associated with highway construction" means.

I want to be notified of the decision rendered on this project. I will also mail in the form.

Thanks in advance.

Best,  
Sheree  
951-235-7614

**From:** [coach.szamora@yahoo.com](mailto:coach.szamora@yahoo.com)  
**To:** [Morrissey, Jim](#)  
**Subject:** Opposing Proj-2020-00150, Parcels: 0239-021- 15, 16, 21; 0239-031- 17, 18, 19, 20, 21, 22, 35, 36, 52, and 55.  
Applicant: Lytle Development  
**Date:** Wednesday, August 12, 2020 12:23:54 PM

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Hello Mr. Jim Morrissey,

I am writing to you in regard to the **Proj-2020-00150, Parcels: 0239-021- 15, 16, 21; 0239-031- 17, 18, 19, 20, 21, 22, 35, 36, 52, and 55**. Applicant: Lytle Development

I am deeply concerned about this project and I oppose this proposition to build. I am a voice for my community and have read many posts and concerns about this project and see that there is strong opposition to this project or any like it.

Please consider this email as my attempt to have you reconsider and not allow this type of change to occur as it does not serve the best interest of our region, constituents, families, or community's best interest. Our region really needs a high school, a Sheriff's station, a highway patrol substation, and/or a firestation to serve its community for safety and public services which are of concern and appear to be lacking in this region: **East/West side of I-15 freeway, North and South of Glen Helen Parkway, Community: Glen Helen/District 2.**

Thank you for your time and for listening to our voices.

**Regards,**

***Sergio A. Zamora***

***Serving Glen Helen, Rosena Ranch, and Skyridge as a community leader and member***

**909-529-1736**

**Confidentiality Notice:** The information contained in this e-mail message is privileged and confidential information, and is protected under The Privacy Act of 1974 and The Gramm-Leach-Bliley Act of 2000, and is intended only for the use of the individual or entity named above. If the reader of this e-mail message is not the intended recipient, you are hereby on notice that you are in possession of confidential and privileged information. Any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately return this communication to the sender and delete the original message and any copy of it in your possession.

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**From:** [Jose Rodela](#)  
**To:** [Morrissey, Jim](#)  
**Subject:** PROJ-2020-00150 APN 0239-031-52  
**Date:** Friday, August 07, 2020 5:48:17 PM

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Hello Jim,

I live in the SkyRidge community and receiving this project notice was not great news for our community. I definitely am opposed to any plans to APN 0239-031-52, not only will it bring more traffic to the area along with more people per square foot, most homes here have on average 4 cars. We only have one way in and out of this community and add more homes to use the same ingress/egress, along with “houses” being built close against our community on the north and ruining our natural land we use quite frequently. We need more natural environments rather than profit and greed to take up all of the beautiful landscape we call home, the environmental impact cannot be good. Overcrowding along with events at Glenn Helen will make for getting home a nightmare during such events or construction. I am almost positive that since the developers pay, they will get their way, I just hope the decision is made in favor of the community.

Even 0239-021-21 is such an amazing piece of land to be cluttered with a residential project.

Thank you,

Jose Rodela



**From:** [Crystal Craig](#)  
**To:** [Morrissey, Jim](#)  
**Subject:** PROJ-2020-00150  
**Date:** Friday, August 07, 2020 4:31:10 PM

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Hi Jim,

Thank you for taking the time to answer my questions. If you can email me the Notice of the Proposed Project Site that the Sky Ridge residents received any other future notices, public hearing and etc.. for this project.

Thank you,  
Crystal

**From:** [joe lopez](#)  
**To:** [Morrissey, Jim](#)  
**Subject:** PROJ-2020-00150  
**Date:** Friday, August 07, 2020 3:56:29 PM  
**Importance:** High

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Hello Mr. Morrissey,

I have a question regarding the new Project PROJ-2020-00150 Assessor Parcel No. 0239-021-15,16,21: 0239-031-17, 18, 19, 20,21, 22, 35, 36, 52, and 55

-First Question is are they condominiums being build or single family homes?

As a resident of Sky Ridge Community I'm a bit concerned about the amount of traffic this area will sustain and crime. In the past year we have been victims of theft, burglaries, etc. We are also getting rid of the vegetation that surround our community, one of the reasons we moved away from the city to enjoy the natural surroundings.

I strongly oppose to the project.

I would like to be notified of the decision rendered for this project.

Sincerely,

Jose Lopez  
909.677.8039

**From:** [Gabriel Zavala](#)  
**To:** [Morrissey, Jim](#)  
**Subject:** Proj-2020-00150  
**Date:** Sunday, August 02, 2020 10:43:46 PM

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Hello and I got a project notice and my wife and I are wondering what is a motor court? Please explain Gabe and Ara Zavala.

Sent from my iPhone

**From:** [Elizabeth Bassin](#)  
**To:** [Morrissey, Jim](#)  
**Subject:** Project #: PROJ-2020-00150  
**Date:** Tuesday, August 04, 2020 7:12:40 PM

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Good evening,

I am concerned regarding motor courts being nearby my home. I am under the impression they are motels and there are a lot of families in the area.

I was also told they wouldn't be building so close to the skyridge community and wanted to see what the project entails.

Can you please clarify the details of the project?

Thank you for your time,

Liz Bassin

**From:** [Kelly Baier](#)  
**To:** [Morrissey, Jim](#)  
**Subject:** Project Notice Glen Helen Project # PROJ-2020-00150 Parcel 0239-021- 15, 16, 21 Parcel 0239-031-17,18,19,20,21,22,35,36,52,55  
**Date:** Monday, August 10, 2020 2:02:30 PM

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Hello,

We received a notice for county planning. We would hereby like to object to this decision to place either a condominium or a motor court. This project would be extremely detrimental to our home value. We purchased a home a new community called Skyridge at 17985 Grapevine Lane, San Bernardino, CA 92407. We paid for a higher value home due to the area having mountain views and higher home values around us. If this were to occur our home values will be dramatically affected. Furthermore, there has been no planning for a shopping center. Homes keep being added yet there is no where to buy groceries within 5 miles. This also drives property values down as there are no amenities/conveniences. This would be the best option to place a shopping center in place of a condominium, there should be cohesive planning for new communities, that will drive up home values not decrease them. Thank you for your time and consideration.

Thank you

*Kelly Miller*

**From:** [Devin Marks](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Notice of Hearing Comment- Lytle Development  
**Date:** Tuesday, August 25, 2020 12:59:13 PM

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Project#PROJ-2020-00150

With the expansion of housing the concern for the current residents is the lack of public emergency resources and their response time. Adding additional housing and no resources is not benefiting the community. The response time for a daylight Sheriff's response is more than 20 minutes from personal experience.

Will this be taken into consideration with the fact we are in a high wildfire area?

There is also the concern for grocery shopping amenities for all the residents that are current and future in this project.

What would be the actions taken for all the current concerns?

**From:** [Skip Elder](#)  
**To:** [Morrissey, Jim](#)  
**Subject:** Re: PROJ-2020-00150 Parcel 0239-021-15,16,21; 0239-031-17,18,19,20,21,22,35,36,52 and 55  
**Date:** Wednesday, August 12, 2020 11:27:11 AM

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Hello again Mr. Morrissey,

I appreciate the call back and the information you provided.

After our discussion I have the additional concerns regarding the project.

Sky Ridge currently has only one entry/exit, which is Grapevine. With the additional building, this would provide additional exit points for our community, off of Rocketcress and I believe Soko. If this new area was converted to a higher density there would be concerns that traffic might be restricted if they decide to gate it, or restricted by shear traffic with additional residents/vehicles. The area has at least some areas designated fire zone, and I would rather NOT have higher density units with additional residents and cars filling the area.

In summary, I am very concerned that high density housing would restrict in and out access to the existing neighborhood.

Thank you again,  
Edward Elder

On Friday, July 31, 2020, 04:36:59 PM PDT, Skip Elder <[cskipgo@yahoo.com](mailto:cskipgo@yahoo.com)> wrote:

Hello Mr. Morrissey,

I am responding to the proposal to change, or alter the designation for these areas mentioned in the proposal.

I am a resident of Sky Ridge which is immediately adjacent to 0239-031.

I do not feel that the types of units that are typically described as motor court, or detached condominiums match anything in that region. The Rosena Ranch and Sky Ridge communities are single family residences. The Rosena Place subdivision, which are in a corner of Rosena Ranch, and currently being built just outside Rosena Ranch, are more like a single family residence than I understand this proposal to be. These residences catch a lot of attention and borderline dismay because they do not match the community.

I could see the possibility of *maybe* doing parcel 0239-021 in the motor court/townhouse fashion but not 0239-031. It would make the small area of two communities feel like two independent communities. As an HOA board member of Sky Ridge I know that our community is looking to embrace our neighboring community and be a hopefully combined community. To have drastically different types of residences will make that very difficult.



A few miles away several communities Gabion, Arboreteum, and others have used this motor court style and detached condominiums, but this is blended in with other types of residences created a balance. For this area it would be two very different types of residences with a big dividing line between them, something I believe that no area resident would appreciate. I fear this would create an imbalance and division in a small geographic region.

I am asking that parcel 0239-031, adjacent to Sky Ridge, maintain its current designation as single family residences only.

Thank you for your time and consideration of my perspective.

I can be reached at this email or my cell number of 909-559-1956 if needed.

Edward Elder

**From:** [Brian Dooley](#)  
**To:** [Morrissey, Jim](#)  
**Subject:** Re: PROJ-2020-00150  
**Date:** Thursday, August 13, 2020 11:23:30 AM  
**Attachments:** [image001.png](#)

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Good morning Mr. Morrissey,

Thank you for taking your time to provide clarification.

I am opposed to both detached condominiums as well as motor courts as I believe they will both lower property value even if just marginally.

I'd be more willing to accept them as long as the amenities were shared and not made private. It bothers me to no end that Rosena Ranch has their community center right next to us that we can't even pay to use. And now Rosena Place has their own private amenities. Are you able to guarantee amenities won't be made private or advise what amenities are planned? It'd be a shame if I can't take a stroll through my neighborhood and not be allowed to push my kid on a swing mere meters from my house.

I'm thankful and hopeful to see all of the C/TS designations nearby. However, I'd rather see them developed sooner rather than later, and a 10 year interim period doesn't give me hope.

Thanks again,

Brian Dooley

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**From:** Morrissey, Jim <Jim.Morrissey@lus.sbcounty.gov>  
**Sent:** Wednesday, August 12, 2020 9:06 AM  
**To:** Brian Dooley <BrianDDooley@hotmail.com>  
**Subject:** RE: PROJ-2020-00150

Good Morning;

Thank you for your comments. That portion of parcel 023903152 between the I-15 Freeway and Clearwater Parkway is designated Open Space. That portion east of Clearwater Parkway and north of your subdivision was changed to single family residential use three years ago. The term Motor Court was initially used by the applicant and has been replaced with detached single family condominiums, which was the applicant's intent from the start, and better describes the use. No Motels or Hotels are proposed.

The interim uses are proposed to have a maximum life of up to 10 years.

The Glen Helen Specific Plan provides for commercial development near the I-15/215 Freeway

interchange and between Glen Helen Parkway and the I-15 Freeway to the northwest of your location. I have attached for your use an exhibit that includes most of the Specific Plan area. It does not include an area further east and along the 215 Freeway that displays a limited commercial area near the 215 Freeway and Palm Avenue. I cannot speak to any planned or proposed commercial development to the south in the Cities of Rialto or Fontana.

I hope this information is helpful.

**Jim Morrissey**

Planner

**Land Use Services Department**

Phone: 909-387- 4234

Fax: 909-387-3223

385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0187



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**From:** Brian Dooley <BrianDDooley@hotmail.com>

**Sent:** Tuesday, August 11, 2020 6:01 PM

**To:** Morrissey , Jim <Jim.Morrissey@lus.sbcounty.gov>

**Subject:** RE: PROJ-2020-00150

Hello Mr. Morrissey,

I live at 3466 Ribwort Road in Sky Ridge, located just south of this project site.

I'm glad to see that more development is in the works, however I along with many of my neighbors would much rather see the motor court/detached condominium dropped so as to keep our property values high and to make integrating this new development into our HOA much easier.

I think a good halfway measure would be to develop motor court homes in lot 023902121 and keep lot 023903152 as is.

Furthermore, I wish your project notice would have expanded more on what exactly is being changed and what we can expect. Unfortunately many of my neighbors believe that motor court means we'll be getting a motel, and interim construction use doesn't give a duration for

how long we can expect highway construction taking up that space.

This area has so many homes in development and NO new commercial/retail areas have been developed. The closest grocery options we have are off of Summit and we have very limited restaurant options. This shopping center is an absolute traffic jam, and many times the traffic on the 15 makes going to Summit a very daunting ask. How does the interim construction benefit us, and when can this area provide the kind of utility we so desperately need?

Thank you,

Brian Dooley

**From:** [Gwen Wesley](#)  
**To:** [Morrissey, Jim](#)  
**Subject:** See picture  
**Date:** Thursday, August 06, 2020 3:31:13 PM  
**Attachments:** [IMG\\_3032.jpeg](#)

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Hello. My name is Gwendolyn Wesley in the Sky Ridge Community.

On the Project Proposal below,



Please explain what a motor court is.

Also explain what this means:

Land Use area, and to allow interim uses in the Commercial/Traveler Service Land Use area associated with highway construction.

Thank you kindly.

# EXHIBIT E

## Findings

**FINDINGS - SPECIFIC PLAN AMENDMENT.** The proposed Specific Plan Amendment (SPA) is to modify the Glen Helen Specific Plan text to allow a change in permitted land uses in the SFR-SF (Single Family Residential – Sycamore Flats), C/TS (Commercial/Traveler Services), and DR (Destination Recreation) land use categories. The proposed change in the SFR-SF category is to add detached single family condominium to the Allowed Uses and permit Home Occupations with the Special Use Permit (SUP). The text is also proposed to modify each of the three land use categories to permit Interim Uses related to support facilities associated with highway construction, infrastructure development and logistic facilities, including but not limited to batch plants, equipment storage yards, and storage for truck trailers and containers for a period not to exceed 10 years (Project).

1. **The modification(s) is necessary to properly implement a physically and economically viable project**, because the change in the SFR-SF land use category will continue to allow single family development with a product type similar to existing standard single family design and add Home Occupations subject to a SUP that would not change the use of the residence, and; add Interim Uses subject to a SUP in the SFR-SF, C/TS, and DR land use categories that would not exceed beyond 10 years, nor change the long-term intent of the land uses planned in each area.
2. **The modification(s) would ensure compliance with the general purpose and intent of the adopted specific plan**, because the proposed changes to the land uses in the SFR-SF, C/TS, and DR land use categories would maintain the existing uses listed in the Specific Plan text and include additional uses that would not alter the long-term development style of each land use category.
3. **The Addendum to the Environmental Impact Reports adequately describes the basis for the use of an Addendum and ensures the existing mitigation measures in place would reduce environmental impacts that would potentially result from the proposed Project and reflects the County’s independent judgment**, because the proposed Addendum utilizes the previous prepared Addendum to the Glen Helen Specific Plan that evaluated the applicability of measures included in the Glen Helen Specific Plan Environmental Impact Report (EIR) and Lytle Creek Ranch Specific Plan EIR and previously made modifications to those applicable measures and, based upon those changes, determined that all Project impacts will be less than significant upon the implementation of those identified mitigation measures.