

**CenterStone at Woodbridge Trail**  
**TTM-008-002 / CUP-008-002**  
**Issues Summary**  
**(Revised)**

[Changes to the Initial Study text are shown in underline and ~~strikeout~~ for deletions.]

**Project Description**

The Proposed Project consists of a 133 detached single-family residential subdivision with a recreation area including amenities such as pool, spa, and a recreation building, a tot lot area, including play structure, benches, and Community Trail, on a vacant 22.92 parcel of land, generally located at the South east corner of Greenspot Road and Orange Street in the City of Highland.

**Reason for Re-Circulation**

The City of Highland is re-circulating the attached Initial Study due to new information provided by the Applicant regarding a Lawsuit between the Applicant (Highland-Fifth-Orange Partners) and Inland Fish and Game Conservancy, Inc. Based on the Court Judgment, Inland Fish and Game Conservancy, Inc. is required to redesign their facility to ensure a nine hundred foot (900') shotfall zone for their shot gun fields if they wish to continue operating them. In addition Inland Fish and Game Conservancy, Inc. must raise its back berm on the eastern edge of its site, remove all rock from the berm and ground, and implement protections against blue-sky shooting. All of these protections must be confirmed by an independent third party. Therefore, the issue of Land Use Compatibility and Hazards attributed to the operation of a sport shooting facility on the adjacent Site are considered less than significant.

**Environmental Impacts:**

The environmental factors checked below would be potentially affected by this Project, involving impacts that are “Less than Significant with Mitigation Incorporated” as indicated by the Initial Study checklist prepared for the Proposed Project. The environmental factors unchecked below had impacts that were classified as “Less than Significant” or “No Impact.”

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

### **Air Quality**

The proposed Project would construct 133 single family residences. The Project would result in short-term construction emissions as well as long-term operational emissions associated with a residential land use. The Project includes mitigation measures associated with construction, operation, and greenhouse gases. All impacts are less than significant with the incorporation of mitigation measures.

### **Biological Resources**

The Project site is currently undeveloped and contains an ephemeral drainage that traverses the site from east to west. The Project would result in the fill of this drainage and would require permits from the USACE, CDFG, and RWQCB. The Project includes mitigation measures to off-set the impacts to the drainage. The Project also has the potential to support the burrowing owl and nesting birds. Mitigation measures are included to ensure that birds are not impacted by construction activities. All impacts are less than significant with the incorporation of mitigation measures.

### **Cultural Resources**

The Project site is currently undeveloped and has the potential to contain previously unrecorded cultural resources. The Project includes mitigation measures to ensure that if any cultural resources are encountered during grading activities, that all grading activities surrounding the discovery would cease until the resource could be documented and removed by qualified personnel. All impacts are less than significant with the incorporation of mitigation measures.

### **Hazards/Hazardous Materials**

The proposed Project would result in the construction of homes next to a gun club. At the time the first Initial Study was published and distributed for Public Comment on June 5, 2009 it was the City's understanding the Inland Fish and Game Conservancy Association, Inc. (the existing use located on the contiguous southerly property from the proposed Project site) was operating in a manner in which ricochets or stray bullets would leave there property. Based on the Judgment made by the Superior Court of California County of San Bernardino, (CIVSS704342 - Highland -Fifth-Orange vs. the Inland Fish and Game), the Inland Fish and Game Conservancy Association, Inc. (Gun Club) is required to redesign their facility to ensure a nine hundred foot (900') shotfall zone for their shot gun fields if they wish to continue operating them. In addition, Inland Fish and Game Conservancy, Inc. must raise its back berm on the eastern edge of its site, remove all rock from the berm and ground, and implement protections against blue-sky shooting. All of these protections must be confirmed by an independent third party. Previously it was noted that due to the potential and nature of the shooting range hazards, which include bullet ricochet, and stray bullets, mitigation measures would not be feasible, therefore the impacts from the construction residences adjacent to the shooting range was a "Potentially Significant Impact" requiring an Environmental Impact Report. With this new information the subject property will not be subject to those hazards.

IS Section VII Hazards and Hazardous Materials Subsection (b) and (d) has been modified to ensure future housing units are not constructed in any potential shot fall

area consistent with the intent of the Court Judgment stated herein. It has been found that there will be a Less Than Significant Impact with Mitigation Measures incorporated.

The results of the Preliminary Site Assessment performed for the proposed Project indicate that metals and lead pellet contamination is present on the proposed Project site within the shotfall area shown in Figure 4 (source: TRC, 2009, Figure 2) included in the Initial Study. The lead shot and associated impacted soil are not limited to surface soil in the Trail Area. Impact has been confirmed to the maximum depth of investigation of approximately 3 feet below grade. Impact may be as deep as approximately 18 feet below grade in the Trail Area as a result of the MWD pipeline installation (TRC, 2009). Based on these results, remediation of the project site is necessary to protect human health and the environment. Mitigation is included to reduce this impact to a Less Than Significant level.

### **Hydrology/Water Quality**

The Proposed Project would result in the fill of an ephemeral drainage which would alter the drainage pattern of the site. The Proposed Project would construct residences where the drainage currently exists. The project would either construct a reinforced concrete pipe in place of the existing drainage and convey the water along its current route to the conveyance of Plunge Creek at Orange Street or would extend the storm drain outlet south to the southern project boundary and extend the proposed vegetated swale along the entire southern boundary to the infiltration basin. All impacts are less than significant with the incorporation of mitigation measures.

### **Land Use and Planning**

The proposed Project would result in the construction of homes next to a gun club. At the time the first Initial Study was published and distributed for Public Comment on June 5, 2009 it was the City's understanding the Inland Fish and Game Conservancy Association, Inc. (the existing use located on the contiguous southerly property from the proposed Project site) was operating in a manner in which ricochets or stray bullets would leave their property. Based on the Judgment made by the Superior Court of California County of San Bernardino, (CIVSS704342 - Highland -Fifth-Orange vs. the Inland Fish and Game), the Inland Fish and Game Conservancy Association, Inc. (Gun Club) is required to redesign their facility to ensure a nine hundred foot (900') shotfall zone for their shot gun fields if they wish to continue operating them. In addition, Inland Fish and Game Conservancy, Inc. must raise its back berm on the eastern edge of its site, remove all rock from the berm and ground, and implement protections against blue-sky shooting. All of these protections must be confirmed by an independent third party. The Proposed Project's General Plan Land Use Designation is PD: Planned Development. The Proposed Project would construct a single-family residence community and would be consistent with the General Plan. In accordance with the Highland Municipal Code Chapter 16.12 Special Districts the Applicant was required to submit a Conditional Use Permit to entitle a Planned Development Document. In order to approve the Conditional Use Permit, Finding of Fact need to be made pursuant to Chapter 16.08 Permits and Approvals and Chapter 16.12 Special Districts. As part of its review of the Findings of Facts the Planning Commission will evaluate the aforementioned civil judgment protections to determine whether the proposed Project is appropriate for the subject site.

IS Section IX Land Use Planning Subsection (b) has been modified to ensure future housing units are not constructed in any potential shot fall area consistent with the intent of the Court Judgment stated herein. It has been found that there will be a Less Than Significant Impact with Mitigation Measures incorporated.

### **Noise**

The proposed Project would result in the construction of homes next to a gun club. The proposed residences would be subjected to the sounds generated by the shooting range which are unnatural and disturbing.

IS Section XI Noise Subsection (a) has been modified to ensure that prior to the issuance of building permits, a Noise Attenuation Study conducted by a qualified acoustical engineer be conducted at each residential site to determine the nature and extent of each noise attenuation measure. It has been found that there will be a Less Than Significant Impact with Mitigation Measure incorporated.

### **Recreation**

The Proposed Project includes private parks and recreational facilities as well as a trail that will remain open to the public. The City requires development projects to create public parks and recreational facilities in compliance with the Quimby Act. Mitigation is included to reduce this impact to a less than significant level.

### **Transportation/Traffic**

The Proposed Project would construct 133 single family homes, which would generate approximately 446 new residents for the City. The Level of Service of project impacts roadways and intersections would be degraded both with and without the project for future conditions (2030). Mitigation measures are included to contribute towards off-set the effects of the Proposed Project to a less than significant level.

### **Utilities/Service Systems**

The Proposed Project would construct 133 single family residences which would require sanitary sewer services. The project has received a "Will Serve" letter from the City of San Bernardino Municipal Water Department stating that the City of San Bernardino Municipal Water Reclamation Plant would be able to provide sewage treatment services upon payment of sewage treatment fees for each residence constructed (City of San Bernardino Municipal Water Department). Mitigation is included to reduce this impact to a less than significant level.