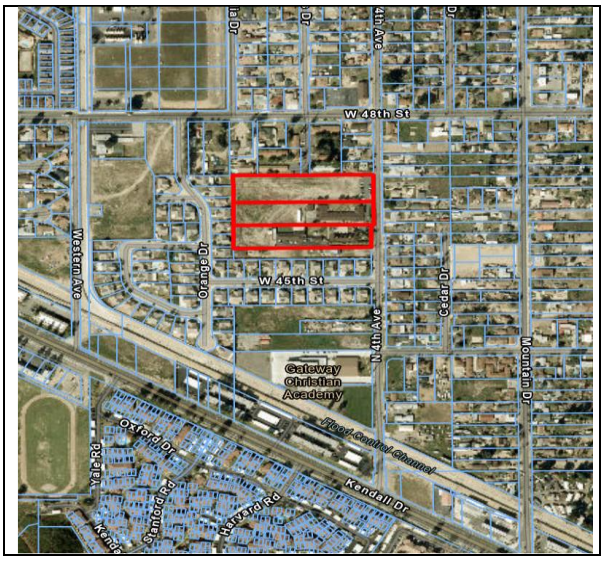
LAND USE SERVICES DEPARTMENT
PLANNING COMMISSION STAFF REPORT

HEARING DATE: December 19, 2024 **AGENDA ITEM 3**

Project Description

APN: 0265-141-12, 15 and 24
Applicant: dks architects (Randy Dettmer)
Community: San Bernardino
Location: 4164 4th Avenue
Project No: PROJ-2022-00173
Staff: Oliver Mujica
Rep: John Tanori
Proposal: Conditional Use Permit to expand an existing licensed behavioral/physical health center containing 18,714 square feet for 78 recovering patients with the construction and operation of a new licensed mental health rehabilitation center containing 71,713 square feet for 198 resident patients on a 5.9-acre project site, and Major Variances to reduce the required parking spaces from 138 to 86 and increase the maximum wall height from six (6) feet to ten (10) feet.



77 Public Hearing Notices Sent on: December 6, 2024

Report Prepared By: Oliver Mujica, Contract Planner III

SITE INFORMATION:
Parcel Size: Approximately 5.9 acres
Vegetation: Scattered natural vegetation

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
SITE	Existing Structures and Vacant Property	Low Density Residential (LDR)	Multiple Residential (RM)
North	Single-Family Residences	Low Density Residential (LDR)	Multiple Residential (RM)
South	Single-Family Residences	City of San Bernardino	City of San Bernardino
East	Single-Family Residences	Low Density Residential (LDR)	Multiple Residential (RM)
West	Single-Family Residences	City of San Bernardino	City of San Bernardino

	Agency	Comment
City Sphere of Influence:	N/A	N/A
Water Service:	San Bernardino Municipal Water District	Will Serve
Sewer Service:	San Bernardino Municipal Water District	Will Serve

STAFF RECOMMENDATION: That the Planning Commission **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; **ADOPT** the findings for approval of the Major Variances and Conditional Use Permit; **APPROVE** the Major Variances, subject to the Conditions of Approval; **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval; and **DIRECT** the Staff to file a Notice of Determination[1].

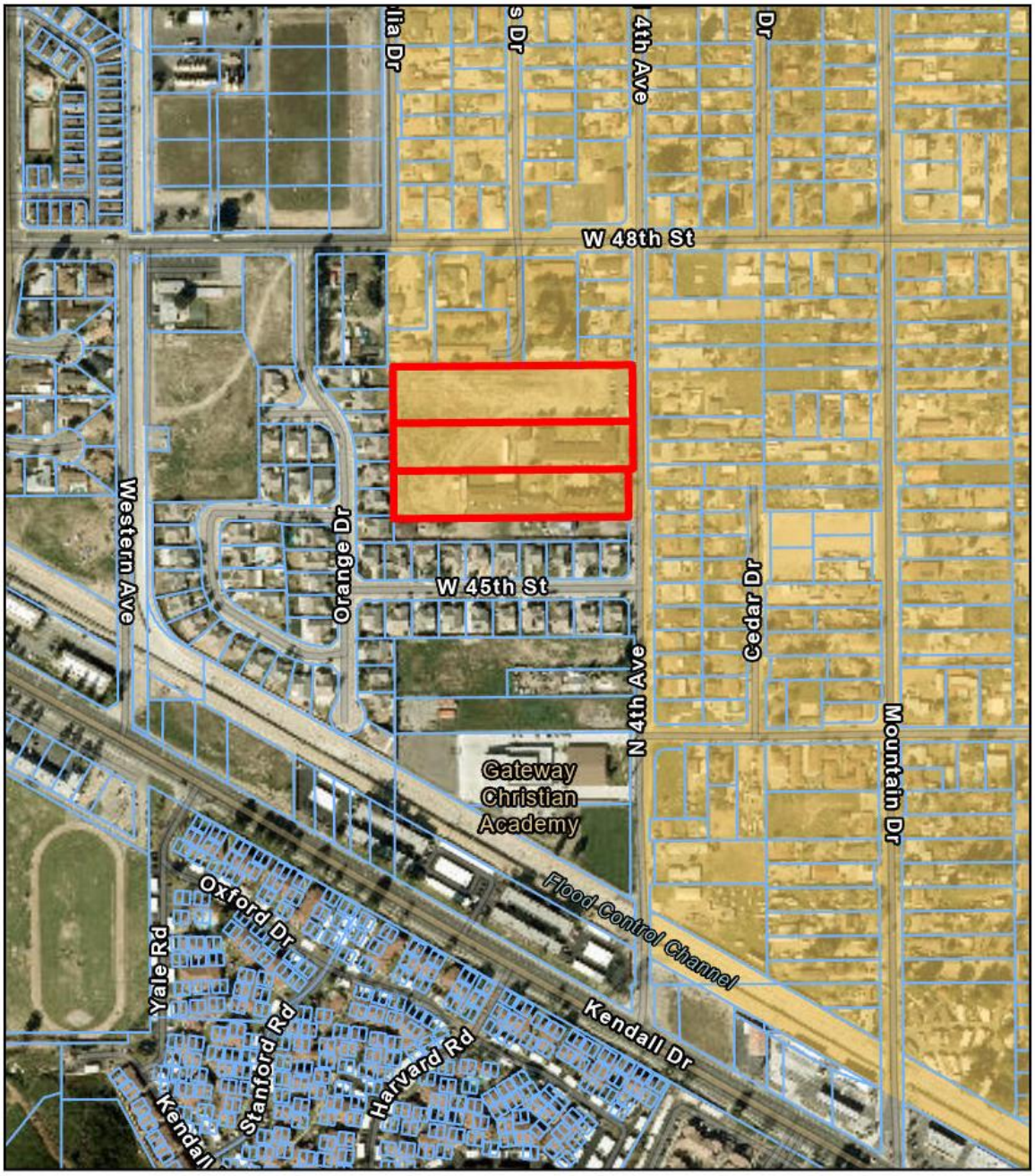
1. In accordance with Section 86.08.010 of the Development Code, the Planning Commission's action may be appealed to the Board of Supervisors.

FIGURE 1 – VICINITY MAP



Vicinity Aerial Map
PROJ-2022-00173 // Shandin Hills MHRC

FIGURE 2 – LAND USE CATEGORY MAP



Land Use Categories
PROJ-2022-00173 // Shandin Hills MHRC

N

0 250 500 1,000 Feet

PROJ-2022-00173
Parcels

Land Use Categories
LDR: Low Density Res. 2-5 du/ac max

FIGURE 3 – ZONING MAP



Land Use Zoning Districts
PROJ-2022-00173 // Shandin Hills MHRC



FIGURE 4 - PROJECT SITE
View of site looking north on 4th Avenue



FIGURE 5 - PROJECT SITE
View of site looking west from 4th Avenue

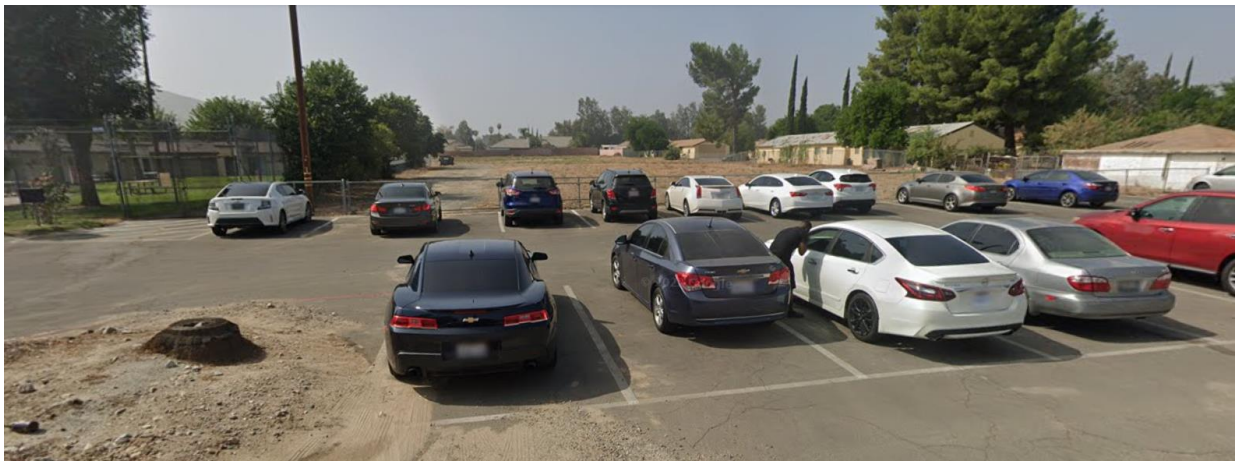


FIGURE 6 - PROJECT SITE
View of site looking south from 4th Avenue

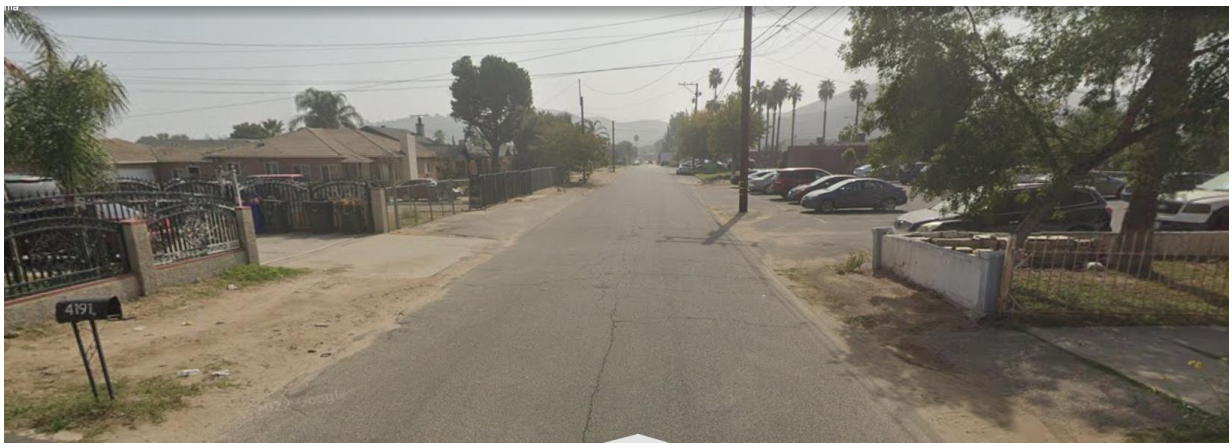


FIGURE 7 – SITE PLAN

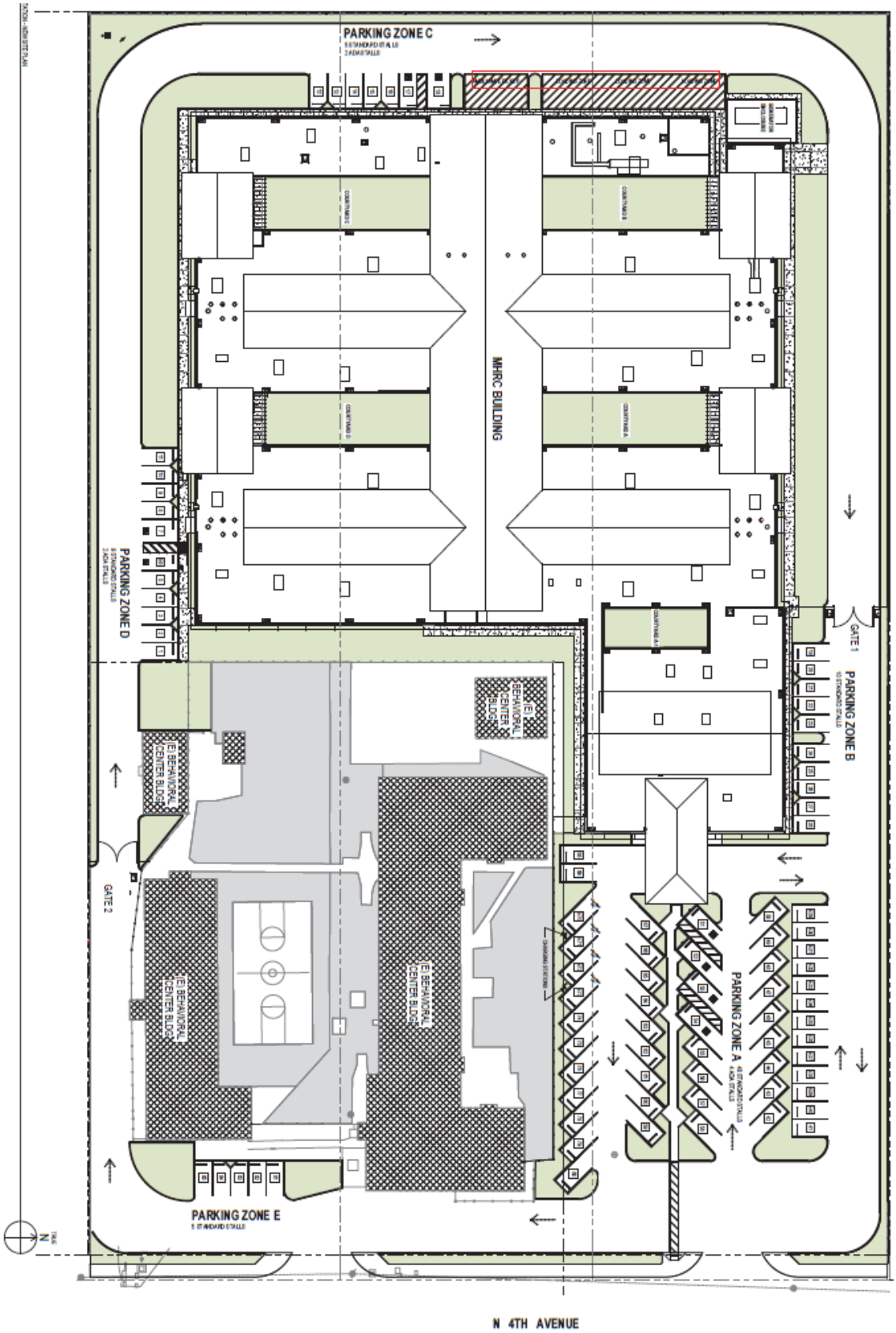


FIGURE 8 – FLOOR PLAN

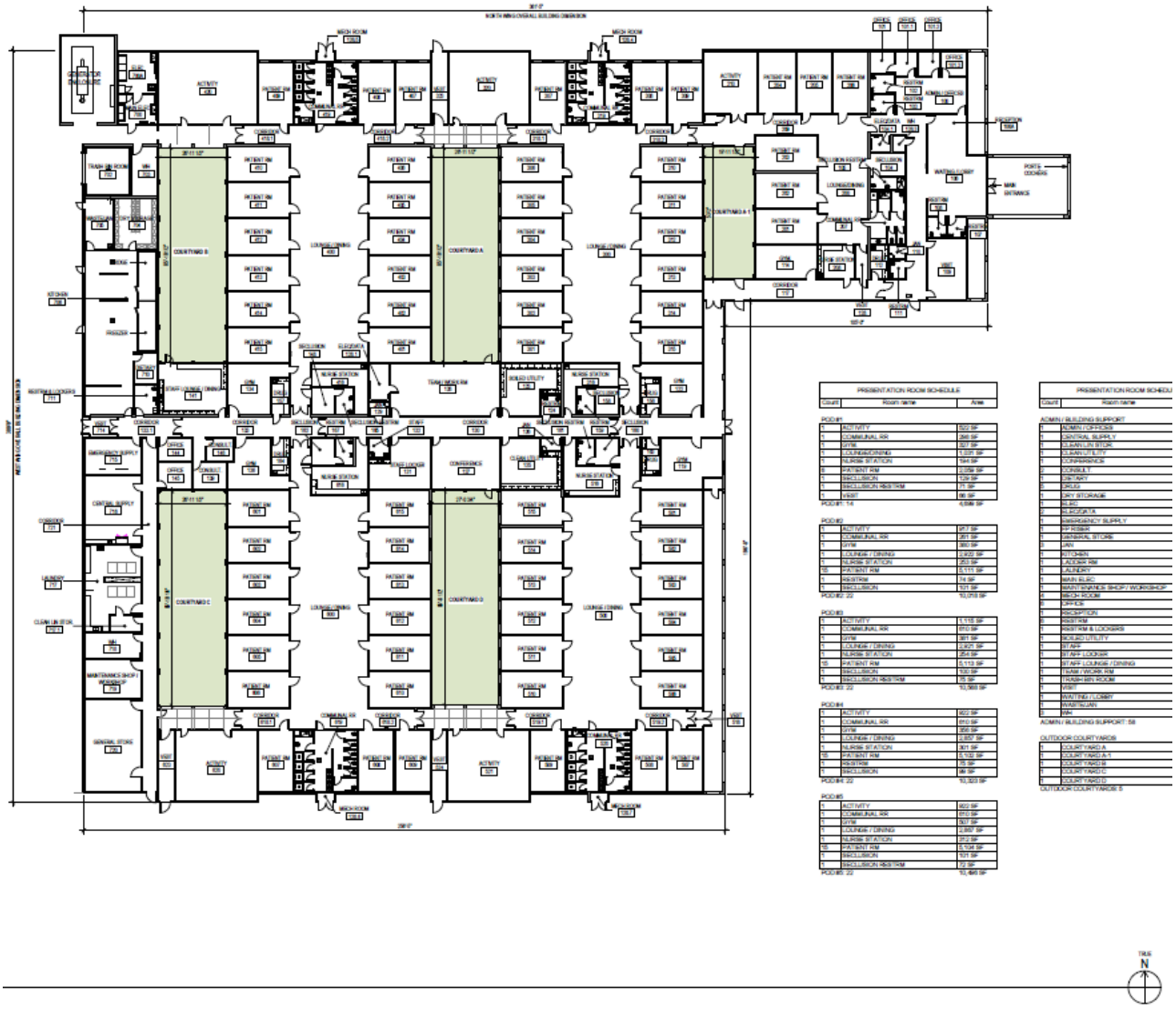
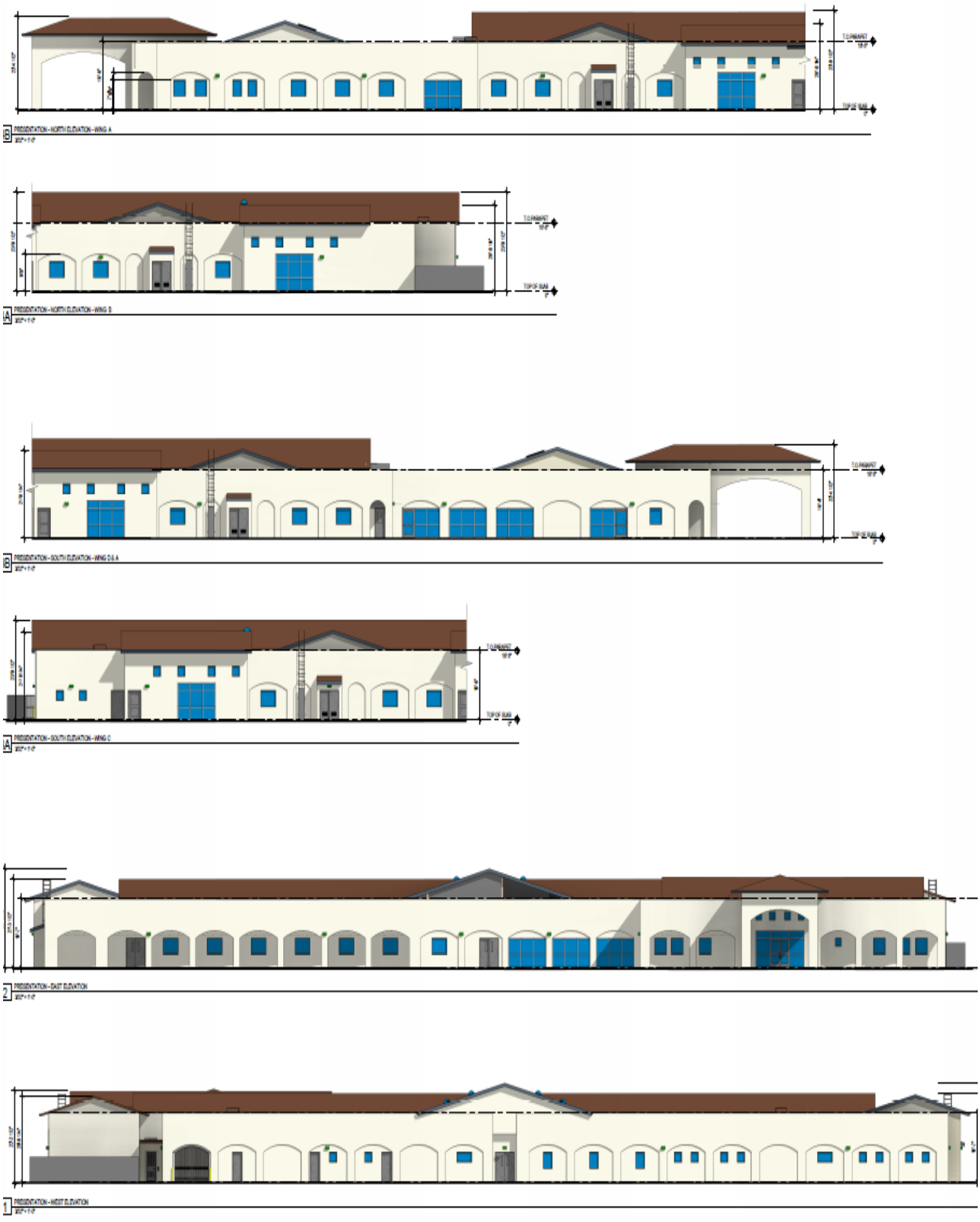


FIGURE 9- EXTERIOR ELEVATIONS



PROJECT DESCRIPTION AND BACKGROUND

The project site is currently developed with an existing licensed behavioral/physical health center containing approximately 18,714 square feet for seventy-eight (78) recovering patients. In September 1988, this center obtained the its current license as a Skilled Nursing Facility with a Special Treatment Program.

The Applicant requests approval of a Conditional Use Permit (CUP) for an expansion with a new licensed mental health rehabilitation center containing approximately 71,713 square feet for an additional 198 resident patients on the 5.9-acre project site. The Applicant also requests a Major Variance to reduce the required parking from 136 to 86 spaces and increase the maximum wall height from six (6) feet to ten (10) feet (Project).

Pursuant to Development Code Section 82.01.020(c)(2)(C), "The RM (Multiple Residential) land use zoning district provides sites for multiple residential uses, mixed residential uses, and similar and compatible non-residential uses and activities". Correspondingly, pursuant to Section 82.04.040(b), a "Licensed residential care facility of seven (7) or more persons" is permitted within the Multiple Residential (RM) zoning district subject to the approval of a Conditional Use Permit. With an approval of the requested CUP, the facility will contain a total of approximately 90,427 square feet and house up to 276 patients.

On-Site Program:

The proposed expanded facility will house the licensed Shandin Hills Mental Health Rehabilitation Center that has been designed for adults with severe, chronic, and persistent mental illness in need of community reintegration. Their program aims to provide a comprehensive treatment plan to support the residents' transition from the psychiatric facility to the community. The program addresses the specific needs of each resident while also considering the challenges and barriers they may face during the reintegration process. The program is structured to provide a safe and supportive environment for residents to develop the skills and confidence necessary to live independently in the community.

The goals of the program are to:

- Improve Mental Health and Quality of Life: The primary goal of the program is to improve the mental health of the individuals being served, providing medication, therapy, group counseling, behavior modification and other treatments that help manage symptoms and improve functioning.
- Community Integration: The program is designed to help individuals with mental illness integrate into their communities and live as independently as possible. This may involve providing pre-vocational training, housing assistance, or other support services.
- Reduction of Hospitalizations: The program aims to reduce the need for hospitalizations by providing intensive, sub-acute inpatient-based services that can help prevent crisis and promote stability.
- Increased Safety: The program focuses on increasing the safety of individuals with mental illness by providing crisis intervention services and other forms of support that can help prevent violence or self-harm.
- Provide residents with opportunities to engage in meaningful activities, such as volunteering, educational programs, and recreational activities.
- Support residents in building social networks and developing healthy relationships.
- Services: Mental health rehabilitation centers provide comprehensive psychiatric treatment, including medication management, individual therapy, group therapy, and other psychosocial

rehabilitation services. The goal is to improve the patient's mental health and help them reintegrate into society.

- Staff: The team in these centers usually includes psychiatrists, psychologists, social workers, psychiatric nurses, and other mental health professionals trained in dealing with complex mental health conditions.
- Focus: These centers specifically focus on treating individuals with mental health disorders. This includes severe mental illnesses such as schizophrenia, bipolar disorder, severe depression, and other complex psychiatric conditions. This license does not allow for extensive nursing care. Residents are ambulatory and can't have serious medical conditions.

Admission Process, Supervision of Residents out in the Community:

Only Adults referred by the contracted agency are eligible for admission. With the mutual consent of the State licensing agency and Facility staff and subject to bed availability, referrals will be admitted within 24 hours. Intake and admissions will be available 7 days a week 24 hours a day. A referral packet should be submitted to the facility's Admissions Coordinator for review of appropriateness of placement. The facility must ensure that necessary care can be provided and the candidate for admission will not represent a risk for the safety of the current residents and staff members. The admission coordinator will contact the referral source to inform them about the bed availability and coordinate transportation to the facility via ambulance. No walk-ins will be allowed. Once at the facility, the residents are to be in direct supervision of staff. Residents requiring outpatient medical care will be transported via facility van with a 2:1 staff to resident ratio. Residents close to discharge who show appropriate behaviors will be allowed to participate in community outings with staff supervision, they will be transported via facility van to a previously approved location, residents will never be allowed to go into the community unsupervised. The facility will be completely secured, and the residents will have no interaction with the neighboring community.

PROJECT ANALYSIS.

Land Use:

The proposed addition to the licensed Mental Health Rehabilitation Center proposes full build out of 71,713 square feet to accommodate a total of 198 beds for the resident patients with five (5) patient pods providing the following:

- Sixty-six (66) patient rooms (3 patient beds per room)
- Five (5) seclusion patient rooms
- 4,398 square feet of activity areas
- 1,951 square feet of gym areas
- 12,598 square feet of lounge/dining areas
- 1,314 square feet of nurse station areas
- 13,586 square feet of administrative/building support areas
- Sixty-four (64) staff members (2 shifts)

Site Planning:

The project site is comprised of three (3) parcels, as follows:

- Parcel 1 (APN:0265-141-12): The northern parcel contains 2.2 acres and is currently vacant. This parcel will be developed with a portion of the proposed building, along with the landscaping, parking and circulation improvements.

- Parcel 2 (APN: 0265-141-15): The southern parcel contains 1.87 acres. The front portion is developed with a portion of the existing licensed behavioral/physical health center. The rear portion is currently vacant and will be developed with another portion of the proposed building.
- Parcel 3 (APN: 0265-141-24): The center parcel contains 1.87 acres. The front portion is developed with another portion of the licensed behavioral/physical health center. An existing storage building at the rear will be demolished and developed with the remaining portion of the proposed structure.
- A Lot Merger combining the three (3) parcels will be completed prior to the issuance of a building permit.

Landscaping:

Development Code Section 83.10.060(a)(4) requires that the minimum landscaping area to provide twenty (20) percent. The proposed facility provides a total landscaping area of approximately 64,434 square feet (25%). Southern Magnolias will accent the street frontage; Crepe Myrtles will be featured along the perimeter of the proposed building and throughout the parking lot; Desert Willows will be planted along the perimeter of the project site for screening and aesthetic purposes; and Australian Willows and King Palms will be utilized within the courtyards.

Parking:

Pursuant to Development Code Section 83.11.040, there is not a specific off-street parking requirement for a licensed residential care facility of 7 or greater persons. However, a hospital use which may be considered as similar requires one (1) off-street parking space for each two (2) patient beds. Based on the requirement, the proposed licensed Mental Health Rehabilitation Center for 198 patients along with the existing licensed behavioral/physical health center for 78 patients, a total of 138 parking spaces (198 + 78 = 276/2 = 138) is required for the proposed project.

The Applicant proposes a total of 86 parking spaces on site, a deficiency of 52 parking spaces or 38%). As such, a Major Variance is requested for a reduction of the required parking. Under the proposal, up to 64 staff members will be on-site at any given time (2 shifts). This leaves 22 parking spaces available for visitor use. According to the Applicant very few visits occur at the facility throughout the day. While there may not be any hardship in providing the deficient 52 parking spaces there is great need to provide necessary beds to serve patients. The Applicant requests approval of the parking reduction to retain the number of patient beds from 276 rather than 172.

As a comparable to this proposed project, the Applicant owns and operates a similar facility in the City of Pomona (Olive Vista Behavioral Health Center). This facility has 120 resident patients, 110 staff members, and provides 80 parking spaces.

Walls:

Pursuant to Section 83.06.030, the maximum wall height within any residential zoning district is six (6) feet. For security purposes and to respond to potential concerns from the neighborhood, the Applicant requests a Major Variance to increase the maximum wall height from six (6) feet to ten (10) feet. Construction would include a six (6) foot high decorative block wall with a four (4) wrought iron fencing on top along the rear and side property lines to secure the Project site from the residences.

Code Compliance Summary:

With approval of the variances, the proposed Project satisfies all applicable standards of the San Bernardino County Development Code for development within the Multiple Residential (RM) zoning district, as illustrated on the site plan and in Table 2 below:

Table 2: Project Code Compliance

Project Component	San Bernardino Development Code		Project Plans
Licensed residential care facility of 7 or more persons	CUP		CUP
Parking	138 spaces		86 spaces with variance
Landscaping	Minimum Landscaping	20% (41,210 Square Feet)	24.9% (64,434 Square Feet)
Building Setbacks	Front Side Rear	25 Feet 5 Feet 15 Feet	81 Feet 18 Feet 44 Feet
Building Height	45 Feet Maximum		24 Feet
Maximum Lot Coverage	60%		60%
Drive Aisles	26 Feet		26 Feet
Maximum Wall Height	6 Feet		10 Feet with variance

California Environmental Quality Act Compliance

An Initial Study (IS) was prepared in compliance with the California Environmental Quality Act (CEQA) (Exhibit A). The IS concludes that the Project will not have a significant effect on the environment with the implementation of mitigation measures related to the Project's impacts on Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Transportation, and Tribal Cultural Resources. A Notice of Availability/Notice of Intent to adopt a Mitigated Negative Declaration (MND) was advertised and distributed for public review and comment for 30 days from October 23, 2024, through November 21, 2024. No comments were received during the 30 days.

A summary of recommended mitigation measures intended to reduce the Project's impact on the environment to less than significant is contained in the IS/MND and incorporated into the Project's Mitigation and Monitoring and Reporting Program (Exhibit B). The mitigation measures include the following topics: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Tribal Cultural Resources.

Public Comments:

On December 12, 2023, Project Notices were mailed to the surrounding property owners within 300 feet of the Project site, as required by Development Code Section 85.03.080. In response to the Project Notice, staff received three (3) emails from nearby residents expressing concerns about the proposed Project. The public concerns related to public safety if the patients are not contained within the Project site. In response to these concerns, the Applicant has requested a Major Variance to increase the height of the wall from six (6) feet to ten (10) feet. The public comments received are attached as Exhibit D.

RECOMMENDATION: That the Planning Commission:

1) **ADOPT** the Mitigated Negative Declaration (Exhibit A) and Mitigation Monitoring and Reporting Program (Exhibit B);

2) **ADOPT** the recommended Findings (Exhibit C) in support of the Major Variances and Conditional Use Permit (Exhibit C);

3) **APPROVE** the Major Variance to reduce the required parking spaces from 138 to 86, subject to the Conditions of Approval (Exhibit D);

4) **APPROVE** the Major Variance to increase the maximum wall height from six (6) feet to ten (10) feet, subject to the Conditions of Approval (Exhibit D); and

5) **APPROVE** the Conditional Use Permit to expand an existing licensed behavioral/physical health center containing 18,714 square feet with the construction and operation of a new licensed mental health rehabilitation center containing 71,713 square feet on a 5.9-acre project site, subject to the Conditions of Approval (Exhibit D); and

6) **DIRECT** the Staff to file the Notice of Determination in accordance with the California Environmental Quality Act.

ATTACHMENTS:

EXHIBIT A: Mitigated Negative Declaration, link: SAN BERNARDINO COUNTY
EXHIBIT B: Mitigation Monitoring and Reporting Program
EXHIBIT C: Findings for Conditional Use Permit and Major Variance
EXHIBIT D: Conditions of Approval
EXHIBIT E: Site Plan
EXHIBIT F: Public Comments

EXHIBIT A

Initial Study and Mitigated Negative Declaration
PROJ-2022-00173

SAN BERNARDINO COUNTY
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APNs:	0265-141-12 0265-141-15 0265-141-24	***USGS Quad:***	San Bernardino North Quad
Applicant:	Abe Tress, CEO New Gen Healthcare 9526 W Pico Boulevard Los Angeles, CA 90035	***T, R, Section:***	Township 1 North, Range 4 West, Section 16
Location	4164 North 4th Avenue San Bernardino, CA 92407	***Thomas Bros***	Not applicable
Project No:	PROJ-2022-00173	***Community Plan:***	Medium Density Residential (MDR)
Rep	John Tanori	***LUZD:***	Multiple Residential (RM)
Proposal:	The proposed Project would involve a request for a conditional use permit for construction and operation of the facility. A Major Variance application would be filed for the Project and would include justification for the reduced parking and increased fencing height.	***Overlays:***	Not applicable

PROJECT CONTACT INFORMATION:

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

Contact person: Oliver Mujica
Phone No: (909) 387-4002 ***Fax No:*** (909) 387-3223
E-mail: Oliver.Mujica@lus.sbcounty.gov

Project Sponsor Abe Tress, Chief Executive Officer
9526 W Pico Boulevard
Los Angeles, CA 90035

PROJECT DESCRIPTION:

Summary

The Shandin Hills Mental Health Rehabilitation Center Project (Project) proposes the construction and operation of a new, approximately 71,713-square-foot, 198-bed, single-story, mental health rehabilitation building on the northwest portion of the approximately 5.93-acre (258,386 square feet [SF]) property. The Project site is located on a property comprising three parcels with assessor's parcel numbers (APN) 0265-141-12, 0265-141-15, and 0265-141-24. The property

has a current site address of 4164 North 4th Avenue, San Bernardino, California 92407. Refer to Figures 1, 2, and 3 showing the Project region, Project vicinity, and Project site, respectively.

The proposed Project would help meet the state's growing demand for mental health services offered to individuals with serious mental illness that often co-occur with substance use disorders and homelessness. The Project would also help alleviate bed capacity at acute/psych hospitals and emergency rooms, and in the justice system, that are currently operating beyond capacity.

The new building would include patient facilities, five internal courtyard areas, an ambulance pickup area, staff resources, and an emergency backup generator. The proposed activities include demolition of an existing approximately 5,363 SF administration building and adjacent landscaping, removal of existing portable shed and storage areas (approximately 12,231 SF), and construction and installation of site fencing, parking, a perimeter and internal access road system, and landscaping. Refer to Figure 4 showing the proposed site layout.

Site Design

The proposed new building would be designed with a Spanish architecture style with arches, red roofing tile, and use of natural lighting. The facility would be single-story with a maximum height of 24 feet and 6 inches, which is under the maximum height limit of 45 feet, to blend in with the surrounding neighborhood. Refer to Figure 5 showing the appearance of the new building.

The layout of the new building would consist of a central "spine" that consolidates staff resources, including teamwork and conference rooms for the nursing and administrative staff, and would also allow nursing staff to access the patient "pods," which are all-inclusive living quarters for the patients. The new building would include five pods, each including between 6 to 12 rooms (with a total of 66 rooms), with each room containing three beds. Each pod includes access to a dedicated courtyard, activity space, restroom, dining room, and lounge. Patients would stay within their assigned pod and would not have access throughout the building. The building would include other amenities, including laundry room, commercial kitchen, and backup emergency generator.

The following table provides the Project information and the corresponding development standards.

Table 1. Project Design Information

Development Criteria	Project Design	County Requirements/Limits
Property Size	258,386 SF (5.93 acres)	--
Existing Building Area	18,714 SF	--
Proposed New Building Area	71,713 SF	--
Total Building Area	90,427 SF (35 percent lot coverage)	Maximum of 60 percent lot coverage
Development Setbacks	Front: 25 feet Side: 5 feet Street Frontage: 15 feet Rear: 15 feet	Front: 25 feet Side: 5 feet on one side 10 feet on other Street Frontage: Local street 15 feet, Collector or wider 25 feet 15 feet Rear: 15 feet
Maximum Height	24 feet 6 inches	Maximum of 45 feet
Landscaping	Approximately 64,434 SF (~24.9 percent lot coverage)	Minimum of 20 percent of lot area
Perimeter Wall Height	10 feet*	6 feet
Parking Provided	86 spaces*	136 spaces

*The Major Variance application to be filed for the Project would include justification addressing the reduced parking and increased fencing height.

Facility Security, Fencing, and Landscaping

The proposed Project would be a fully secured center with a sophisticated access control and security system. The facility would implement a network of integrated tools designed to secure and monitor the restricted areas and include physical building access control systems such as locks and entry barriers, electronic methods such as closed-circuit television (CCTV) surveillance, and multifactor authentication systems. Patients would be unable to exit the facility without authorization.

Additionally, the facility includes a 10-foot perimeter wall along the property boundary. The wall would consist of a 6-foot tan slump block wall topped with 4 feet of decorative wrought iron fencing. The fencing would also include 10-foot-tall wrought iron vehicle gates at ingress/egress areas into the facility. Refer to Figure 4.

The Project would also install landscaping along the perimeter of the new facility area, including along borders with adjacent properties, in the parking lot areas, within the internal courtyard areas, and along the areas next to the new building. The landscaping palette includes a variety of drought-tolerant trees, shrubs, vines, and groundcovers complementary to the Spanish architecture, and would provide facility screening. The Project would comply with the County of San Bernardino Landscaping Standards (Chapter 83.10) and California Assembly Bill 1881 (Model Water Efficient Landscape Ordinance).

Circulation and Access

The existing center includes four access driveways from North 4th Avenue. The proposed Project would: reconstruct the site access into two driveways (each providing ingress and egress); resurface and restripe the existing lot; add a new parking lot at the north, south, and west portions of the site and create a perimeter road for ambulance and emergency access, and deliveries (Figure 4).

The new parking lot would include 86 spaces, comprising 78 standard stalls, including 4 electric vehicle spaces, and 8 accessible stalls. The parking lot would also include bicycle spaces. The parking is intended for facility staff (up to 45 per shift) and visitors, since all patients would be dropped off at the facility and would not have their own vehicles. As a result, the Project proposal includes a request for a variance to reduce the required parking of 136 spaces to 86 spaces.

Drainage

The proposed Project is expected to maintain the existing drainage pattern. Based on the County's policy that all new projects must have a net zero effect on the public storm drainage system, the Project would be designed with a stormwater drain system that would include an approximately 8-foot-deep stormwater retention facility located under the proposed parking lot. Upon development of the Project, all on-site stormwater would be captured on-site in accordance with Santa Ana Regional Water Quality Control Board Order Number R8-2010-0033, National Pollutant Discharge Elimination System Permit No. CAS618033.

Infrastructure

Utility infrastructure, including water, sewer, natural gas, and electricity service, are already established for the existing on-site mental health rehabilitation center. The San Bernardino Municipal Water Department would provide potable water service, Margaret H. Chandler Water Reclamation Plant would provide sewer service, Southern California Gas Company would provide natural gas, and Southern California Edison would provide electricity services to the Project site.

Construction

Construction is anticipated to commence in the fall of 2024 and would be completed in approximately 14 months in the fall of 2025. Following mobilization, a portion of the existing behavioral center, including one administration building, several portable structures, and surface parking located at the southern central portion of the Project site, would be demolished, as depicted on Figure 3. Construction activities include site mobilization, site preparation and removal of existing vegetation, demolition and earth work, installation of site utilities, building construction, paving, and painting.

The Project would require a maximum excavation of 8 feet for a proposed stormwater retention basin and 4 feet for installation of utility lines for the new building. Construction of the Project utilities may require connections to utility infrastructure along North 4th Avenue, which would result in temporary closure of one lane during the installation work. Excavation for the proposed stormwater retention basin would require an estimated export of 2,000 cubic yards. Cut and fill for the remaining Project area would be balanced on-site. Construction worker parking and staging areas would be provided on-site. Construction hours would be conducted from 7:00 a.m. and 7:00 p.m., except on Sundays and federal holidays, in accordance with the County noise ordinance (Section 83.01.080).

Operations

During operations, patients at the Project would reside at the center, and the facility would operate 24 hours a day, seven days a week. The facility would have three employee shifts with approximately up to 45 employees per shift. Additionally, as patients will be dropped off at the center and would not need parking, the Project application also requests a variance from County Code Section 83.11.040, which requires 1 parking space per bedroom, to reduce the number of Project parking spaces. Out of the required 136 spaces, the Project proposes 86 parking spaces that are intended for staff and visitors.

Surrounding Land Uses and Setting

The Project site is adjacent to single- and multifamily residences to the north, North 4th Avenue with single-family residences across the street to the east, and single-family residences in the City of San Bernardino on the west and south (Figures 2 and 3). The Project site and adjacent properties have General Plan residential land use designations and are zoned residential. The following table shows the existing land use and zoning designations.

Existing Land Use and Land Use Zoning Districts		
Location	**Existing Land Use**	**Land Use Zoning District**
Project Site	Shandin Hills Behavioral Health Center and undeveloped land	Multiple Residential (RM)
North	Single- and multifamily residential uses	Multiple Residential (RM)
South	Single-family residential uses (City of San Bernardino)	Residential Suburban (RS-4.5 du/ac) (City of San Bernardino)
East	North 4th Avenue and single-family residential uses	Multiple Residential (RM)
West	Single-family residential uses (City of San Bernardino)	Residential Suburban (RS-4.5 du/ac) (City of San Bernardino)

Project Site Location, Existing Site Land Uses and Conditions

The Project site is located in the southwest valley region of San Bernardino County, within an area of unincorporated land surrounded by the City of San Bernardino incorporated boundaries. The Project site is bordered by the City of San Bernardino areas on the west and south. The Project property is adjacent to North 4th Avenue and single-family residences to the east, single- and multifamily residences to the north, and single-family residences to the west and south (City of San Bernardino). The site is located at the foothill area south of the San Bernardino Mountains, approximately 1.5 miles east of Interstate 215 and 1.8 miles southwest of State Route 18. Refer to Figures 1, 2, and 3 showing the regional vicinity, Project vicinity, and Project site, respectively.

The Project site is located in a suburban area with substantial single- and double-story residential development. About six schools are within a mile of the site, including the California State University, San Bernardino, approximately 0.6 miles to the northwest. Other uses in the area include single-story religious facilities, care facilities, and commercial uses.

The Project site is currently developed with an existing behavioral health facility consisting of approximately six buildings, and several temporary and storage structures, outside recreational areas, and parking, which occupy roughly one-third of the Project property area (Figure 3). The center was constructed in the 1950s. The remaining portion of the Project property is undeveloped and has been moderately disturbed due to continued weed and vegetation management. As a result of the regular soil disturbance from discing, the vegetation on the Project site is disturbed and contains a mix of native and non-native weedy species. The County General Plan land use designation for the Project site is Low Density Residential (LDR), with 2-5 dwelling units/acre maximum, and the Project property is zoned Multiple Residential (RM).

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

State of California: California Department of State Hospitals

County of San Bernardino: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, Special Districts, and Public Works.

Regional: South Coast Air Quality Management District (Construction Fugitive Dust, Emergency Generator operating permit)

Local: None

SITE PHOTOGRAPHS

Figure 1 Regional Vicinity
Figure 2 Project Vicinity
Figure 3 Project Site

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentially, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural

resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐	Aesthetics	☐	Agriculture and Forestry Resources	☐	Air Quality
☒	Biological Resources	☒	Cultural Resources	☐	Energy
☒	Geology/Soils	☐	Greenhouse Gas Emissions	☒	Hazards & Hazardous Materials

☐	Hydrology/Water Quality	☐	Land Use/Planning	☐	Mineral Resources
☐	Noise	☐	Population/Housing	☐	Public Services
☐	Recreation	☒	Transportation	☒	Tribal Cultural Resources
☐	Utilities/Service Systems	☐	Wildfire	☒	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

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

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

Signature: (prepared by Oliver Mujica, Contract Planner III) Date: Oct. 15, 2024

Aron Liang

Signature:(Aron Liang, Planning Manager) Date: 10.15.2024

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
I.	***AESTHETICS*** – Except as provided in Public Resources Code Section 21099, would the project:				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	☐	☐	☒	☐

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

San Bernardino County, Countywide Plan EIR

Background

The San Bernardino Countywide Plan Program Draft Environmental Impact Report (2019) states that characterization of aesthetics involves establishing existing visual character, including resources and scenic vistas unique to the project area. Visual resources are determined by identifying existing landforms, views (e.g., scenic resources such as natural features or urban characteristics), viewing points/locations, and existing light and glare (e.g., nighttime illumination).

a) Less Than Significant Impact.

The Project site is located within the Valley Region of San Bernardino County. According to the San Bernardino Countywide Plan Program Draft Environmental Impact Report (2019), the visual character of the Valley Region is primarily urban but becomes less and less dense closer to the foothills of the mountain ranges and low-lying hills to the north and east, which provide scenic vistas from various areas within the region.[1] The Project site is located in a developed suburban environment adjacent to the similarly suburban developed area in the City of San Bernardino. The Project site and surrounding area are flat; the base of the San Bernardino Mountains are located approximately 1.25 miles to the north and Shandin Hills, within the City of San Bernardino municipal limits, are located

[1] San Bernardino County, Countywide Plan Draft Program Environmental Impact Report, Section 5.1, Aesthetics, accessed July 12, 2023, https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-01-AE.pdf.

approximately 0.5 miles to the west and south. There are no public scenic overlooks on or adjacent to the Project site, nor do the Project site or surrounding areas contain scenic features, such as prominent ridges, outcrops, or hydrologic features.

The proposed Project would construct a new, approximately 71,713-square-foot, single-story facility primarily on the undeveloped portion of the property, as well as on a small portion of the property currently containing an administration building and several portable structures supporting the existing behavioral center. The proposed facility would be single story and would have a maximum height of 24 feet and 6 inches, which is below the maximum allowable height limit of 45 feet, to blend in with the surrounding neighborhood. Additionally, the proposed Project would install a 6-foot tan slump block wall and request a variance to top the wall with 4 feet of wrought iron fencing. The proposed Project would be of comparable height in the context the surrounding neighborhood.

As a result of the distance and the low-profile nature of the Project, the Project would not be discernable from the San Bernardino Mountains. The Project site and proposed Project features may be visible from certain points in the Shandin Hills, which rise up to 500 feet above the valley floor. The change in view would consist of infill development where there is currently vacant land. However, as mentioned above, the Project site and immediately surrounding area does not contain scenic resources. The visual character of the Project area consists of urban and suburban development, and the Project would build out the currently vacant land with similar relief structures.

Therefore, the Project would not have a substantial adverse effect on a scenic vista. Impacts would be less than significant, and no mitigation measures are required.

b) No Impact.

The Project site is not located near a state scenic highway. The nearest state scenic highway, State Route 330, is approximately 6.7 miles southeast of the Project site.[2] Additionally, the nearest County Scenic Route and eligible state scenic highway, State Route 18, is located 4.1 miles north of the Project site. As the Project site would not be visible from a state scenic highway, the proposed Project would not substantially damage scenic resources within a state scenic highway. The Project site does not contain scenic trees, rocks, or other scenic resources, nor are such resources present in the surrounding area. No impacts are identified or are anticipated, and no mitigation measures are required.

No impacts are identified or are anticipated, and no mitigation measures are required.

c) Less than Significant Impact.

The Project site is located within an urbanized area of unincorporated land within the County of San Bernardino surrounded by the City of San Bernardino incorporated boundaries. The Project site is zoned for Multiple Residential (RM) use, which allows for multiple residential uses, mixed residential uses, and similar and compatible nonresidential uses and activities. According to the San Bernardino County Development Code Chapter 82.04, the Multiple Residential zoning designation does not have any regulations that govern scenic quality. However, the proposed Project would be consistent

[2] San Bernardino County, Countywide Plan, Maps, Tables, & Figures, Natural Resources, NR-3 Scenic Routes & Highways, Policy Map, accessed June 29, 2023, https://www.arcgis.com/apps/webappviewer/index.html?id=01c32a4480954deba20af965275b81e7.

with the County's requirements and limits for property size, proposed new building area, total building area, development setbacks, maximum height, and landscaping.

As shown in Figure 5A-B, the new building would be designed with a Spanish architecture style with arches, red roofing tile, and use of natural lighting. The Project would also install landscaping along the perimeter of the new facility area, including along borders with adjacent properties, in the parking lot areas, within the internal courtyard areas, and along the areas next to the new building. The landscaping palette shown in Figure 5D includes a variety of drought-tolerant trees, shrubs, vines, and groundcovers complementary to the Spanish architecture, and would provide facility screening. As such, the proposed Project would be designed to complement the neighborhood.

While the proposed Project would request a conditional use permit, variance for reduced parking, and variance for fencing height, the proposed Project would not change the zoning of the Project site. Additionally, the proposed Project would be consistent with Goal NR-4, Scenic Resources, of the Natural Resources Element of the San Bernardino Countywide Plan because the Project site is not located near any prominent hillsides, ridgelines, dominant landforms, or reservoirs and thus would not interfere with or interrupt any regionally scenic views.[3]

Therefore, any impacts on scenic quality/visual character would be less than significant, and no mitigation measures are required.

d) Less than Significant Impact.

The Project site is surrounded by single-family and multi-family residential uses in all directions. Currently, the existing facility generates light on the Project site from securing lighting, headlights from vehicles onsite, and indoor lighting escaping through windows. Such lighting is partially shielded by fencing that surrounds the facility. There are no sources of light and glare on the undeveloped portion of the Project site. Sources of light and glare in the Project area include the existing behavioral center, street lighting along W. 45th Street, vehicle lighting on adjacent roadways, and residential lighting.

Development of the proposed Project would introduce additional light sources into the Project area, consistent with and expanding upon the existing sources of light onsite. All lighting would comply with Section 83.07, Light Trespass, of the San Bernardino County Development Code, to minimize light pollution, glare, and light trespass, conserve energy resources, and curtail the degradation of the nighttime visual environment. The proposed Project would be designed to adhere to the lighting standards of the Development Code, and demonstration of compliance would be required prior to issuance of a building permit. For example, the proposed facility would be surrounded by a 6-foot tan slump block wall topped with 4 feet of wrought iron, which would help shield the light that could emanate from the proposed facility. Additionally, lighting in the proposed parking lot would be shielded to prevent light trespass. Therefore, impacts would be less than significant, and no mitigation measures are required.

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

[3] San Bernardino County, Countywide Plan, Natural Resources Element, accessed July 12, 2023, https://countywideplan.com/policy-plan/natural-resources/.

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

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

San Bernardino Countywide Plan Policy Map, 2020; California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials

a) No Impact.

As mentioned previously, the Project site and surrounding areas are developed with urban/suburban uses. The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project site as "Urban and Built-Up Land" in its

California Important Farmland Finder.[4] Additionally, based on the San Bernardino Countywide Plan Policy Map, no prime farmland, unique farmland, or farmland of statewide importance occurs at the Project site or within the immediate vicinity.[5] Thus, the proposed Project would not convert farmland to a non-agricultural use.

No impacts are identified or are anticipated, and no mitigation measures are required.

b) No Impact.

The Project site is not under or adjacent to any lands under a Williamson Contract.[6] The Project site is currently zoned for Multiple Residential (RM) use. The proposed Project would be consistent with the San Bernardino Countywide Plan and would not conflict with existing zoning for agricultural uses or a Williamson Contract.

No impacts are identified or are anticipated, and no mitigation measures are required.

c) No Impact.

The Project site is currently zoned RM, which does not pertain to forestland or timberland uses. Implementation of the proposed Project would not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned for Timberland Production.

No impacts are identified or are anticipated, and no mitigation measures are required.

d) No Impact.

The Project site is currently developed with an existing behavioral health facility consisting of approximately six buildings, and several temporary and storage structures, outside recreational areas, and parking, which occupy roughly third of the Project property area. The remaining area of the Project property is undeveloped and has been moderately disturbed due to continued weed and vegetation management. The Project site does not support forestland. Thus, implementation of the proposed Project would not result in loss of forestland or conversion of forestland to non-forest use.

No impacts are identified or are anticipated, and no mitigation measures are required.

e) No Impact.

The Project site is currently zoned for RM use and no farmland or timberland exists within or near the Project site. Thus, implementation of the proposed Project would not result in the conversion of farmland to non-agricultural use or conversion of forestland to non-forest use.

No impacts are identified or are anticipated, and no mitigation measures are required.

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4 California Department of Conservation, California Important Farmland Finder, accessed June 29, 2023, https://maps.conservation.ca.gov/DLRP/CIFF/.

5 San Bernardino County, Countywide Plan, Maps, Tables, & Figures, Natural Resources, NR-5 Agricultural Resources, Policy Map, accessed June 29, 2023, https://www.arcgis.com/apps/webappviewer/index.html?id=fcb9bc427d2a4c5a981f97547a0e3688.

6 San Bernardino County, Countywide Plan, NR-5 Policy Map.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
III.	**AIR QUALITY -** Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

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

San Bernardino County, Countywide Plan EIR; Submitted Project Materials: Project Air Quality, Energy, and Greenhouse Gas Modeling Results (Appendix A)

Background

CRITERIA POLLUTANTS

Carbon Monoxide (CO). CO is an odorless, colorless toxic gas that is emitted by mobile and stationary sources as a result of incomplete combustion of hydrocarbons or other carbon-based fuels. In cities, automobile exhaust can cause as much as 95 percent of all CO emissions. CO replaces oxygen in the body's red blood cells. Individuals with a deficient blood supply to the heart, patients with diseases involving heart and blood vessels, fetuses (unborn babies), and patients with chronic hypoxemia (oxygen deficiency) as seen in high altitudes are most susceptible to the adverse effects of CO exposure. People with heart disease are also more susceptible to developing chest pains when exposed to low levels of CO.

Ozone (O_3). O_3 occurs in two layers of the atmosphere. The layer surrounding the Earth's surface is the troposphere. The troposphere extends approximately 10 miles above ground level, where it meets the second layer, the stratosphere. The stratosphere (the "good" ozone layer) extends upward from about 10 to 30 miles and protects life on the earth from the sun's harmful ultraviolet rays. "Bad" O_3 is a photochemical pollutant, and needs volatile organic compounds (VOCs), NO_X, and sunlight to form; therefore, VOCs and NO_X are O_3 precursors. To reduce O_3 concentrations, it is necessary to control the emissions of these O_3 precursors. Significant O_3 formation generally requires an adequate amount of precursors in the atmosphere and a period of several hours in a stable atmosphere with strong sunlight. High O_3 concentrations can form over large regions when

emissions from motor vehicles and stationary sources are carried hundreds of miles from their origins.

While O_3 in the upper atmosphere (stratosphere) protects the earth from harmful ultraviolet radiation, high concentrations of ground-level O_3 (in the troposphere) can adversely affect the human respiratory system and other tissues. O_3 is a strong irritant that can constrict the airways, forcing the respiratory system to work hard to deliver oxygen. Individuals exercising outdoors, children, and people with preexisting lung disease such as asthma and chronic pulmonary lung disease are the most susceptible to the health effects of O_3. Short-term exposure (lasting for a few hours) to O_3 at elevated levels can result in aggravated respiratory diseases such as emphysema, bronchitis and asthma, shortness of breath, increased susceptibility to infections, inflammation of the lung tissue, and increased fatigue, as well as chest pain, dry throat, headache, and nausea.

Nitrogen Dioxide (NO_2). NO_X are a family of highly reactive gases that are a primary precursor to the formation of ground-level ozone and react in the atmosphere to form acid rain. NO_2 (often used interchangeably with NO_X) is a reddish-brown gas that can cause breathing difficulties at elevated levels. Peak readings of NO_2 occur in areas that have a high concentration of combustion sources (e.g., motor vehicle engines, power plants, refineries, and other industrial operations). NO_2 can irritate and damage the lungs and lower resistance to respiratory infections such as influenza. The health effects of short-term exposure are still unclear. However, continued or frequent exposure to NO_2 concentrations that are typically much higher than those normally found in the ambient air may increase acute respiratory illnesses in children and increase the incidence of chronic bronchitis and lung irritation. Chronic exposure to NO_2 may aggravate eyes and mucus membranes and cause pulmonary dysfunction.

Coarse Particulate Matter (PM_{10}). PM_{10} refers to suspended particulate matter, which is smaller than 10 microns or ten one-millionths of a meter. PM_{10} arises from sources such as road dust, diesel soot, combustion products, construction operations, and dust storms. PM_{10} scatters light and significantly reduces visibility. In addition, these particulates penetrate into lungs and can potentially damage the respiratory tract. On June 19, 2003, the California Air Resources Board (CARB) adopted amendments to the statewide 24-hour particulate matter standards based upon requirements set forth in the Children's Environmental Health Protection Act (Senate Bill 25).

Fine Particulate Matter ($PM_{2.5}$). Due to increased concerns over health impacts related to $PM_{2.5}$, both state and federal $PM_{2.5}$ standards have been created. Particulate matter impacts primarily affect infants, children, the elderly, and those with preexisting cardiopulmonary disease. In 1997, the EPA announced new $PM_{2.5}$ standards. Industry groups challenged the new standard in court and the implementation of the standard was blocked. However, upon appeal by the EPA, the United States Supreme Court reversed this decision and upheld the EPA's new standards. On January 5, 2005, the EPA published a Final Rule in the Federal Register that designates the Basin as a nonattainment area for federal $PM_{2.5}$ standards. On June 20, 2002, CARB adopted amendments for statewide annual ambient particulate matter air quality standards. These standards were revised and established due to increasing concerns by CARB that previous standards were inadequate, as almost everyone in California is exposed to levels at or above the current state standards during some parts of the year, and the statewide potential for significant health impacts associated with particulate matter exposure was determined to be large and wide-ranging.

Sulfur Dioxide (SO_2). SO_2 is a colorless, irritating gas with a rotten egg smell; it is formed primarily by the combustion of sulfur-containing fossil fuels. SO_2 is often used interchangeably with SO_X. Exposure of a few minutes to low levels of SO_2 can result in airway constriction in some asthmatics.

Volatile Organic Compounds (VOC). VOCs are hydrocarbon compounds (any compound containing various combinations of hydrogen and carbon atoms) that exist in the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and may be toxic. Compounds of carbon (also known as organic compounds) have different levels of reactivity; that is, they do not react at the same speed or do not form O_3 to the same extent when exposed to photochemical processes. VOCs often have an odor; some examples include gasoline, alcohol, and the solvents used in paints. Exceptions to the VOC designation include CO, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate. VOCs are a criteria pollutant since they are a precursor to O_3, which is a criteria pollutant. The SCAQMD uses the terms VOC and ROG interchangeably (see below).

Reactive Organic Gases (ROG). Similar to VOC, ROG are precursors in forming O_3 and consist of compounds containing methane, ethane, propane, butane, and longer chain hydrocarbons, which are typically the result of some type of combustion/decomposition process. Smog is formed when ROG and NO_X react in the presence of sunlight. ROGs are a criteria pollutant since they are a precursor to O_3, which is a criteria pollutant.

a) Less Than Significant Impact.

The Project is located within the South Coast Air Basin (Basin), which is governed by the South Coast Air Quality Management District (SCAQMD). In order to reduce emissions, the SCAQMD adopted the *2022 Air Quality Management Plan* (2022 AQMP), which establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state and federal air quality standards. The AQMP is a regional and multi-agency effort including the SCAQMD, California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the US Environmental Protection Agency (EPA).

The 2022 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including the *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy* (2020-2045 RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. The SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the Basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts.

Criteria for determining consistency with the AQMP are defined by the following indicators.

CRITERION 1:

With respect to the first criterion, SCAQMD methodologies require that an air quality analysis for a project include forecasts of project emissions in relation to contributing to air quality violations and delay of attainment.

I. Would the Project result in an increase in the frequency or severity of existing air quality violations?

Since the consistency criteria identified under the first criterion pertains to pollutant concentrations, rather than to total regional emissions, an analysis of the Project's

pollutant emissions relative to localized pollutant concentrations is used as the basis for evaluating Project consistency. As shown in Table 4.3-3, below, and as discussed in further detail in Criterion (c), localized concentrations of carbon monoxide (CO), nitrogen oxides (NO_X), particulate matter less than 10 microns in diameter (PM_{10}), and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) would be less than significant during Project construction and operations. Therefore, the proposed Project would not result in an increase in the frequency or severity of existing air quality violations.

II. Would the Project cause or contribute to new air quality violations?

As shown in the modeled Project emissions presented in Tables 4.3-1 and 4.3-2, and discussed in further detail in Criterion (b), the proposed Project would result in emissions that are below the SCAQMD thresholds. Therefore, the Project would not have the potential to cause or affect a violation of the ambient air quality standards.

III. Would the project delay timely attainment of air quality standards or the interim emissions reductions specified in the AQMP?

The proposed Project would result in less than significant impacts with regard to regional and localized concentrations during Project construction and operations; refer to Tables 4.3-1 through 4.3-4 and associated discussions in Criteria (b) and (c). As such, the Project would not delay the timely attainment of air quality standards or 2022 AQMP emissions reductions.

CRITERION 2:

With respect to the second criterion for determining consistency with SCAQMD and SCAG air quality policies, it is important to recognize that air quality planning within the Basin focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, the SCAQMD's second criterion for determining project consistency focuses on whether the proposed Project exceeds the assumptions utilized in preparing the forecasts presented in the 2022 AQMP. Determining whether a Project exceeds these assumptions involves the evaluation of the three criteria outlined below. The following discussion analyzes each of these criteria.

I. Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the AQMP?

Growth projections included in the 2022 AQMP form the basis for the projections of air pollutant emissions and are based on general plan land use designations and SCAG's 2020-2045 RTP/SCS demographics forecasts. The population, housing, and employment forecasts in the 2020-2045 RTP/SCS are based on local general plans as well as input from local governments, such as the County. The SCAQMD has incorporated these same demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment) into the 2022 AQMP.

The Project site has a General Plan land use designation of Medium Density Residential (MDR) and a zoning designation of Multiple Residential (RM), which allows multifamily development. The proposed facility would house patients, and is considered a consistent use with the site's General Plan land use designation and zoning designation.

The Project would involve development of an approximately 198-bed health rehabilitation building. However, the Project would not directly result in the population growth in the County as the expanded capacity would help meet the state's growing demand for mental health services offered to individuals with serious mental illness that often co-occur with substance use disorders and homelessness. The Project would also help alleviate bed capacity at acute/psych hospitals and emergency rooms and in the justice system that are currently operating beyond capacity. Thus, the Project would be consistent with the types, intensity, and patterns of land use envisioned for the site vicinity. As the SCAQMD has incorporated these same projections into the 2022 AQMP, it can be concluded that the Project would be consistent with the projections. As a result, the Project would result in a less than significant impact regarding consistency with the 2022 AQMP.

II. Would the project implement all feasible air quality mitigation measures?

The proposed Project would result in less than significant air quality impacts. Compliance with all feasible emission reduction rules and measures identified by the SCAQMD would be required as identified in Criteria (b) and (c). As such, the proposed Project meets this 2022 AQMP consistency criterion.

III. Would the project be consistent with the land use planning strategies set forth in the AQMP?

Land use planning strategies set forth in the 2022 AQMP are primarily based on the 2020-2045 RTP/SCS. The Project site is located approximately 0.3 miles from a bus stop located at Kendall Drive and North 4th Avenue operated by Omnitrans. Further, the Project would provide electric vehicle charging stations and bicycle parking on-site to promote alternative transportation options. Therefore, the Project would be consistent with the actions and strategies of the 2020-2045 RTP/SCS. In conclusion, the determination of 2022 AQMP consistency is primarily concerned with the long-term influence of a project on air quality in the Basin. The proposed Project would not result in a long-term impact on the region's ability to meet state and federal air quality standards. Further, the proposed Project's long-term influence on air quality in the Basin would also be consistent with the SCAQMD's and SCAG's goals and policies and is considered consistent with the 2022 AQMP.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

b) Less Than Significant Impact.

CONSTRUCTION

The Project involves construction activities associated with demolition, grading, building construction, paving, and architectural coating applications. The Project would be constructed over approximately 14 months and would require approximately 1,000 cubic yards of soil export. Exhaust emission factors for typical diesel-powered heavy equipment are based on the California Emissions Estimator Model version 2022.1 (CalEEMod) program defaults. Variables factored into estimating the total construction emissions include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on- or off-site. The analysis of

daily construction emissions has been prepared utilizing CalEEMod. Refer to Appendix A, *Air Quality/Greenhouse Gas/Energy Modeling Results*, for the CalEEMod outputs and results. Table 4.3-1, *Project-Generated Construction Emissions*, presents the anticipated daily short-term construction emissions.

Table 4.3-1. Project-Generated Construction Emissions

Emissions Source	Pollutant (pounds/day)[1,2]					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Year 1 Construction Emissions[2]	2.71	25.7	23.4	0.04	3.85	2.17
Year 2 Construction Emissions[2]	10.7	11.9	24.5	0.03	2.48	0.89
Maximum Daily Emissions	***10.7***	***25.7***	***24.5***	***0.04***	***3.85***	***2.17***
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*	*55*
Threshold Exceeded?	***No***	***No***	***No***	***No***	***No***	***No***

Notes:
1. Emissions were calculated using CalEEMod version 2022.1. Higher emissions between winter and summer are presented as a conservative analysis.
2. Modeling assumptions include compliance with SCAQMD Rule 403 which requires properly maintaining mobile and other construction equipment; replacing ground cover in disturbed areas quickly; watering exposed surfaces three times daily; covering stockpiles with tarps; watering all haul roads twice daily; and limiting speeds on unpaved roads to 15 miles per hour.

Source: Refer to Appendix A for assumptions used in this analysis.

Fugitive Dust Emissions

Construction activities are a source of fugitive dust emissions that may have a substantial, temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the Project area. Fugitive dust emissions are associated with land clearing, ground excavation, cut-and-fill, and truck travel on unpaved roadways (including demolition as well as construction activities). Fugitive dust emissions vary substantially from day to day, depending on the level of activity, specific operations, and weather conditions. Fugitive dust from grading, excavation and construction is expected to be short term and would cease upon Project completion. Most of this material is inert silicates, rather than the complex organic particulates released from combustion sources, which are more harmful to health.

Dust (larger than 10 microns) generated by such activities usually becomes more of a local nuisance than a serious health problem. Of particular health concern is the amount of PM_{10} generated as a part of fugitive dust emissions. PM_{10} poses a serious health hazard alone or in combination with other pollutants. $PM_{2.5}$ is mostly produced by mechanical processes. These include automobile tire wear, industrial processes such as cutting and grinding, and resuspension of particles from the ground or road surfaces by wind and human activities such as construction or agriculture. $PM_{2.5}$ is mostly derived from combustion sources, such as automobiles, trucks, and other vehicle exhaust, as well as from stationary sources. These particles are either directly emitted or are formed in the atmosphere from the combustion of gases such as NO_X and SO_X combining with ammonia. $PM_{2.5}$ components from material in the earth's crust, such as dust, are also present, with the amount varying in different locations.

Construction activities would comply with SCAQMD Rule 402, which prohibits fugitive dust from creating a nuisance off-site, and Rule 403, which requires that excessive fugitive dust emissions be controlled by regular watering or other dust prevention measures. Adherence to SCAQMD Rule 403 would greatly reduce PM_{10} and $PM_{2.5}$ concentrations. As depicted in Table 4.3-1, total PM_{10} and $PM_{2.5}$ emissions would not exceed the SCAQMD

thresholds during construction. Thus, PM_{10} and $PM_{2.5}$ emissions impacts associated with Project construction would be less than significant.

Construction Equipment and Worker Vehicle Exhaust

Exhaust emissions from construction activities include emissions associated with the transport of machinery and supplies to and from the Project site, employee commutes to the Project site, emissions produced on-site as the equipment is used, and emissions from trucks transporting materials to/from the site. As presented in Table 4.3-1, construction equipment and worker vehicle exhaust emissions (i.e., ROG, NO_X, CO, SO_2, PM_{10}, and $PM_{2.5}$) would not exceed the established SCAQMD thresholds for all criteria pollutants. Therefore, impacts in this regard would be less than significant.

ROG Emissions

In addition to gaseous and particulate emissions, the application of asphalt and surface coatings creates ROG emissions, which are O_3 precursors. In accordance with the methodology prescribed by the SCAQMD, ROG emissions associated with paving and architectural coating have been quantified with the CalEEMod model. As required by SCAQMD Regulation XI, Rule 1113 – *Architectural Coating,* all architectural coatings for the proposed structures would comply with specifications on painting practices as well as regulation on the ROG content of paint.[7] ROG emissions associated with the proposed Project would be less than significant; refer to Table 4.3-1.

Total Daily Construction Emissions

As indicated in Table 4.3-1, criteria pollutant emissions during construction of the proposed Project would not exceed the SCAQMD significance thresholds. Thus, total construction related air emissions would be less than significant.

Naturally Occurring Asbestos

Asbestos is a term used for several types of naturally occurring fibrous minerals that are a human health hazard when airborne. The most common type of asbestos is chrysotile, but other types such as tremolite and actinolite are also found in California. Asbestos is classified as a known human carcinogen by state, federal, and international agencies and was identified as a toxic air contaminant by CARB in 1986.

Asbestos can be released from serpentinite and ultramafic rocks when the rock is broken or crushed. Additionally, asbestos was commonly used in building materials until around 1977 as a fire retardant. At the point of release, the asbestos fibers may become airborne, causing air quality and human health hazards. These rocks have been commonly used for unpaved gravel roads, landscaping, fill projects, and other improvement projects in some localities. Asbestos may be released to the atmosphere due to vehicular traffic on unpaved roads, during grading for development projects, and at quarry operations. All of these activities may have the effect of releasing potentially harmful asbestos into the air. Natural weathering and erosion processes can act on asbestos-bearing rock and make it easier for asbestos fibers to become airborne if such rock is disturbed. According to the Department of Conservation Division of Mines and Geology, *A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring*

[7] South Coast Air Quality Management District, *Rule 1113 Architectural Coatings*, accessed June 12, 2023, http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/r1113.pdf.

Asbestos Report,[8] serpentinite and ultramafic rocks are not known to occur within the Project area. Thus, no impacts would occur in this regard.

OPERATIONS

Long-term operational air quality impacts consist of mobile source emissions generated from Project-related traffic and emissions from stationary area and energy sources, based on the Project's operational characteristics, as described in the Project Description. It should be noted that, conservatively, operational emissions associated with the existing land uses were not modeled or deducted from Project emissions. Emissions associated with each source are detailed in Table 4.3-2, *Project-Generated Operational Emissions*, and discussed below.

Table 4.3-2. Project-Generated Operational Emissions

Emissions Source	Pollutant (pounds/day)[1]					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Project Summer Emissions						
Area	2.83	2.89	12.3	0.02	0.23	0.23
Energy	0.03	0.55	0.23	<0.01	0.04	0.04
Mobile	0.52	0.42	3.91	0.01	0.30	0.06
Stationary (Emergency Generator)	0.16	0.70	0.63	<0.01	0.05	0.05
Total Summer Emissions[2]	***3.55***	***4.55***	***17.1***	***0.03***	***0.63***	***0.38***
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Threshold Exceeded?	***No***	***No***	***No***	***No***	***No***	***No***
Project Winter Emissions						
Area	1.83	2.78	1.18	0.02	0.22	0.22
Energy	0.03	0.55	0.23	<0.01	0.04	0.04
Mobile	0.48	0.45	3.34	0.01	0.30	0.06
Stationary (Emergency Generator)	0.16	0.70	0.63	<0.01	0.05	0.05
Total Winter Emissions[2]	***2.51***	***4.48***	***5.38***	***0.03***	***0.62***	***0.38***
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Threshold Exceeded?	***No***	***No***	***No***	***No***	***No***	***No***

Notes:
1. Emissions were calculated using CalEEMod version 2022.1.
2. The numbers may be slightly off due to rounding.

Source: Refer to Appendix A for assumptions used in this analysis.

Area Source Emissions

Area source emissions include those generated by architectural coatings, consumer products, and landscape maintenance equipment associated with the development of the proposed Project. As shown in Table 4.3-2, area source emissions during both summer and winter would not exceed established SCAQMD thresholds. Impacts would be less than significant in this regard.

Energy Source Emissions

Energy source emissions would be generated because of electricity and natural gas usage associated with the proposed Project. The primary use of electricity and natural gas by the Project would be for space heating and cooling, water heating, ventilation, lighting, appliances, and electronics. Energy source emissions would not exceed established

[8] Department of Conservation Division of Mines and Geology, *A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos Report*, August 2000, accessed June 12, 2023, https://ww3.arb.ca.gov/toxics/asbestos/ofr_2000-019.pdf.

SCAQMD thresholds; refer to Table 4.3-2. Impacts in this regard would be less than significant.

Mobile Source

Mobile sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, ROG, NO_X, SO_X, PM_{10}, and $PM_{2.5}$ are all pollutants of regional concern (NO_X and ROG react with sunlight to form O_3 [photochemical smog], and wind currents readily transport SO_X, PM_{10}, and $PM_{2.5}$). However, CO tends to be a localized pollutant, dispersing rapidly at the source.

Project-generated vehicle emissions were estimated using CalEEMod. Based on the information provided by the Project applicant, the proposed Project would generate 135 average daily trips.[9] As shown in Table 4.3-2, mobile source emissions for both summer and winter would not exceed established SCAQMD thresholds. Therefore, impacts in this regard would be less than significant.

Stationary Source Emissions

Stationary source emissions would be generated because of backup emergency generator usage associated with the proposed Project. As shown in Table 4.3-2, stationary source emissions during both summer and winter would not exceed established SCAQMD thresholds. Impacts would be less than significant in this regard.

Total Operational Emissions

As shown in Table 4.3-2, the total operational emissions for both summer and winter would not exceed established SCAQMD thresholds. Therefore, impacts in this regard would be less than significant.

AIR QUALITY HEALTH IMPACTS

Adverse health effects induced by criteria pollutant emissions are highly dependent on a multitude of interconnected variables (e.g., cumulative concentrations, local meteorology and atmospheric conditions, and the age and gender of the exposed individual). In particular, O_3 precursors—VOCs and NO_X—affect air quality on a regional scale. Health effects related to O_3 are therefore the product of emissions generated by numerous sources throughout a region. Existing models have limited sensitivity to small changes in criteria pollutant concentrations, and, as such, translating Project-generated criteria pollutants to specific health effects or additional days of nonattainment would produce meaningless results. In other words, the Project's less than significant increases in regional air pollution from criteria air pollutants would have nominal or negligible impacts on human health.

As noted in the Brief of Amicus Curiae by the SCAQMD (April 6, 2015) for *Sierra Club vs. County of Fresno*, the SCAQMD acknowledged it would be extremely difficult, if not impossible, to quantify health impacts of criteria pollutants for various reasons including modeling limitations as well as where in the atmosphere air pollutants interact and form. Further, as noted in the Brief of Amicus Curiae by the San Joaquin Valley Air Pollution Control District (SJVAPCD) (April 13, 2015) for the *Sierra Club vs. County of Fresno*, the SJVAPCD acknowledged that currently available modeling tools are not equipped to

[9] The facility would operate 24 hours a day, 7 days a week, and would have three employee shifts with up to 45 employees per shift resulting in a total of 135 average daily trips. The patients are typically dropped off at the center and often do not have visitors (a good number are homeless and/or are oftentimes in jail).

provide a meaningful analysis of the correlation between an individual development Project's air emissions and specific human health impacts.

The SCAQMD acknowledges that health effects quantification from O_3, as an example, is correlated with the increases in ambient level of O_3 in the air (concentration) that an individual person breathes. The SCAQMD's Brief of Amicus Curiae for *Sierra Club vs. County of Fresno* states that it would take a large amount of additional emissions to cause a modeled increase in ambient O_3 levels over the entire region. The SCAQMD states that based on their own modeling in the SCAQMD's *2012* AQMP, a reduction of 432 tons (864,000 pounds) per day of NO_X and a reduction of 187 tons (374,000 pounds) per day of VOCs would reduce O_3 levels at highest monitored sites by only 9 parts per billion. As such, the SCAQMD concludes that it is not currently possible to accurately quantify O_3-related health impacts caused by NO_X or VOC emissions from relatively small Projects (defined as projects with regional scope) due to photochemistry and regional model limitations. Thus, as the Project would not exceed SCAQMD thresholds for construction and operational air emissions, the Project would have a less than significant impact for air quality health impacts.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

c) Less Than Significant Impact.

Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. CARB has identified the following groups of individuals as those most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

The closest sensitive receptors to the Project site are single-family residences located immediately to the south and west and multifamily residences located immediately to the north.

LOCALIZED SIGNIFICANCE THRESHOLDS

Localized significance thresholds (LSTs) were developed in response to the SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the *Final Localized Significance Threshold Methodology* (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized air quality impacts. The SCAQMD provides the LST lookup tables for one-, two-, and five-acre projects emitting CO, NO_X, $PM_{2.5}$, and/or PM_{10}. The LST methodology and associated mass rates are not designed to evaluate localized impacts from mobile sources traveling over the roadways. The Project site is located within Source Receptor Area (SRA) 34, Central San Bernardino Valley.

Construction LST

The SCAQMD guidance on applying CalEEMod to LSTs specifies the number of acres a particular piece of equipment would likely disturb per day.[10] The SCAQMD provides LST mass rate screening thresholds for one-, two-, and five-acre site disturbance areas; the SCAQMD does not provide LST screening thresholds for Projects over five acres. The Project would actively disturb approximately one acre per day during the grading phase of construction. Therefore, the LST screening thresholds for one-acre were utilized for the construction LST analysis. The closest sensitive receptors are single-family residences located immediately to the south and west and multifamily residences located immediately to the north of the Project site. These sensitive land uses may be potentially affected by air pollutant emissions generated during on-site construction activities. LST screening thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. According to the SCAQMD LST Methodology, projects with boundaries located closer than 25 meters to the nearest receptor should use the LST screening thresholds for receptors located at 25 meters. As the nearest sensitive uses are immediately adjacent to the Project site, the LST screening thresholds for 25 meters (82 feet) were used.

Table 4.3-3, *Localized Emissions Significance*, shows the localized for NO_X, CO, PM_{10}, and $PM_{2.5}$ compared to the LSTs for SRA 34. It is noted that the localized emissions presented in Table 4.3-3 are less than those in Table 4.3-1 because localized emissions include only on-site emissions (e.g., from construction equipment and fugitive dust) and do not include off-site emissions (e.g., from hauling activities). As shown in Table 4.3-3, the Project's localized construction emissions would not exceed the LST screening thresholds for SRA 34. Therefore, localized significance impacts from Project-related construction activities would be less than significant.

Table 4.3-3. Localized Emissions Significance

Emissions Source[3]	Pollutant (pounds/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Year 1[1]	24.90	21.70	3.60	2.11
Year 2[2]	10.40	13.00	0.43	0.40
Maximum Daily Emissions	**24.90**	**21.70**	**3.60**	**2.11**
LST Screening Threshold[3,4]	118.0	667.0	4.0	3.0
Screening Thresholds Exceeded?	***No***	***No***	***No***	***No***

Notes:
1. Maximum on-site daily emissions for NOx and CO occur during the demolition phase and for PM_{10} and $PM_{2.5}$ would occur during the grading phase in Year 1.
2. Maximum on-site daily emissions occur during the building construction phase for NOx, CO, PM_{10}, and $PM_{2.5}$ in Year 2.
3. Modeling assumptions include compliance with SCAQMD Rule 403 which requires properly maintaining mobile and other construction equipment; replacing ground cover in disturbed areas quickly; watering exposed surfaces three times daily; covering stockpiles with tarps; watering all haul roads twice daily; and limiting speeds on unpaved roads to 15 miles per hour. Higher emissions between winter and summer are presented as a conservative analysis.
4. The LST screening threshold was determined using Appendix C of the SCAQMD's *Final Localized Significant Threshold Methodology* guidance document for pollutants NO_X, CO, PM_{10}, and $PM_{2.5}$. The LST screening threshold was based on the anticipated daily acreage disturbance for construction (approximately one acre; therefore, the one-acre threshold was used) and distance to sensitive receptor (25 meters) for SRA 34, Central San Bernardino Valley.

Source: Refer to Appendix A for assumptions used in this analysis.

[10] The number of acres represent the total acres traversed by grading equipment. In order to properly grade a piece of land, multiple passes with equipment may be required. The disturbance acreage is based on the equipment list and days of the grading phase according to the anticipated maximum number of acres a given piece of equipment can pass over in an 8-hour workday.

Operational LST

According to the SCAQMD LST methodology, LSTs would apply to operational activities if the Project includes stationary sources or attracts mobile sources that may spend extended periods queuing and idling at the site (i.e., warehouse or transfer facilities). The proposed Project does not include such uses. Thus, no long-term LST analysis is needed. Operational LST impacts would be less than significant in this regard.

CARBON MONOXIDE HOTSPOTS

CO emissions are a function of vehicle idling time, meteorological conditions, and traffic flow. Under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels (e.g., adversely affecting residents, school children, hospital patients, and the elderly).

The Basin is designated as an attainment/maintenance area for the federal CO standards and an attainment area under state standards. There has been a decline in CO emissions even though vehicle miles traveled (VMT) on U.S. urban and rural roads have increased; estimated anthropogenic CO emissions have decreased 68 percent between 1990 and 2014. In 2014, mobile sources accounted for 82 percent of the nation's total anthropogenic CO emissions.[11] Three major control programs have contributed to the reduced per-vehicle CO emissions, including exhaust standards, cleaner burning fuels, and motor vehicle inspection/maintenance programs.

According to the SCAQMD *CEQA Air Quality Handbook*, a potential CO hotspot may occur at any location where the background CO concentration already exceeds 9.0 parts per million (ppm), which is the 8-hour California ambient air quality standard. The closest monitoring station to the Project site that monitors CO concentration is San Bernardino – 4th Street station, which is located approximately 4.8 miles southeast of the Project site. The maximum CO concentration at San Bernardino – 4th Street station was measured at 1.749 ppm in 2022.[12] Given that the background CO concentration does not currently exceed 9.0 ppm, a CO hotspot would not occur at the Project site. Therefore, CO hotspot impacts would be less than significant in this regard.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

d) Less Than Significant Impact.

According to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed Project does not include any uses identified by the SCAQMD as being associated with odors.

Construction activities associated with the Project may generate detectable odors from heavy-duty equipment exhaust and architectural coatings. However, construction-related odors would be short term in nature and cease upon Project completion. In addition, the Project would be required to comply with the California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485, which minimize the idling time of construction equipment either by requiring equipment to be shut off when not in use or limiting idling time to no

[11] US Environmental Protection Agency, *Carbon Monoxide Emissions*, accessed June 12, 2023, https://cfpub.epa.gov/roe/indicator_pdf.cfm?i=10.
[12] California Air Resources Board, *Air Quality and Meteorological Information,* accessed June 29, 2023, https://www.arb.ca.gov/aqmis2/aqdselect.php?tab=specialrpt.

more than five minutes. Compliance with these existing regulations would further reduce the detectable odors from heavy-duty equipment exhaust. The Project would also be required to comply with the SCAQMD Regulation XI, *Rule 1113 – Architectural Coating*, which would minimize odor impacts from ROG emissions during architectural coating. Any odor impacts to existing adjacent land uses would be short term and negligible. As such, the Project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be less than significant in this regard.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

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

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

San Bernardino County, Countywide Plan EIR; Submitted Project Materials: Biological Resources Assessment by Michael Baker International (Appendix B)

Background

A Biological Resources Assessment, dated July 6, 2023, was prepared for the Project by Michael Baker International, and is provided in Appendix B. Michael Baker International conducted a literature review and field survey to confirm existing Project site conditions and assess the

potential for special-status plant and wildlife species that have been documented or that are likely to occur on or within the immediate vicinity of the Project site. The investigation efforts assessed the suitability of the on-site habitat to support special-status plant and wildlife species that were identified in the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database RareFind 5 (CNDDB), the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California (CIRP), the US Fish and Wildlife Service Information for Planning and Consultation Project Planning Tool (IPaC), and other databases as potentially occurring in the vicinity of the Project site.

There were no natural vegetation communities observed within the boundaries of the Project site during the field survey. The Project site contains 3.02 acres of disturbed habitat and 2.87 acres of developed areas. The disturbed habitat has been physically disturbed by anthropogenic activities, resulting from vegetation management, and consists of heavily disturbed soils and ruderal/weedy native and non-native plant species. The developed areas contain the existing facility and landscaping, with grassy lawns and Mexican fan palms (*Washingtonia robusta*).

The CNDDB, CIRP, and IPaC identified 28 special-status plant species, 2 special-status vegetation communities, and 26 special-status wildlife species as potentially occurring within the USGS San Bernardino North, California 7.5-minute quadrangle. Refer to the Biological Resources Assessment, provided as Appendix B, for the full list of species. A discussion of these species and their potential to occur within the Project site, as well as a summary of the biological conditions on the site are provided below. Refer to Appendix B for more details.

SPECIAL-STATUS PLANTS

A total of 28 special-status plant species were identified during the database reviews. There were no special-status plants identified in the Project site during the field survey. Based on the results of the field survey and a review of specific habitat preferences, distributions, and elevation ranges, it was determined that none of the special-status plant species identified by the CNDDB, CIRP, and IPaC are expected to occur within the Project site.

SPECIAL-STATUS WILDLIFE

A total of 26 special-status wildlife species were identified during the database reviews. In addition, 11 bird species were identified in the field survey. Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that all of the special-status wildlife species identified by the CNDDB and IPaC either have a low potential or are not expected to occur within the Project site (refer to Table D-1 in Appendix B for these species).

The Project site does not provide roosting habitat for bats (e.g., within hollow tree trunks/limbs, underneath tree foliage). However, roosting habitat may be present in the surrounding area, particularly where there are untrimmed Mexican fan palms or other large trees with either broad leaves that bats can cling to, crevices or cavities that bats can roost in, and/or bark that can be pushed under to roost underneath. All Mexican fan palms within the Project site are trimmed and do not provide suitable bat roosting habitat.

SPECIAL-STATUS VEGETATION COMMUNITIES

Two special-status vegetation communities have been reported in the USGS San Bernardino North, California 7.5-minute quadrangle by the CNDDB: Riversidian Alluvial Fan Sage Scrub and Southern Sycamore Alder Riparian Woodland. These special-status vegetation communities were not observed during the field survey, and no other special-status vegetation communities,

including those identified by the CDFW on the California Sensitive Natural Communities list, were observed.

MIGRATORY BIRDS

The Project site provides marginal foraging and nesting habitat for a limited number of resident and migrant bird species that are adapted to a high degree of disturbance associated with the surrounding residential land uses. A total of 11 bird species were detected during the field survey.

Nesting birds are protected pursuant to the federal Migratory Bird Treaty Act (MBTA) of 1918 and the California Fish and Game Code (CFGC). To maintain compliance with the MBTA and CFGC, clearance surveys are typically required prior to conducting any ground disturbance or vegetation removal activities during the nesting season to avoid direct or indirect impacts to active bird nests and/or nesting birds. The Project site provides limited nesting habitat for most year-round and seasonal avian residents other than those that nest on the open ground. However, no active nests or birds displaying overt nesting behavior were observed during the field survey.

CRITICAL HABITAT

"Critical Habitat" refers to specific areas within the geographical range of a species that were occupied at the time the species was listed that contain the physical or biological features that are essential to the survival and eventual recovery of that species and that may require special management considerations or protection, regardless of whether the species is still extant in the area. The Project site is not located within designated Critical Habitat for any federally listed species.

GENERAL WILDLIFE AND BIOLOGICAL CONSIDERATIONS

Fish. No fish or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would support populations of fish were observed in the Project site during the field survey. Therefore, no fish are expected to occur.

Amphibians. No amphibians or hydrogeomorphic features that would provide suitable breeding habitat for amphibians were observed within the Project site during the field survey. Therefore, no amphibians are expected to occur.

Reptiles. One reptile species was observed in the Project site during the field survey: western side-blotched lizard (*Uta stansburiana elegans*). The Project site is expected to provide habitat for a limited number of reptilian species that are acclimated to edge or urban environments. Other common reptilian species that may be present within the Project site include western fence lizard (*Sceloporus occidentalis*) and woodland alligator lizard (*Elgaria multicarinata webbii*).

Mammals**.** The Project site provides marginal habitat for a limited number of mammalian species adapted to living in edge or urban environments. However, routine weed abatement and surrounding residential and commercial development limits the potential for mammalian species to occur. No mammal species were observed within the Project site during the field survey.

a) Less than Significant Impact with Mitigation Incorporated.

As described above, the Project site contains disturbed habitat and developed areas. On-site vegetation within the Project site does not provide suitable habitat for special-status species. Special-status plants are not expected to occur within the Project site, and special-status vegetation communities were not observed during the field survey. Additionally, special-status wildlife species have a low potential or are not expected to

occur within the Project site (refer to Table D-1 in Appendix B for details). Therefore, the Project would have a less than significant impact on candidate, sensitive, or special-status species.

However, the on-site vegetation could provide very marginal nesting habitat for a narrow variety of birds protected by the MBTA or CFGC, including those that nest in shrubs, trees, and directly on the ground (refer to Table D-1 in Appendix B). If construction occurs between January 1 and August 31, construction activities may result in adverse effects to nesting birds on-site or in the immediate vicinity, such as nest abandonment, premature fledging of nestlings, or direct take if an active nest is present in a construction area. Therefore, the Project would implement Mitigation Measure (MM) BIO-1, which would reduce potential impacts to nesting birds to less than significant.

Mitigation Measure (MM) BIO-1

If Project-related activities are to be initiated during the nesting season (January 1 to August 31), a preconstruction nesting bird clearance survey shall be conducted by a qualified biologist no more than three days prior to the start of any vegetation removal or ground-disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the Project impact area, and areas within a biologically defensible buffer zone surrounding the Project impact area. If no active bird nests are detected during the clearance survey, Project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a "no-disturbance" buffer shall be established around the active nest. The size of the "no-disturbance" buffer shall be increased or decreased based on the judgment of the qualified biologist and level of activity and sensitivity of the species. The qualified biologist shall periodically monitor any active bird nests to determine if Project-related activities occurring outside the "no-disturbance" buffer disturb the birds and if the buffer shall be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, Project activities within the "no-disturbance" buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.

Based on the analysis above, with the incorporation of Mitigation Measure BIO-1, the Project would not result in significant impacts in this regard.

b) No Impact.

As discussed above, there were no natural vegetation communities observed within the boundaries of the Project site during the field survey. The Project site contains disturbed habitat and developed areas, which contain heavily disturbed soils, ruderal/weedy native and non-native plant species, and minimal landscaping with grassy lawns and Mexican fan palms. Based on the evaluation of the Project site, there are no riparian habitats or other sensitive natural communities present within the site boundaries. **Therefore, the Project would have no impact on riparian habitats or other sensitive natural communities, and no mitigation measures are required.**

c) No Impact.

The Project site is currently developed with an existing behavioral health facility. As shown on the Project area imagery on Figure 3 and biological resources review, including the site survey, the Project site does not contain any state or federally protected wetlands or any areas potentially falling under the jurisdiction of regulatory agencies. Therefore, there

would be no impact to state or federally protected wetlands, and no mitigation measures are required.

No impacts are identified or are anticipated, and no mitigation measures are required.

d) Less Than Significant Impact with Mitigation.

Wildlife corridors and linkages are key features for wildlife movement between habitat patches that may provide suitable cover, foraging, and breeding habitat for wildlife. Wildlife corridors are generally defined as those areas that provide opportunities for individuals or local populations to conduct seasonal migrations, permanent dispersals, or daily commutes, while linkages generally refer to broader areas that provide movement opportunities for multiple keystone/focal species or allow for propagation of ecological processes (e.g., for movement of pollinators), often between areas of conserved land. There are no wildlife corridors or linkages within the Project site because it is surrounded by development on all sides and has no connectivity to natural communities.

As discussed, the Project site is surrounded by existing development with residential uses and has no direct connectivity to any natural occurring habitat areas or wildlife corridors. The existing Project site does not function as a wildlife corridor or area conducive to wildlife movement. There are no native wildlife nurseries within the Project site or in the immediate surrounding area. Additionally, the Project site contains no suitable habitat for fish and amphibians, and limited habitat for reptile and mammal species. Although one reptile species (western side-blotched lizard) was observed during the field survey, the Project site would not serve as a wildlife corridor for lizards because lizards do not migrate. As previously mentioned, the on-site vegetation could provide very marginal nesting habitat for a narrow variety of birds protected by the MBTA or CFGC that are adapted to a high degree of disturbance associated with the surrounding residential land uses. As addressed in criterion IV.a), Mitigation Measure BIO-1 has been identified to protect birds, if any, should the Project construction occur during the nesting and breeding bird season. Therefore, with implementation of MM BIO-1, the Project would have less than significant impacts on native wildlife movement, migratory wildlife corridors, or native wildlife nursery sites.

With implementation of MM BIO-1, impacts are less than significant.

e) No Impact.

San Bernardino County is responsible for maintaining trees located between sidewalks and curbs on public property. However, on private property, the property owner is responsible for maintaining trees. The County requires a tree permit for all cutting, replacing, and/or removing trees within any portion of a San Bernardino County Department of Public Works maintained right-of-way. The Project site is located on private property and not within a right-of-way maintained by the County. Therefore, the tree ordinance would not apply to the Project and a permit for any tree removals proposed under the Project would not be required.

Furthermore, the existing trees within the Project site that may be affected by construction activities are landscape trees that are generally all located either within the existing secure facility or along its perimeter. None of these trees are protected by a local tree preservation policy, and there are no other local policies that pertain to on-site biological resources.

Therefore, the Project would not conflict with local policies or ordinances protecting biological resources. The Project would result in no impact in this regard.

No impacts are identified or are anticipated, and no mitigation measures are required.

f) No Impact.

The Project site is not located within any approved local, regional, or state habitat conservation plans.[13] Therefore, the Project would have no impact on any adopted conservation plans.

No impacts are identified or are anticipated, and no mitigation measures are required.

[13] California Department of Fish and Wildlife, April 2022, Conservation Plan Boundaries - HCP and NCCP, accessed July 10, 2023, https://data-cdfw.opendata.arcgis.com/datasets/CDFW::conservation-plan-boundaries-hcp-and-nccp-ds760/explore.

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

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

San Bernardino County, Countywide Plan EIR; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials: Cultural Resources Identification Memorandum by Michael Baker International (Appendix C)

Background

A Cultural Resources Identification Memorandum, dated June 29, 2023 (Appendix C), was prepared by Michael Baker International for the Project. Michael Baker International completed a South Central Coastal Information Center (SCCIC) records search; a literature, aerial photograph, and historical map review; Native American Heritage Commission (NAHC) Sacred Lands File search; historical society consultation; pedestrian field survey; archaeological sensitivity assessment; and California Register of Historical Resources (California Register) evaluation of the Shandin Hills Behavioral Health Center.

The SCCIC search included the Project area and a surrounding half-mile radius. The SCCIC, as part of the California Historical Resources Information System, California State University, Fullerton, an affiliate of the California Office of Historic Preservation (OHP) and the State Historical Resources Commission (SHRC), is the official state repository of cultural resources records and reports for Los Angeles, Ventura, San Bernardino, and Orange Counties. Michael Baker International supplemented this search with available online databases maintained by federal and state repositories, including the National Register of Historic Places (NRHP), Archaeological Resources Directory for San Bernardino County, Built Environment Resource Directory (BERD) for San Bernardino County, and California Historical Resources Directory. A discussion of the results of the research and review is provided below.

RESULTS OF SCCIC SEARCH

The SCCIC records search revealed that the Project area has not been previously studied. Eleven cultural resources studies have previously been completed within a half-mile radius of the Project area, and none of these prior studies occurred within the Project site or identified cultural resources within the Project area. Additionally, the SCCIC records search identified no cultural resources within the Project area or the 0.5-mile search radius. The BERD does not indicate any built environment resources within or adjacent to the Project area.

The Cultural Resources Identification Memorandum included an archaeological survey and buried archaeological site sensitivity analysis, a discussion of which is provided below.

ARCHAEOLOGICAL SURVEY

Michael Baker International conducted an intensive archaeological pedestrian field survey of the Project area on May 16, 2023. Open undeveloped portions within the Project area were surveyed in transects spaced 15 meters apart. The Project area is generally flat with a slope of 0-5 percent. Sediments consist of sandy loam mixed with imported gravel and small cobbles; ground surface visibility was good (up to 60 percent) with non-native vegetation obscuring the ground. Disturbances observed within the open lot include modern refuse and discing for non-native vegetation removal. The southeast corner of the Project area is developed with buildings, parking lots landscape, and hardscaping. No archaeological resources were identified as a result of the survey.

BURIED ARCHAEOLOGICAL SITE SENSITIVITY ANALYSIS

The Project area was first developed circa 1956 with the existing structures occupying the southeastern half of the property while the northwest half remained undeveloped. Construction of the mental health facility, landscaping, and discing of the undeveloped land has impacted soils within the Project area. Soils are mapped as Tujunga loamy sand and Tujunga gravelly loamy sand; young alluvial soils are typically low sensitivity for buried prehistoric resources.

The SCCIC records search and pedestrian survey identified no prehistoric or historic-period resources within or in close proximity to the Project area. The closest water source to the Project area is Lytle Creek, located 4.3 miles to the west, and the Santa Ana River, located nearly 7.0 miles south. Therefore, based on the lack of previously identified resources, previous ground disturbance associated with development and discing, the presence of low sensitivity soil, and the far distance from water, the Project area has a low sensitivity for buried archaeological deposits.

REVIEW OF HISTORICAL MAPS, AERIAL PHOTOGRAPHS, AND LITERATURE

The review concluded that the southwest portion of the Project area was first developed circa 1956 with a convalescent hospital consisting of four buildings. In 1962, the facility was expanded to include a sanitarium composed of two additional buildings. A mobile home was added circa 2003. The northwest half of the Project area remains undeveloped.

LOCAL HISTORIC GROUP CONSULTATION

Michael Baker International prepared a letter and figures describing the Project and sent a copy via email to the San Bernardino Historical and Pioneer Society on May 23, 2023. The letter requested information or concerns regarding historical resources within the Project area. No response has been received to date.

CALIFORNIA REGISTER EVALUATION

To be eligible for listing in the California Register, a resource must be significant at the local, state, or national level under one or more of four criteria. The following is a discussion of the criteria and the respective evaluation of the Project site for potential listing in the California Register:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Although Shandin Hills Behavioral Health Center was developed in stages circa 1956 and 1962 at the same time as a national boom in nursing home construction, research failed to suggest that this property contributed to or guided this trend in a meaningful way. Research also did not suggest the sanitarium or convalescent hospital as sites of significant behavioral or health therapy advancements, as it was suggested by a 1976 review to be a mediocre facility. Absent of any significant contributions to local or regional history or the cultural heritage, the site and existing facility are considered ineligible for listing in the California Register under Criterion 1.

2. It is associated with the lives of persons important to local, California, or national history.

   Research failed to identify information regarding significant individuals associated with the facility. Therefore, the property does not appear associated with persons significant in our past and is not eligible for listing in the California Register under Criterion 2.

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.

   The facility is an unexemplary example of the Ranch style adapted for institutional use. Further, research failed to identify an architect or builder associated with the facility's design or construction. For these reasons, it does not embody the distinctive characteristics of a type, period, and method of construction, is not a work of a master, and does not display high artistic value. Therefore, it is not eligible for listing in the California Register under Criterion 3.

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

   The built environment of Shandin Hills Behavioral Health Center is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to subjects such as mid-twentieth century hospital development; therefore, it is not eligible for listing in the California Register under Criterion 4.

a) Less than Significant.

Based on the cultural resources assessment (Appendix C), no historical resources, as defined by CEQA Section 15064.5(a), were identified within the Project area as a result of the SCCIC records search, literature, map, and aerial photo review, NAHC Sacred Lands File search, historical society consultation, pedestrian survey, and California Register evaluation. Therefore, it is expected that there would be no adverse change in the significance of a historical resource, and no impact would occur.

b) Less Than Significant Impact with Mitigation Incorporated.

IMPACT DETERMINATION

As discussed above, no archaeological resources were identified within the Project site during the field survey, and the Project area was determined to have a low sensitivity for buried archaeological deposits. The Project site and surrounding area have been heavily disturbed by development. Therefore, the Project would not be expected to cause a substantial adverse change in the significance of a known archaeological resource.

However, there is a potential for disturbing previously unknown archaeological resources during ground-disturbing activities. Therefore, the Project would implement Mitigation Measures CUL-1 through CUL-5, which would reduce potential impacts to unknown archaeological resources to less than significant.

Mitigation Measure CUL-1: Archaeological Monitoring.

Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The qualified archaeologist shall oversee archaeological monitoring during ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources.

Mitigation Measure CUL-2: Cultural Resource Sensitivity Training.

The SOI-qualified archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Morongo Band of Mission Indians' Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will occur before any ground disturbance takes place and will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

Mitigation Measure CUL-3: Cultural Resource Management Plan.

Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Monitoring Plan. This Plan shall be written in consultation with the Consulting Tribe[s] and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA); contact information for all pertinent parties; steps to follow in the event of an unanticipated find, including parties' responsibilities and procedures for each MM or COA; and an overview of the project schedule.

Mitigation Measure CUL-4: Unanticipated Discovery of Previously Unknown Archaeological Materials.

Unanticipated discovery of previously unknown archaeological materials could occur during ground-disturbing activities. If any subsurface cultural resources are encountered during earth-moving activities, all work within 60 feet shall be halted and a temporary physical barrier shall be placed around the cultural resource. The qualified archaeologist and the Tribal Monitor shall assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation (YSMN) Cultural Resources Department and Morongo Band of Mission Indians Tribal Historic Preservation Office shall be contacted, as detailed within Mitigation Measure TCR-2, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

Prehistoric materials can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite toolmaking debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash, and charcoal, shellfish remains, and

cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials might include wood, stone, or concrete footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, metal, glass, ceramics, and other refuse. The archaeologist will evaluate the find in accordance with state and local guidelines, including those set forth in the California Public Resources Code Section 21083.2. Depending upon the nature of the find. If the discovery proves to be potentially significant under CEQA, as determined by the qualified archaeologist, additional work such as data recovery excavation, avoidance of the area of the find, documentation, testing, data recovery, reburial, archival review and/or transfer to the appropriate museum or educational institution, or other appropriate actions may be warranted at the discretion of the qualified archaeologist and the Consulting Tribes. Should the find be assessed as non- significant, under CEQA (as amended, 2015), the cultural resource may be recorded using GPS coordinates, appropriately described, photographed, and collected and placed temporarily in a secure, locked, location. After the find is appropriately mitigated, work in the area may resume.

Mitigation Measure CUL-5: Treatment Plan.

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the qualified archaeologist shall develop a Treatment Plan, the drafts of which shall be provided to the YSMN Cultural Resources Department and the Morongo Band of Mission Indians Tribal Historic Preservation Office for review and comment, as detailed within Mitigation Measure TCR-2. The qualified archaeologist and a Tribal Monitor shall monitor the implementation of the Treatment Plan accordingly.

Therefore, impacts are considered less than significant with the implementation of Mitigation Measures CUL-1 through CUL-5.

c) Less Than Significant with Mitigation Incorporated.

There are no cemeteries or known burial grounds located within the Project vicinity. Based on the results of the archival research and field survey, there is low potential for such sites to be encountered during ground-disturbing activities. Additionally, soils throughout the Project alignment have been substantially disturbed by previous subsurface construction activities. However, there is a potential for disturbing previously unknown human remains during ground-disturbing activities. Therefore, the Project would implement Mitigation Measures CUL-1 through CUL-6, which would reduce potential impacts to unknown human remains to less than significant.

Mitigation Measure CUL-6: Human Remains.

Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery and a physical barrier, such as construction snow fencing shall be installed along the perimeter (note that flagging or staking alone is not adequate to protect the area). The area shall be protected, project personnel/observers will be restricted, and **no photographs are to be taken except by the Coroner, unless granted written approval by the consulting Tribe[s]**. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination

whether the find is human and considered archaeological pursuant to State and Safety Code §7050.5 and Public Resources Code (PRC) § 5097.98.

In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.

The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98. If avoidance is not feasible, then the qualified archaeologist will prepare a treatment plan for the review and approval of the County and Consulting Tribe[s]. Work will not be resumed in the vicinity of the human remains until the treatment plan is completed to the satisfaction of the County in consultation with the MLD, and Consulting Tribes.

The identified MLD may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance and where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's Most Likely Descendant (MLD), the landowner, and the County Planning Department.

Therefore, impacts are considered less than significant with the implementation of Mitigation Measure CUL-6.

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

SUBSTANTIATION: ***San Bernardino County, Countywide Plan EIR, Submitted Materials: Project Air Quality, Energy, and Greenhouse Gas Modeling Results (Appendix A)***

a) Less Than Significant Impact.

CEQA Guidelines Appendix F is an advisory document that assists in determining whether a project will result in the inefficient, wasteful, and unnecessary consumption of energy. The analysis below relies upon Appendix F, which includes the following criteria to determine whether this threshold of significance is met:

- **Criterion 1:** The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials maybe discussed.
- **Criterion 2:** The effects of the project on local and regional energy supplies and on requirements for additional capacity.
- **Criterion 3:** The effects of the project on peak and base period demands for electricity and other forms of energy.
- **Criterion 4:** The degree to which the project complies with existing energy standards.
- **Criterion 5:** The effects of the project on energy resources.
- **Criterion 6:** The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

In the following analysis, quantification of the Project's energy usage is presented and addresses **Criterion 1**. The discussion on construction-related energy use focuses on **Criteria 2, 4,** and **5**. The discussion on operational energy use is divided into transportation energy demand and building energy demand. The transportation energy demand analysis discusses **Criteria 2, 4,** and **6**, and the building energy demand analysis discusses **Criteria 2, 3, 4,** and **5**.

PROJECT-RELATED SOURCES OF ENERGY CONSUMPTION

This analysis focuses on three sources of energy that are relevant to the proposed Project: electricity, natural gas, and transportation fuel for vehicle trips and off-road equipment associated with Project construction and operations, as described in the Project Description. The analysis of operational electricity and natural gas usage is based on CalEEMod (version 2022.1) modeling results for the Project. The Project's estimated electricity and natural gas consumption is based primarily on CalEEMod's default settings for San Bernardino County, and consumption factors provided by the Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas), the electricity and natural gas providers for the County and the Project site. The results of the CalEEMod modeling are included in Appendix A, *Air Quality/Greenhouse Gas/Energy Modeling Results*. The amount of operational fuel consumption was estimated using the CARB's EMFAC2021 website platform, which provides projections for typical daily fuel usage in the County, and the Project's annual VMT outputs from CalEEMod. The estimated construction fuel consumption is based on the Project's construction equipment list, timing/phasing, and hours of duration for construction equipment, as well as vendor, hauling, and construction worker trips.

The Project's estimated energy consumption is summarized in Table 4.6-1, Project and Countywide Energy Consumption. As shown, the Project's energy usage would result in a 0.0054 percent increase over the County's typical annual electricity consumption and an approximately 0.0039 percent increase over the County's typical annual natural gas consumption. The Project's construction on-road, construction off-road, and operational vehicle fuel consumption would increase the County's consumption by 0.1197 percent (temporary increase), 0.0047 percent (temporary increase), and 0.0018 percent, respectively (**Criterion 1**).

Table 4.6-1. Project and Countywide Energy Consumption

Energy Type	Project Annual Energy Consumption[1]	San Bernardino Annual Energy Consumption	Percent Increase[2]
Electricity Consumption[2]	879 MWh	16,180,811 MWh	0.0054%
Natural Gas Consumption[2]	21,743 therms	561,360,617 therms	0.0039%
Fuel Consumption[3]			
Construction Off-Road Fuel Consumption	29,280 gallons	24,461,329 gallons	0.1197%
Construction On-Road Fuel Consumption	56,271 gallons	1,202,311,122 gallons	0.0047%
Operational Automotive Fuel Consumption	21,068 gallons	1,184,237,051 gallons	0.0018%

Notes: MWh = Megawatt-hour
1. As modeled in CalEEMod version 2022.1.
2. The Project increases in electricity and natural gas consumption are compared to the total consumption in San Bernardino in 2021.
   San Bernardino electricity consumption data source: California Energy Commission, *Electricity Consumption by County*, http://www.ecdms.energy.ca.gov/elecbycounty.aspx, accessed June 15, 2023.
   San Bernardino natural gas consumption data source: California Energy Commission, *Gas Consumption by County*, http://www.ecdms.energy.ca.gov/gasbycounty.aspx, accessed June 15, 2023.
3. Project fuel consumption calculated based on CalEEMod results. Countywide fuel consumption is calculated from the California Air Resources Board EMFAC2021 model for the Project construction year of 2025 and operational year of 2026.

Source: Refer to Appendix A for assumptions used in this analysis.

CONSTRUCTION

During construction, the Project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during demolition, grading, paving, building construction, and architectural coatings. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with state requirements that heavy-duty diesel equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Due to increasing transportation costs and fuel prices, contractors and owners have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction (**Criterion 4**).

Substantial reductions in energy inputs for construction materials can be achieved by selecting green building materials composed of recycled materials that require less energy to produce than non-recycled materials.[14] The integration of green building materials can help reduce environmental impacts associated with the extraction, transport, processing, fabrication, installation, reuse, recycling, and disposal of these building industry source materials.[15] The Project-related incremental increase in the use of energy bound in construction materials such as asphalt, steel, concrete, pipes and manufactured or processed materials (e.g., lumber and gas) would not substantially increase demand for energy compared to overall local and regional demand for construction materials. As indicated in Table 4.6-1, the Project's fuel consumption from off-road construction would be approximately 29,280 gallons, which would increase fuel use in the County by 0.1197 percent. Also indicated in Table 4.6-1, the Project's fuel consumption from on-road construction would be approximately 56,271 gallons, which would increase fuel use in the County by 0.0047 percent. As such, construction would have a nominal effect on the local and regional energy supplies (**Criterion 2**). It is noted that construction fuel use is temporary and would cease upon completion of construction activities. There are no unusual Project characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or state (**Criterion 5**). Therefore, construction fuel consumption would not be any more inefficient, wasteful, or unnecessary than other similar development projects of this nature. As such, a less than significant impact would occur in this regard.

OPERATIONS

Transportation Energy Demand

Pursuant to the federal Energy Policy and Conservation Act of 1975, the National Highway Traffic and Safety Administration is responsible for establishing additional vehicle standards and for revising existing standards. Compliance with federal fuel economy standards is not determined for each individual vehicle model. Rather, compliance is determined based on each manufacturer's average fuel economy for the portion of their vehicles produced for sale in the United States. Table 4.6-1 provides an estimate of the daily fuel consumed by vehicles traveling to and from the Project site. Based on the information provided by the Project applicant, the proposed Project would generate 135

[14] California Department of Resources Recycling and Recovery (CalRecycle), *Green Building Materials*, accessed February 22, 2023, https://www.calrecycle.ca.gov/greenbuilding/materials.
[15] CalRecycle, Green Building Materials.

average daily trips.[16] As indicated in Table 4.6-1, Project operational daily trips are estimated to consume approximately 21,068 gallons of fuel per year, which would increase the County's automotive fuel consumption by 0.0018 percent. The Project does not propose any unusual features that would result in excessive long-term operational fuel consumption (**Criterion 2**).

The key drivers of transportation-related fuel consumption are in the form of employees driving to and from the Project site. However, employee commuting factors are outside of the scope of the design of the proposed Project. Notwithstanding, the Project would include electric vehicle spaces for passenger vehicles, as well as bicycle parking, in compliance with the CALGreen Code. This requirement would encourage and support alternative modes of travel and thus reduce the petroleum fuel consumption (Criterion 4 and Criterion 6). Therefore, fuel consumption associated with vehicle trips generated by the Project would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region. A less than significant impact would occur in this regard.

Building Energy Demand

The California Energy Commission (CEC) developed 2020–2035 forecasts for energy consumption and peak demand in support of the 2021 Integrated Energy Policy Report for each of the major electricity and natural gas planning areas and the state based on the economic and demographic growth projections. The CEC forecasts that the statewide annual average growth rates of energy demand between 2021 and 2030 would be 1.3 percent to 2.3 percent for electricity and less than 0.1 percent to 0.8 percent for natural gas. As shown in Table 4.6-1, operational energy consumption of the Project would represent approximately 0.0054 percent increase in electricity consumption and less than 0.0039 percent increase in natural gas consumption over the current Countywide usage, which would be significantly below the CEC's forecasts and the current Countywide usage. Therefore, the Project would be consistent with the CEC's energy consumption forecasts and would not require additional energy capacity or supplies (**Criterion 2**). The Project would also consume energy during the same time periods as other surrounding development. As a result, the Project would not result in unique or more intensive peak or base period electricity demand (**Criterion 3**).

The Project would be required to comply with the most current version of the Title 24 Building Energy Efficiency Standards (Title 24, Part 6), which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. The Project would install high efficiency lighting, energy-efficient appliances, and solar-ready roofs. Compliance with the current 2022 Title 24 standards significantly reduces energy usage. The Title 24 Building Energy Efficiency Standards are updated every three years and become more stringent with each update. Compliance with the 2022 Title 24 standards would also ensure the Project would be consistent with San Bernardino County General Plan Renewable Energy and Conservation Element Goals RE-1 and RE-2 (**Criterion 4**).

The electricity provider, SCE, is subject to California's Renewables Portfolio Standard (RPS) reflected in Senate Bill 100. The RPS requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by the end of 2020,

[16] The facility would operate 24 hours a day, 7 days a week, and would have three employee shifts with up to 45 employees per shift resulting in a total of 135 average daily trips. The patients are typically dropped off at the center and often do not have visitors (a good number are homeless and/or are oftentimes in jail).

44 percent by the end of 2024, 52 percent by the end of 2027, 60 percent of total procurement by 2030, and 100 percent of total procurement by 2045. Renewable energy is generally defined as energy that comes from resources which are naturally replenished within a human timescale such as sunlight, wind, tides, waves, and geothermal heat. The increase in reliance of such energy resources further ensures that new development projects will not result in the waste of the finite energy resources (**Criterion 5**). Therefore, the Project would not cause wasteful, inefficient, and unnecessary consumption of building energy during Project operation, or preempt future energy development or future energy conservation. A less than significant impact would occur in this regard.

Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

b) Less than Significant Impact.

The proposed Project would be required to comply with the most current Title 24, Part 6 (Energy Code) standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. The Project would also comply with the CALGreen Code (Title 24, Part 11), which requires that new buildings employ water efficiency and conservation, increase building system efficiencies (e.g., lighting, heating, ventilation and air conditioning [HVAC], and plumbing fixtures), divert construction waste from landfills, and incorporate electric vehicles charging infrastructure. Specifically, the Project would be installing electric vehicle parking spaces and installing end-of-trip facilities for bicycles. Further, the Project would include a solar-ready roof. Compliance with 2022 Title 24 standards, including the 2022 CALGreen Code would ensure that the Project incorporates energy-efficient windows, insulation, lighting, and ventilation systems, which are consistent with the San Bernardino County General Plan Renewable Energy and Conservation Element goals and policies. As such, the Project would be consistent with County and state energy plans. Therefore, the proposed Project would result in less than significant impacts in this regard.

Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VII.	**GEOLOGY AND SOILS** - Would the project:				
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	(ii) Strong seismic ground shaking?	☐	☐	☒	☐
	(iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	(iv) Landslides?	☐	☐	☒	☐
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

SUBSTANTIATION: *(Check ☐ if project is located in the Geologic Hazards Overlay District):* ***San Bernardino County General Plan, 2007; Submitted Project Materials***

San Bernardino County, Countywide Plan EIR

Background

A geotechnical investigation was performed for the Project, which is provided in Appendix D. The investigation included subsurface exploration. Sample borings were conducted throughout the site to the depth of 41.5 feet below the existing ground surface and analyzed, indicated that the Project site subsurface soils consist of silty sand (SM), sand (SP-SM), and sand (SP). The soils are non-expansive in nature. No groundwater was encountered during the time of exploration.

a) i-iv) Less Than Significant Impact.

While the California Department of Conservation's Earthquake Zones of Required Investigation identifies numerous earthquake faults in the Project vicinity, the Project site is not located within an active fault zone. The closest fault zone is the San Andreas Fault, located approximately 1.1 miles north of the Project site.[17]

As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project site. The San Bernardino County Code adopts the California Building Code (CBC) and California Residential Code, which are based on the International Building Code. The Project would comply with applicable ordinances set forth by the County and the most recent County building and seismic codes in effect at the time of Project design. The design of the Project would incorporate measures to accommodate projected seismic ground shaking in accordance with the San Bernardino County Code and applicable building regulations.

Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. Liquefaction is considered unlikely to be a potential hazard at the Project site, as determined in the geotechnical investigation (Appendix D), due to groundwater being located deeper than 50 feet, which is the maximum depth that liquefaction is known to occur. Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. According to the California Department of Conservation's Earthquake Zones of Required Investigation, the Project site is not located within a liquefaction or landslide zone.[18] Also as confirmed in the geotechnical investigation, landslide hazards are unlikely to occur due to the regional planar topography and the absence of any indication of ancient landslides. Further, the Project would comply with the requirements of the CBC; as a result, the Project would not have potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, liquefaction, or landslides. Moreover, these potential geologic hazards are existing environmental conditions and the Project would not exacerbate such conditions in any way. Impacts would be less than significant.

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

b) Less Than Significant Impact.

Refer to Section X, Hydrology and Water Quality, for further discussion on erosion impacts. The Project would involve grading and excavation activities, which would require a maximum excavation depth of four feet, for installation of utility lines for the new building.

[17] California Department of Conservation, n.d., Earthquake Zones of Required Investigation, accessed July 19, 2023, https://maps.conservation.ca.gov/cgs/EQZApp/app/.
[18] California Department of Conservation, Earthquake Zones of Required Investigation.

The ground-disturbing activities would have the potential to disturb existing soils and expose soils to rainfall and wind, thereby potentially resulting in soil erosion. The potential for soil erosion would be reduced by implementation of standard erosion controls imposed during site preparation and grading activities of each construction phase. Accordingly, the Project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with the Construction and Land Disturbance Activities, Order No 2009-0009-DWQ (as amended by 2010-0014-DWQ and 2012-0006-DWQ), NPDES No. CAS000002 (or the latest approved Construction General Permit). Compliance with the NPDES General Permit requires a Storm Water Pollution Prevention Plan (SWPPP) and associated best management practices (BMPs). The Project would also be required to implement dust control practices during construction in compliance with SCAQMD Rule 403, thereby reducing the potential for any wind erosion.

Implementation of the Project would convert the northwestern half of the Project property, currently undeveloped with permeable surfaces, to paved surfaces with the proposed facility. The conversion to paved surfaces would generally reduce the potential for soil erosion from the site during operation. Therefore, through compliance with the NPDES General Permit, site-specific SWPPP, associated BMPs, and SCAQMD Rule 403, the Project's impacts related to soil erosion and the loss of topsoil would be less than significant.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

c) Less Than Significant Impact.

The Project site is relatively flat with no prominent geologic features occurring therein. As discussed in Criteria VII(a)(i-v) above, the Project site is not located within a landslide or liquefaction zone. Liquefaction is considered unlikely to be a potential hazard at the Project site, as determined in the geotechnical investigation (Appendix D), due to groundwater being located deeper than 50 feet, which is the maximum depth that liquefaction is known to occur.

Subsidence is the lowering of surface elevation due to changes occurring underground, such as the extraction of large amounts of groundwater. According to the San Bernardino Countywide Plan Draft EIR, the Project site is located within an area of medium to low subsidence ranking.[19] The Project would comply with applicable ordinances set forth by the County and/or by the most recent County building and seismic codes in effect at the time of Project design. The design of the Project would incorporate measures identified in the geotechnical investigation (Appendix D) to reduce risks related to potentially unstable soils in accordance with the San Bernardino County Code and applicable building regulations. Moreover, these potential geologic hazards are existing environmental conditions and the Project would not exacerbate such conditions in any way. Therefore, impacts would be less than significant.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

[19] San Bernardino County, San Bernardino Countywide Plan Draft EIR – Geology and Soils, June 2019.

d) Less Than Significant Impact.

Expansive soils are any soils that exhibit volume changes and can give up water (shrink) or absorb water (swell). Expansive soils may generally consist of clay particles, which exhibit expansive properties when exposed to water. The change in the volume exerts stress on buildings and other loads placed on these soils. The amount and types of clay present in the soil influence the extent or range of the shrink/swell. The occurrence of clayey soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed, and they can occur along hillside areas as well as low-lying alluvial basins.

The Project site is located within the Valley Region of the County. According to the San Bernardino Countywide Plan Draft EIR, the Valley Region is unlikely to have expansive soils except for two areas: one in Grand Terrace and the other in the Chino Hills area south of Chino Hills State Park.[20] As the Project site is not located in either of these areas, it can be expected that the Project would not be susceptible to expansive soils. As analyzed in the geotechnical investigation, the Project site consists of sands which are non-expansive. Therefore, the Project would not create substantial direct or indirect risks to life or property due to expansive soils and impacts would be less than significant.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

e) No Impact.

As the Project site is in an urbanized area served by existing wastewater infrastructure, no septic tanks or alternative wastewater disposal systems would be required. As such, the Project would not result in impacts related to the ability of soils to support septic tanks or alternative wastewater disposal systems. No impact would occur.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

f) Less Than Significant Impact with Mitigation.

According to the San Bernardino Countywide Plan EIR Paleontological Resources Assessment for San Bernardino County, the Valley Region is characterized by deposits of younger alluvium (Q), which is likely underlain by older alluvium (Qoa) and Pleistocene-Pliocene nonmarine sediments (QPc), such as the San Timoteo Formation. In addition, a large area of Miocene marine sediments (M), including the Vaqueros and Puente Formations, is present in the southwestern corner, whereas the northern margins of the region abut the granitic rocks of the San Bernardino Mountains. The findings indicate that the younger alluvium (Q) across the valley floor is too young to preserve fossil resources in the upper layers, but the deeper layers and underlying sediments have high paleontological sensitivity, as do the Miocene marine sediments (M).[21]

Although the Project site is not anticipated to have high paleontological sensitivity due to its disturbed nature and location within the Valley Region, discovery of previously unknown paleontological resources during excavation activities cannot be ruled out. Therefore, the Project would implement the San Bernardino Countywide Plan Draft EIR Mitigation

[20] San Bernardino County, Countywide Plan Draft EIR, Geology and Soils.
[21] SWCA Environmental Consultants, Paleontological Resources Technical Report for the San Bernardino County General Plan Update, San Bernardino County, California, June 2018.

Measure GEO-1 (GP CUL-6), which would reduce potential impacts to paleontological resources to a less than significant level. Mitigation Measure GEO-1, as adapted below, would ensure the recovery and curation of paleontological resources in the event of a fossil discovery.

Mitigation Measure GEO-1 (GP CUL-6): In the event of any fossil discovery, regardless of depth or geologic formation, construction work will halt within a 50-ft. radius of the find until its significance can be determined by a Qualified Paleontologist. Significant fossils will be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the Society of Vertebrate Paleontology (2010) and Bureau of Land Management (2009). A repository will be identified and a curatorial arrangement will be signed prior to collection of the fossils. Although the San Bernardino County Museum is specified as the repository for fossils found in the County in the current General Plan, the museum is currently not accepting new collections and does not have a paleontological staff. Therefore, any accredited institution may serve as a repository until such time as the San Bernardino County Museum begins accepting new material. The Natural History Museum of Los Angeles County is an alternative to the San Bernardino County Museum for fossil material collected in San Bernardino County.

Therefore, impacts are considered less than significant with the implementation of Mitigation Measure GEO-1 (GP CUL-6).

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

SUBSTANTIATION:

San Bernardino County, Countywide Plan EIR; Submitted Project Materials: Project Air Quality, Energy, and GHG Modeling Results (Appendix A)

a) Less Than Significant Impact.

Project-related GHG emissions include emissions from direct and indirect sources during the Project construction and operation stages. Direct Project-related GHG emissions include emissions from construction activities, area sources, mobile sources, and refrigerants, while indirect sources include emissions from energy consumption, water demand, and solid waste generation, which are explained in further detail below. Table 4.8-1, Estimated Greenhouse Gas Emissions, presents the estimated CO_2, N_2O, CH_4, and refrigerant emissions associated with the proposed Project; refer to Appendix A, Air Quality/Greenhouse Gas/Energy Modeling Results for the CalEEMod outputs.

Table 4.8-1. Estimated Greenhouse Gas Emissions

Source	CO_2	CH_4	N_2O	Refrigerants	CO_2e[(2)]
	Metric Tons/Year[1]				
Direct Emissions					
Construction (amortized over 30 years)	18.83	<0.01	<0.01	0.01	19.07
Area Source	43.40	<0.01	<0.01	0.00	43.40
Mobile Source	144.0	0.01	0.01	0.24	147.0
Stationary Source	0.38	<0.01	<0.01	0.00	0.38
Refrigerants	0.00	0.00	0.00	0.15	0.15
Total Direct Emissions[2]	**206.61**	**0.01**	**0.01**	**0.40**	**210.00**
Indirect Emissions					
Energy	254.0	0.02	<0.01	0.00	256.0
Solid Waste	39.8	3.98	0.00	0.00	139.0
Water Demand	12.5	0.27	0.01	0.00	21.1
Total Indirect Emissions[2]	**306.30**	**4.27**	**0.01**	**0.00**	**416.10**
Total Project-Related Emissions[2]	*626.09 $MTCO_2e$/year*				
County of San Bernardino GHG Threshold	*3,000 $MTCO_2e$/year*				
Exceed Thresholds?	*NO*				

Notes: $MTCO_2e$ = metric tons of carbon dioxide equivalent.
1. Emissions calculated using California Emissions Estimator Model Version 2022.1 (CalEEMod) computer model.
2. Carbon dioxide equivalent (CO_2e) is calculated by multiplying each greenhouse gas with its respective global warming potential (GWP).
3. Totals may be slightly off due to rounding.
Refer to Appendix A for detailed model input/output data.

DIRECT PROJECT-RELATED SOURCES OF GREENHOUSE GAS EMISSIONS

Construction Emissions. Construction GHG emissions are typically summed and amortized over the lifetime of the Project (assumed to be 30 years), then added to the operational emissions.[22] As shown in Table 4.8-1, the proposed Project would result in 19.07 metric tons of carbon dioxide equivalent ($MTCO_2e$) per year construction emissions when amortized over 30 years (or a total of 572.0 $MTCO_2e$ in 30 years).

Area Source. Area source emissions were calculated using CalEEMod and Project-specific land use data. Project-related area sources include natural gas consumption for space heating and exhaust emissions from landscape maintenance equipment, such as lawnmowers, shedders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping. The Project would directly result in 43.40 $MTCO_2e$ per year from area source emissions; refer to Table 4.8-1.

Mobile Source. The mobile source emissions were calculated as a conservative estimate generated from the CalEEMod 2022.1 default. Based on CalEEMod defaults, the proposed Project would generate up to approximately 135 daily trips. The Project would result in approximately 147 $MTCO_2e$ per year of mobile source generated GHG emissions; refer to Table 4.8-1.

Refrigerants. Refrigerants are substances used in equipment for air conditioning and refrigeration. Most of the refrigerants used today are HFCs or blends thereof, which can have high GWP values. All equipment that uses refrigerants has a charge size (i.e., quantity of refrigerant the equipment contains), and an operational refrigerant leak rate, and each refrigerant has a GWP that is specific to that refrigerant. CalEEMod quantifies refrigerant emissions from leaks during regular operation and routine servicing over the equipment lifetime, and then derives average annual emissions from the lifetime estimate. The proposed Project would result in 0.15 $MTCO_2e$ per year of GHG emissions from refrigerants; refer Table 4.8-1.

INDIRECT PROJECT-RELATED SOURCES OF GREENHOUSE GAS EMISSIONS

Energy Consumption. Energy consumption emissions were calculated using CalEEMod and Project-specific land use data. SCE would provide electricity to the Project site. The Project would indirectly result in 256 $MTCO_2e$ per year due to energy consumption; refer to Table 4.8-1.

Solid Waste. Solid waste associated with operations of the proposed Project would result in 139 $MTCO_2e$ per year; refer to Table 4.8-1.

Water Demand. The Project would install utilize water-efficient irrigation systems and drought-tolerant landscaping. Emissions from indirect energy impacts due to water supply would result in 21.1 $MTCO_2e$ per year of GHG emission; refer to Table 4.8-1.

TOTAL PROJECT-RELATED SOURCES OF GREENHOUSE GAS EMISSIONS

As shown in Table 4.8-1, the total amount of Project-related GHG emissions from direct and indirect sources combined would total 626.09 $MTCO_2e$ per year and would not exceed the San Bernardino County GHG thresholds of 3,000 $MTCO_2e$ per year. Therefore, impacts would be less than significant.

[22] The project lifetime is based on the standard 30-year assumption of the South Coast Air Quality Management District's *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold* (October 2008).

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

b) Less Than Significant Impact.

The following discussion evaluates the Project consistency with applicable GHG plans, policies, or regulations.

CONSISTENCY WITH THE 2022 CARB SCOPING PLAN

The 2022 Scoping Plan identifies reduction measures necessary to achieve the goal of carbon neutrality by 2045 or earlier. Actions that reduce GHG emissions are identified for each Assembly Bill 32 inventory sector. Table 4.8-2, Consistency with the 2022 Scoping Plan: Assembly Bill 32 GHG Inventory Sectors shows the evaluation of applicable reduction actions/strategies by emissions source category to determine how the Project would be consistent with or exceed reduction actions/strategies outlined in the 2022 Scoping Plan.

Table 4.8-2. Consistency with the 2022 Scoping Plan: Assembly Bill 32 Inventory Sectors

Actions and Strategies	Project Consistency Analysis
Smart Growth / Vehicles Miles Traveled (VMT)	
Reduce VMT per capita to 25% below 2019 levels by 2030, and 30% below 2019 levels by 2045	**Consistent**. The Project would provide electric vehicle charging station and bicycle parking space in accordance with the 2022 Title 24 standards, which includes the CALGreen Code, which would promote alternative mode of transportation to reduce VMT. As such, the Project would be consistent with this action.
New Residential and Commercial Buildings	
All electric appliances beginning 2026 (residential) and 2029 (commercial), contributing to 6 million heat pumps installed statewide by 2030	**Consistent.** The Project is expected to use natural gas for heating and/or cooking on-site. San Bernardino County has not adopted an ordinance or program limiting the use of natural gas for on-site cooking and/or heating. However, if adopted, the Project would comply with the applicable goals or policies limiting the use of natural gas equipment in the future. As such, the Project would be consistent with this action.
Construction Equipment	
Achieve 25% of energy demand electrified by 2030 and 75% electrified by 2045	**Consistent.** San Bernardino County has not adopted an ordinance or program requiring electricity-powered construction equipment. However, if adopted, the Project would comply with the applicable goals or policies requiring the use of electric construction equipment in the future. As such, the Project would be consistent with this action.
Non-Combustion Methane Emissions	
Divert 75% of organic waste from landfills by 2025	**Consistent**. Senate Bill 1383 establishes targets to achieve a 50 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction by 2025. The law establishes an additional target that not less than 20 percent of currently disposed edible food is recovered for human consumption by 2025. The Project would comply with local and regional regulations and recycle or compost 75 percent of waste by 2025 pursuant to Senate Bill 1383. As such, the Project would be consistent with this action.

Actions and Strategies	Project Consistency Analysis

Source: California Air Resources Board, *2022 Scoping Plan*, November 16, 2022.

CONSISTENCY WITH THE SCAG RTP/SCS

On September 3, 2020, the Regional Council of SCAG formally adopted the 2020-2045 RTP/SCS. The 2020-2045 RTP/SCS includes performance goals that were adopted to help focus future investments on the best-performing projects, as well as different strategies to preserve, maintain, and optimize the performance of the existing transportation system. The SCAG 2020-2045 RTP/SCS is forecast to help California reach its GHG reduction goals by reducing GHG emissions from passenger cars by 8 percent below 2005 levels by 2020 and 19 percent by 2035 in accordance with the most recent CARB targets adopted in March 2018. Of note is that the latest 2024-2050 RTP/SCS was adopted on April 4, 2024. However, CARB concluded that the technical methodology SCAG used to quantify the GHG emission reductions for the 2024-2050 RTP/SCS does not operate accurately (CARB 2023). SCAG is currently working on updating the technical methodology and resubmitting for CARB's review. Until CARB approves the methodology, the 2024-2050 RTP/SCS is not a fully adopted document, especially from the GHG reduction perspective of the proposed strategies.

As such, the consistency analysis relies upon the 2020-2045 RTP/SCS. Five key SCS strategies are included in the 2020-2045 RTP/SCS to help the region meet its regional VMT and GHG reduction goals, as required by the state. Table 4.8-3¸ Consistency with the 2020-2045 RTP/SCS, shows the Project's consistency with these five strategies. As shown therein, the proposed Project would be consistent with the GHG emission reduction strategies contained in the 2020-2045 RTP/SCS.

Table 4.8-3. Consistency with the 2020-2045 RTP/SCS

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
Focus Growth Near Destinations and Mobility Options		
• Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations • Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets • Plan for growth near transit investments and support implementation of first/last mile strategies • Promote the redevelopment of underperforming retail developments and other outmoded nonresidential uses • Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods • Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations)	Center Focused Placemaking, Priority Growth Areas, Job Centers, High Quality Transit Areas, Transit Priority Areas, Neighborhood Mobility Areas, Livable Corridors, Spheres of Influence, Green Region, Urban Greening	**Consistent.** The Project site is located within an area that is planned for residential uses, with uses to the north, west, and east presently developed with single-family and multifamily residential uses. The Project site is currently developed with an existing behavioral health facility, which occupies roughly half of the Project property area. The Project proposes to develop the remaining half of the Project property, thereby infilling underutilized land. Furthermore, the Project is located approximately 0.3 miles from the existing Omnitrans bus stops. Therefore, the Project would focus growth near destinations and mobility options.

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
• Identify ways to "right size" parking requirements and promote alternative parking strategies (e.g. shared parking or smart parking)		
Promote Diverse Housing Choices		
• Preserve and rehabilitate affordable housing and prevent displacement • Identify funding opportunities for new workforce and affordable housing development • Create incentives and reduce regulatory barriers for building context sensitive accessory dwelling units to increase housing supply • Provide support to local jurisdictions to streamline and lessen barriers to housing development that supports reduction of greenhouse gas emissions	Priority Growth Areas, Job Centers, High Quality Transit Areas, Neighborhood Mobility Areas, Transit Priority Areas, Livable Corridors, Green Region, Urban Greening	**Consistent.** While the Project would house patients for on average a year, the Project is a mental health rehabilitation facility and is not related to housing. However, the Project would not hinder efforts to promote diverse housing choices. The Project would provide new jobs and opportunities for workforce development. Therefore, the Project would be consistent with this reduction strategy.
Leverage Technology Innovations		
• Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space • Improve access to services through technology—such as telework and telemedicine as well as other incentives such as a "mobility wallet," an app-based system for storing transit and other multi-modal payments • Identify ways to incorporate "micro-power grids" in communities, for example solar energy, hydrogen fuel cell power storage and power generation	High Quality Transit Areas, Transit Priority Areas, Neighborhood Mobility Areas, Livable Corridors	**Consistent.** The Project would comply with the most recent and applicable Title 24 requirements, which includes the CALGreen Code, to reduce energy consumption by implementing energy-efficient building designs such as high efficiency lighting, solar-ready roof, and energy-efficient appliances. Furthermore, the Project would meet or exceed the Title 24 standards and would include electric vehicle charging stations. Therefore, the proposed Project would leverage technology innovations and help the County and state meet their GHG reduction goals and will be consistent with this reduction strategy.
Support Implementation of Sustainability Policies		
• Pursue funding opportunities to support local sustainable development implementation projects that reduce greenhouse gas emissions • Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations • Support local jurisdictions in the establishment of Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities • (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development projects, including parks and open space • Work with local jurisdictions/communities to identify opportunities and assess barriers to	Center Focused Placemaking, Priority Growth Areas, Job Centers, High Quality Transit Areas, Transit Priority Areas, Neighborhood Mobility Areas, Livable Corridors, Spheres of Influence, Green Region, Urban Greening	**Consistent.** As previously discussed, the proposed Project would be located close to bus stops and provide electric vehicle charging stations, which would promote alternative modes of transportation. Additionally, the Project would provide solar-ready roof and install high efficiency lighting and energy-efficient appliances. Further, the Project would comply with sustainable practices included in the 2022 Title 24 standards, which includes the CalGreen Code. Thus, the Project would be consistent with this reduction strategy.

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
implement sustainability strategies • Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region • Continue to support long range planning efforts by local jurisdictions • Provide educational opportunities to local decisions makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy		
Promote a Green Region		
• Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards • Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration • Integrate local food production into the regional landscape • Promote more resource efficient development focused on conservation, recycling and reclamation • Preserve, enhance and restore regional wildlife connectivity • Reduce consumption of resource areas, including agricultural land • Identify ways to improve access to public park space	Green Region, Urban Greening, Greenbelts and Community Separators	**Consistent.** The proposed Project involves development of a 198-bed, single-story, mental health rehabilitation building on the largely vacant portion of the Project site and would therefore not interfere with regional wildlife connectivity or convert agricultural land. The Project would be required to comply with 2022 Title 24 standards, which includes the CALGreen Code, which would help reduce energy consumption and reduce GHG emissions. Thus, the Project would support efficient development that reduces energy consumption and GHG emissions. The Project would be consistent with this reduction strategy.

Source: Southern California Association of Governments, 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy – Connect SoCal, September 3, 2020.

CONSISTENCY WITH THE COUNTY OF SAN BERNARDINO GHG REDUCTION PLAN

According to the San Bernardino County GHG Emissions Reduction Plan Update, "all development projects, including those otherwise determined to be exempt from CEQA will be subject to applicable Development Code provisions, including the GHG performance standards, and state requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 $MTCO_2e$ per year will be considered to be consistent with the Plan Update and determined to have a less than significant individual and cumulative impact for GHG emissions" (page 5). The Reduction Plan Update also states that "the 3,000 $MTCO_2e$ per year value was chosen as the medial value and is used in defining small projects that must include the Performance Standards as described in Attachment B (of the San Bernardino County Greenhouse Gas Emissions Reduction Plan), but do not need to use the Screening Tables or alternative GHG mitigation analysis described in Attachment D (of the San Bernardino County Greenhouse Gas Emissions Reduction Plan)."

The Project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 $MTCO_2e$ per year. Therefore, the Project does not need to accrue points using the screening tables and is considered consistent with the GHG Reduction Plan Update. As mentioned above, the Project would meet or exceed the Title 24 standards and would install solar-ready roof, high-efficiency lighting, and energy-efficient appliances. The Project would also include water conservation strategies such as low-fixtures plumbing, water-efficient irrigation, and drought-tolerant landscape consistent with the GHG Reduction Plan Update. The proposed Project will not result in substantial emissions of GHGs and will not conflict with the San Bernardino County GHG Reduction Plan Update.

CONCLUSION

In summary, the Project's characteristics render it consistent with statewide, regional, and local climate change mandates, plans, policies, and recommendations. More specifically, the GHG plans consistency analysis provided above demonstrates that the Project complies with the regulations and GHG reduction goals, policies, actions, and strategies outlined in the 2022 Scoping Plan, 2020-2045 RTP/SCS, and the San Bernardino County GHG Emissions Reduction Plan Update. Consistency with these plans would reduce the impact of the Project's incremental contribution of GHG emissions. Accordingly, the Project would not conflict with any applicable plan, policy, regulation, or recommendation adopted for the purpose of reducing GHG emissions. Impacts in this regard would be less than significant.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IX.	**HAZARDS AND HAZARDOUS MATERIALS** – Would the project:				
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☒	☐	☐
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials

a) Less Than Significant Impact.

CONSTRUCTION

During construction, the Project would involve typical construction activities for development projects, consisting of demolition, earthwork, and building construction. These activities involve the use, transport, and disposal of hazardous materials such as fuel and oils associated with construction equipment, as well as coatings, paints,

adhesives, and cleaners. However, the potentially hazardous materials would be used and disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with applicable federal, state, and local requirements concerning the use, storage, and disposal of hazardous materials, including but not limited to the California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, SCAQMD rules, and the San Bernardino County Fire Protection District. These requirements regulate the amount of hazardous materials used, method of use, accident prevention, protection from exposure to specific chemicals, and the proper storage and disposal of hazardous materials. Construction of the Project would not create a significant hazard to the public or the environmental through the routine transport, use, or disposal of hazardous materials. Impacts would be less than significant, and no mitigation is required.

OPERATION

Similar to existing conditions at the Project site, during operations, the Project would use hazardous materials, such as household and commercial-grade cleaners and fuel for the maintenance of the building and landscaping. These materials would be used and disposed of in accordance with manufacturers' specifications and instructions, hence reducing the risk of a significant hazard to the public or the environment. The Project would also operate one backup emergency generator in the event of an unforeseen upset scenario, i.e., emergency, to ensure power supply to critical equipment systems. The generator would be used in accordance with SCAQMD permit requirements, as discussed in Section III, Air Quality, which prescribe mandatory storage, operations, routine maintenance, testing, and reporting requirements. Additionally, the rehabilitation center may administer medication to the patients, which would be used, stored, and disposed of in accordance with the U.S. Food and Drug Administration guidelines. Operation of the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Impacts would be less than significant, and no mitigation is required.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

b) Less Than Significant Impact with Mitigation Incorporated.

CONSTRUCTION

For the purpose of this analysis, the severity of potential impacts related to hazardous substances during construction would be associated with the potential mobilization of hazardous materials through demolition processes, excavation of contaminated soil, or handling of hazardous materials, resulting in exposure to humans and the environment. Conditions of contamination could exist as either the result of previous land use residuals, or as the result of accidental releases related to demolition of the existing structures. Hazardous materials encountered during demolition and construction of the proposed Project would require special handling to minimize risks of human and environmental exposure. All construction activities would comply with all applicable federal, state, and local laws and regulations regarding hazardous materials.

The Project proposes demolition of one existing on-site building, which was built in the 1950s. Based on the time frame of the building construction, there is potential for the building to contain asbestos-containing materials and lead-based paint. Therefore, the Project would implement Mitigation Measure HAZ-1, which would require testing for

asbestos and lead to be conducted prior to demolition of the existing building, and preparation of a Hazardous Material Abatement Plan, if necessary, which would identify the proper procedures for the abatement.

Mitigation Measure HAZ-1: Hazardous Materials Abatement Plan.

Due to the potential presence of asbestos-containing materials (ACM) and lead-based paint (LBP) in the building proposed for demolition, the general contractor shall prepare an Asbestos and Lead Survey Report prior to commencement of demolition. If the results and findings of the report indicate elevated levels of hazardous materials in the building, the general contractor shall prepare a detailed Hazardous Material Abatement Plan in accordance with regulatory requirements and the results and findings of the Asbestos and Lead Survey Report. The Hazardous Material Abatement Plan, if required, shall be implemented prior to and during demolition activities to ensure that hazardous materials on the Project site are properly identified, removed, and disposed of off-site at a landfill that accepts hazardous materials, and are removed from the site to prevent exposure to workers and the general public. The Hazardous Material Abatement Plan shall include a site-specific scope of work and specifications for the proper removal and disposal of hazardous materials. The Hazardous Material Abatement Plan shall be prepared and implemented in accordance with all federal and state standards and regulations, including the Asbestos National Emission Standards for Hazardous Air Pollutants, and those overseen by the Department of Toxic Substances Control, the SCAQMD, and the Occupational Safety and Health Administration.

Further, as described in Criterion IV-d below, the Project site is not identified as a hazardous waste site or a leaking underground storage tank site. Implementation of Mitigation Measure HAZ-1 would ensure that potential impacts from asbestos-containing materials and lead-based paint during the Project construction phase would be less than significant.

OPERATION

As mentioned previously, similar to existing conditions, the proposed facility would use commercially available chemicals typically used for upkeep, maintenance, and landscaping of healthcare facilities, such as household and commercial cleaners, paints, solvents, and lubricants. Additionally, the facility may administer medication to the patients, which would be used, stored, and disposed of in accordance with U.S. Food and Drug Administration guidelines. The use of these materials would be used in accordance with manufacturer's recommendations and appliable regulations. Further, as mentioned, the proposed Project would include a backup generator, which would be operated in accordance with SCAQMD permit requirements. Therefore, operation of the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant, and no mitigation is required.

Therefore, impacts are considered less than significant with the implementation of Mitigation Measure HAZ-1.

c) Less Than Significant Impact with Mitigation Incorporated.

Schools within one-quarter mile of the Project site include Bob Holcomb Elementary School, located 0.22 miles to the west; Shandin Hills Middle School, located 0.21 miles to the southwest; Gateway Education Center, located 0.11 miles to the south; and Newmark Elementary School, located 0.25 miles to the east. Construction of the Project would

require excavation and demolition activities that may disturb and emit potential hazardous materials, as describe in part IX.b, above. Therefore, Mitigation Measure HAZ-1 would be required during the construction phase of the Project. Impacts relative to hazardous emissions or the handling of hazardous materials, substances, or waste during construction would be less than significant with mitigation incorporated.

Similar to the existing conditions, operation of the proposed facility would not include the use of hazardous materials beyond those used for routine cleaning of buildings, maintenance of landscaping, and operation of an emergency backup generator, which would comply with manufacturer's recommendations to prevent an accidental release of hazardous materials into the environment. Therefore, impacts relative to hazardous emissions or the handling of hazardous materials, substances, or waste during operation are anticipated to be less than significant, and no mitigation is required.

Therefore, impacts are considered less than significant and no mitigation is required.

d) No Impact.

To determine if the site is on a list compiled by Section 65962.5 of the California Government Code, a review of the following data resources, also known as the Cortese list, was conducted:

- List of Hazardous Waste and Substances sites from the California Department of Toxic Substances Control's (DTSC) online EnviroStor database[23]
- List of leaking underground storage tank sites from the State Water Resources Control Board (SWRCB) online GeoTracker database[24]
- California Environmental Protection Agency:[25]
    - List of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management unit;
    - List of "active" Cease and Desist Orders and Cleanup and Abatement Orders from the SWRCB; and
    - List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

A review of the databases above determined that no hazardous materials sites are located at the Project site or within the immediate vicinity (1,000 feet). Therefore, no impact would result, and no mitigation is required.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

[23] Department of Toxic Substances Control, EnviroStor, accessed July 11, 2023, https://www.envirostor.dtsc.ca.gov/public/.
[24] California State Water Resources Control Board, GeoTracker, accessed July 11, 2023, https://geotracker.waterboards.ca.gov/.
[25] California Environmental Protection Agency, Cortese List Data Resources, accessed July 11, 2023, https://calepa.ca.gov/sitecleanup/corteselist/.

e) No Impact.

The Project site is not located within the vicinity of a public use airport or private airstrip. The closest airport is the San Bernardino International Airport, located approximately 5.7 miles southeast of the Project site. Further, the Project site is not mapped within a San Bernardino County Airport Safety Review Area.[26] Therefore, the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area as a result of proximity to an airport.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

f) No Impact.

The Project site does not contain any emergency facilities. Regional emergency response plans relevant to the Project site include the San Bernardino County Emergency Operations Plan. The County designates evaluation routes that would be used in case of emergency to evacuate the area. The nearest evacuation routes to the Project site include Interstate 215 (2.5 miles to the southwest), Interstate 210 (3.3 miles to the south), and State Route 18 (3.5 miles to the east).[27] No designated emergency routes are located in the immediate vicinity of the Project site. No changes to roadways are proposed as part of the Project, and no impacts to County evacuation routes would occur. The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact would occur, and no mitigation is required.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

g) Less Than Significant Impact.

As detailed in Section XX, Wildfire, the Project site is located within a very high fire hazard severity zone.[28] However, the Project site as well as areas surrounding the Project property have been largely built out with suburban uses, as shown on Figure 3, where natural vegetation has been largely removed and the terrain is level. Implementation of the Project would fully develop the remaining portion of the site with buildings and hardscape, which include use of non-combustible materials such as concrete tile roofing and stucco. The Project would not include any new uses that would exacerbate wildland fires. Additionally, the proposed building would be designed to meet applicable California Fire Code standards at the time of construction and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. The Project would be designed with sprinkler, alarm, and other fire safety measures. Therefore, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Impacts would be less than significant, and no mitigation is required.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

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[26] San Bernardino County, Countywide Plan Policy Plan, Policy Map HZ-9, accessed July 12, 2023, https://countywideplan.com/wp-content/uploads/sites/68/2021/02/HZ-9-Airport-Safety-Planning-201027.pdf.

[27] San Bernardino County, Countywide Plan Policy Plan, Policy Map PP-2 Evacuation Routes, accessed July 12, 2023, https://countywideplan.com/wp-content/uploads/sites/68/2021/02/PP-2-Evacuation-Routes-201027.pdf.

[28] California Department of Forestry and Fire Protection. n.d. Fire and Resource Assessment Program, Fire Hazard Severity Zone Viewer, accessed July 13, 2023, https://egis.fire.ca.gov/FHSZ/.

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

SUBSTANTIATION:

San Bernardino County, Countywide Plan EIR; Submitted Project Materials (Project Specific Water Quality Management Plan and Hydrology Report by DSK Architects)

a) Less Than Significant Impact.

Construction activities have the potential to degrade water quality through the exposure of surface runoff to exposed soils, dust, and other debris, as well as from runoff from

construction equipment. To minimize these potential impacts, the proposed Project would comply with the requirements of the statewide general NPDES Permit for stormwater discharges from construction sites (NPDES No. CAS000002). Under this permit, discharges of stormwater from construction sites with a disturbed area of one or more acres must obtain individual NPDES permits or be covered by the General Permit—i.e., by filing a Notice of Intent with the SWRCB and developing and implementing a SWPPP. The SWPPP must identify BMPs to be implemented on the construction site to protect water quality and manage stormwater runoff, and must contain a visual monitoring program, a sampling, analysis and monitoring requirement for "non-visible" pollutants, and a monitoring plan if the site discharges directly to a water body listed on the state's 303(d) list of impaired waters. With adherence to the requirements of the NPDES Permit, the Project would not violate any water quality standards or waste discharge requirements during construction activities.

During operations, the proposed Project may result in potential stormwater pollution with use of maintenance supplies such as household and commercial cleaners, oil and grease, solvents, paints, and pesticides and fertilizers from landscaped areas. To minimize these potential impacts, the proposed Project would comply with the Santa Ana Regional Water Quality Control Board's Municipal Stormwater (MS4) Permit (Permit Order No. R8-2010-0036). As part of the MS4 requirements for priority projects, the Project would implement low-impact development (LID) BMPs to the maximum extent practicable in order to reduce the discharge of pollutants to receiving waters. LID is an approach to land development (or redevelopment) that works with nature to manage stormwater as close to its source as possible. Examples of LID BMPs include bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.

The MS4 Permit requires individual priority projects to prepare and implement a water quality management plan (WQMP). A WQMP has been prepared for the Project by BKF Engineers. The objectives of a WQMP are to control contaminants into storm drain systems, educate the public about stormwater impacts, detect and eliminate illicit discharges, control runoff from construction sites, and implement BMPs and site-specific runoff controls and treatments. The WQMP prepared for the Project contains nonstructural and structural source control BMPs to be implemented as part of the Project design, including but not limited to the following:

- Nonstructural source control BMPs: water conservation practices; litter/debris control program; employee training; vacuum sweeping of private streets and parking lots; and catch basin inspection program.
- Structural source control BMPs: trash and waste storage areas designed to reduce pollutant release; implementation of efficient irrigation systems and landscape design; smart controllers and source control; and finish grade of landscaped areas at a minimum of 1-2 inches below top of curb, sidewalk, or pavement.

Furthermore, the Preliminary Hydrology Report prepared for the Project concluded that in order to meet the San Bernardino County zero net impact on existing storm drain system policy, the Project must include an underground retention facility that will require a pump to drain. The underground retention facility would also collect and infiltrate run off from impervious areas, serving as the LID practice to be implemented as part of the Project.

With adherence to the requirements of the NPDES Permit, MS4 Permit, and WQMP, the Project would not violate any water quality standards or waste discharge requirements

during operation and would not otherwise substantially degrade surface or ground water quality.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

b) Less Than Significant Impact.

The Project site is underlain by the Upper Santa Ana River Valley Groundwater Basin – Bunker Hill Sub-Basin. The San Bernardino Valley Water Conservation District (SBVWCD) manages water conservation and groundwater recharge activities for the Bunker Hill Sub-Basin. Utility infrastructure, including potable water, is already established for the existing on-site mental health rehabilitation center and provided by the San Bernardino Municipal Water Department (SBMWD). The SBMWD uses water produced from 51 deep wells, relying solely on groundwater from the Bunker Hill basin.[29]

As discussed in the Project Description, the proposed facility would help to alleviate capacity at existing acute/psych hospitals and emergency rooms, and in the justice system. Since the Project would serve long-term patients, the Project would have a similar water usage as residential uses, and is not considered to have a singularly high water demand. Additionally, the proposed Project site is already served by the SBMWD and does not propose groundwater pumping. Therefore, the Project would not result in substantial additional demand for groundwater supplies.

Furthermore, as discussed in Criterion X(a) above, the Project would adhere to the requirements of the NPDES Permit and MS4 Permit and implement the BMPs of the WQMP. In doing so, the Project would install an underground retention facility that would collect and infiltrate runoff from impervious areas, ensuring the Project would not substantially interfere with groundwater recharge.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

c) i-iv) Less Than Significant Impact.

Half of the existing Project site is currently developed with the existing behavioral health facility; the remaining half is undeveloped and has been moderately disturbed due to continued weed and vegetation management. The proposed mental health rehabilitation building, courtyard areas, landscaping, parking and road system would be constructed on the undeveloped portion of the Project site, thus increasing the impervious areas of the Project site. As a result, implementation of the Project could increase stormwater runoff and pollutants from the development sites.

However, as discussed in Criterion X(a) above, the WQMP prepared for the Project contains nonstructural and structural source control BMPs to be implemented as part of the Project design. The Project would also adhere to the requirements of the NPDES Permit and MS4 Permit, reducing impacts to erosion or siltation on- or off-site.

Furthermore, San Bernardino County has enacted a policy that all new projects must have a net zero effect on the public storm drain system. Thus, the Hydrology Report prepared for the Project calculated the existing 100-year peak storm runoff flowrate and the proposed 100-year peak storm runoff flowrate and determined the preliminary retention facility size required to eliminate the difference in peak flowrates in accordance with this

[29] San Bernardino Valley Water Conservation District, January 2015, Upper Santa Ana River Watershed Integrated Regional Water Management Plan.

policy. The Hydrology Report concluded that with implementation of the retention facility (approximately 8 feet deep), the Project would achieve the net zero effect requirement, minimizing impacts related to the rate or amount of surface runoff.

The Project site is located within Federal Emergency Management Agency (FEMA) flood Zone X (0.2 percent annual chance flood hazard, areas of 1 percent annual chance flood with average depth less than one foot, or with drainage areas of less than one square mile).[30] This area is classified as Other Areas of Flood Hazard, and not a Special Flood Hazard Area. The Project site has a low flood hazard risk; additionally, as mentioned above, the Project would be designed in accordance with surface hydrology design requirements and siltation and erosion control measures. In summary, the Project would result In less than significant impacts to impede or redirect flood flows or result in flooding off-site.

Therefore, with adherence to the requirements of the NPDES Permit and MS4 Permit, and implementation of the WQMP, associated BMPs, and proposed drainage improvements for the site, the Project would not result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or impede or redirect flood flows.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

d) Less Than Significant Impact.

As discussed in criterion (X)(c) above, the Project site is located within Zone X. The proposed Project would include new or relocated connections to the existing stormwater drainage infrastructure. The Project would also implement the retention facility as part of the Project design, reducing potential flooding hazards on-site.

Tsunamis are large ocean waves that are generated by major earthquakes, undersea landslides, volcanic eruptions, or other similar seismic activity. As the County is located approximately 22 miles inland from the Pacific Ocean, there is no risk of tsunami hazard at the Project site.

A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. Most of the largest inland water bodies in the County that could generate local flooding due to a seiche are reservoirs and flood control basins impounded by dams. Within the Valley region where the Project site is located, the inland water bodies that may result in flooding include the Santa Ana River, Cajon Wash, Lytle Creek Wash, and in the Prado Basin, as identified in the San Bernardino Countywide Plan EIR. It is unlikely that, during an earthquake, flows on the rivers would be so high as to create a seiche flood hazard to the surrounding area.[31] Therefore, in flood hazard, tsunami, or seiche zones, the Project would result in less than significant impacts related to the release of pollutants due to Project inundation.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

[30] Federal Emergency Management Agency, 2008, National Flood Hazard Layer FIRMette 06071C7945H.
[31] San Bernardino County, June 2019, San Bernardino Countywide Plan Draft EIR – Hydrology and Water Quality.

e) Less Than Significant Impact.

As discussed in Criterion X(b), the Project would not result in substantial additional demand for groundwater supplies, as Project occupants and employees would be expected to come from the existing population in the area. Further, the proposed facility is already served by the SBVWCD for potable water. Based on the SBMWD 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, the SBMWD does not anticipate any shortage due to single or consecutive dry years, which incorporate considerations for future growth. The SBMWD can produce water from its existing sources needed to meet 100 percent of demand during multiple dry years. The SBMWD participates in several ongoing water conservation measures and contributes to regional recharge projects through the San Bernardino Basin Groundwater Council to optimize and enhance the use and reliability of local groundwater resources. Additionally, the SBMWD has a water shortage contingency plan to reduce the demand during critical drought years or other supply emergencies.[32] Additionally, the Project would adhere to the requirements of the NPDES Permit and MS4 Permit and implement the BMPs of the WQMP, ensuring the Project would not substantially interfere with groundwater recharge. Therefore, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

[32] San Bernardino Municipal Water District, 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, accessed July 20, 2023, https://www.sbvmwd.com/home/showpublisheddocument/9248/637614632170000000.

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

SUBSTANTIATION:

San Bernardino Countywide Plan, 2020; Submitted Project Materials

a) No Impact.

The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Project site comprises three parcels and is currently developed with an existing behavioral health facility consisting of approximately six buildings, and several temporary and storage structures, outside recreational areas, and parking, which occupy roughly half of the Project property area. The remaining half of the Project property is undeveloped. The proposed Project would request a lot line adjustment such that the existing and new facilities are on separate parcels. However, the existing and proposed uses of the Project site would remain the same as the proposed Project, as the Project would demolish an existing building on-site and construct a new mental health rehabilitation building on the northwest portion of the property to supplement the existing behavioral health facility.

Additionally, the proposed Project would install a 10-foot perimeter wall along the property boundary, construct new driveway entrances onto the property, and create a perimeter road for emergency access. However, the proposed Project would not include the construction of a linear feature beyond the boundaries of the three parcels, which could impair mobility between the Project site and the surrounding residential uses in the community. Therefore, the proposed Project would not physically divide an established community.

No impacts are identified or are anticipated, and no mitigation measures are required.

b) Less Than Significant Impact.

The Project site is located in the southwest Valley Region of San Bernardino County, within an area of unincorporated land surrounded by the City of San Bernardino incorporated boundaries. The Project site's land use designation is Medium Density Residential (MDR) and zoning designation is Multiple Residential (RM) under the San Bernardino County General Plan.[33]

[33] San Bernardino County, Countywide Plan, Maps, Tables, & Figures, Policy Maps, LU-1 (AE) Land Use Map, accessed June 29, 2023.

As shown in Table 2, Project Design Information, the proposed Project would be consistent with the County's requirements and limits for property size, proposed new building area, total building area, development setbacks, maximum height, and landscaping. The proposed Project is requesting a Conditional Use Permit to operate the facility, and variances for reduced parking and increased fencing height. A Major Variance application would be filed for the Project, including the following justification for the reduced parking and increased fencing height. Reduced parking from the required 136 parking spaces to 86 spaces is requested, as the majority of patients that the proposed Project would serve would not have their own vehicles; instead, the number of parking spaces needed would serve facility staff and visitors. The requested fence height from the maximum allowance of 4 feet in the front and 6 feet on the interior sides and rear, to the requested 10 feet would provide additional security for the Project site. However, no General Plan Amendment would be required. Through the County's development process, and with approval of the Conditional Use Permit and Major Variance, the proposed Project would not conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The impacts of the proposed Project are assessed throughout this IS/MND.

Therefore, impacts would be less than significant, and no mitigation is required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XII.	**MINERAL RESOURCES** - Would the project:				
a)	Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	☐	☐	☒	☐
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

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

San Bernardino County General Plan, 2007; Submitted Project Materials

a) Less Than Significant Impact.

The Project site is located in the Valley Region of San Bernardino County. Nearly the entire Valley Region, except for the southwestern corner, is designated as either Mineral Resource Zone (MRZ) 2 or MRZ-3. The Project site, specifically, is located within an MRZ-3. Areas classified as MRZ-3 are defined as areas containing known or inferred mineral deposits that may qualify as mineral resources.

Although located within an MRZ-3, the Project site is in an urbanized area and the proposed facility would be built on an existing, developed site. The Project does not involve mining activities. The land use designation for the Project site is Medium Density Residential (MDR), and mineral resource mining is not a use compatible with the site's land use or zoning designations or with the surrounding land uses. Mineral resource extraction would conflict with the purpose and scope of the General Plan and Zoning District in the Valley Region of the County.

Thus, the Project would not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

b) Less Than Significant Impact.

As discussed above in Criterion XII(a), the Project site is located within an area designated as MRZ-3. However, as the Project site is already partially developed and located within a suburbanized area, the Project site and vicinity are not conducive to mineral extraction activities. The Project would also not involve mining activities. Therefore, the Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Impacts would be less than significant.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIII.	**NOISE** - Would the project result in:				
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

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

San Bernardino County, Countywide Plan EIR; Submitted Project Materials: Project Noise Modeling Analysis (Appendix G)

Background

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air and is characterized by both its amplitude and frequency (or pitch). The human ear does not hear all frequencies equally. In particular, the ear de-emphasizes low and very high frequencies. To better approximate the sensitivity of human hearing, the A-weighted decibel scale (dBA) has been developed. On this scale, the human range of hearing extends from approximately 3 dBA to around 140 dBA.

Noise is generally defined as unwanted or excessive sound, which can vary in intensity by over one million times within the range of human hearing; therefore, a logarithmic scale, known as the decibel scale (dB), is used to quantify sound intensity. Noise can be generated by a number of sources, including mobile sources such as automobiles, trucks, and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. Noise generated by mobile sources typically attenuates (is reduced) at a rate between 3 dBA and 4.5 dBA per doubling of distance. The rate depends on the ground surface and the number or type of objects between the noise source and the receiver. Hard and flat surfaces, such as concrete or asphalt, have an attenuation rate of 3 dBA per doubling of distance. Soft surfaces, such as uneven or vegetated terrain, have an attenuation rate of about 4.5 dBA per doubling of distance. Noise generated by stationary sources typically attenuates at a rate between 6 dBA and about 7.5 dBA per doubling of distance.

There are a number of metrics used to characterize community noise exposure, which fluctuates constantly over time. One such metric, the equivalent sound level (L_{eq}), represents a constant sound that, over the specified period, has the same sound energy as the time-varying sound. Noise exposure over a longer period of time is often evaluated based on the day-night sound level (L_{dn}). This is a measure of 24-hour noise levels that incorporates a 10 dBA penalty for sounds occurring between 10:00 p.m. and 7:00 a.m. The penalty is intended to reflect the increased human sensitivity to noises occurring during nighttime hours, particularly at times when people are sleeping and there are lower ambient noise conditions. Typical L_{dn} noise levels for light and medium density residential areas range from 55 dBA to 65 dBA. Similarly, community noise equivalent level (CNEL) is a measure of 24-hour noise levels that incorporates a 5-dBA penalty for sounds occurring between 7:00 p.m. and 10:00 p.m. and a 10-dBA penalty for sounds occurring between 10:00 p.m. and 7:00 a.m. to account for noise sensitivity in the evening and nighttime, respectively.

REGULATORY FRAMEWORK

State

The state Office of Planning and Research (OPR) Noise Element Guidelines include recommended exterior and interior noise level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The OPR Noise Element Guidelines contain a table that describes the compatibility of various land uses with a range of environmental noise levels in terms of the CNEL. Table 4.13-1, *Land Use Compatibility for Community Noise Environments*, presents guidelines for determining acceptable and unacceptable community noise exposure limits for various land use categories. The guidelines also present adjustment factors that may be used to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution.

Table 4.13-1. Land Use Compatibility for Community Noise Environments

Land Use Category	Community Noise Exposure (L_{dn} or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential – Low Density, Single-Family, Duplex, Mobile Homes	50 – 60	55 – 70	70 – 75	75 – 85
Residential – Multiple Family	50 – 65	60 – 70	70 – 75	70 – 85
Transient Lodging – Motel, Hotels	50 – 65	60 – 70	70 – 80	80 – 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 – 70	60 – 70	70 – 80	80 – 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 – 70	NA	65 – 85
Sports Arenas, Outdoor Spectator Sports	NA	50 – 75	NA	70 – 85
Playgrounds, Neighborhood Parks	50 – 70	NA	67.5 – 75	72.5 – 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 – 70	NA	70 – 80	80 – 85
Office Buildings, Business Commercial, Professional	50 – 70	67.5 – 77.5	75 – 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 – 75	70 – 80	75 – 85	NA

Notes: NA = Not Applicable; Ldn = Day/Night Average; CNEL = community noise equivalent level; dBA = A-weighted decibels
Normally Acceptable - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
Conditionally Acceptable - New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
Normally Unacceptable - New Construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
Clearly Unacceptable - New construction or development should generally not be undertaken.

Source: State of California Governor's Office of Planning and Research, General Plan Guidelines, July 2017.

LOCAL

County of San Bernardino

General Plan Hazard Element

The Hazards Element of the General Plan includes goals and policies aimed at the control and abatement of natural hazards, human-generated hazards, and risks due to climate change. The element provides direction to address risks to communities and prioritizes the reduction of hazards and pollution exposure to unincorporated disadvantaged communities. To protect County residents from excessive noise, the Hazards Element contains the following goals related to the Project:

Goal HZ-2: People and the natural environment protected from exposure to hazardous materials, excessive noise, and other human-generated hazards.

Policy HZ-2.8: Proximity to noise generating uses. We limit or restrict new noise sensitive land uses in proximity to existing conforming noise generating uses and planned industrial areas.

Policy HZ-2.9: Control sound at the source. We prioritize noise mitigation measures that control sound at the source before buffers, soundwalls, and other perimeter measures.

San Bernardino County Code of Ordinances

The County's noise regulation is contained in the San Bernardino County Code of Ordinances. The following sections of the Code of Ordinances are applicable to the proposed Project:

24.0706 Special Sound Source Standards.

C. Power Tools and Equipment. Except for emergency work, no person shall operate any power tools or equipment between the hours of 10:00 p.m. and 7:00 a.m. such that the power tools or equipment are plainly audible inside an occupied dwelling other than a dwelling in which the power tools or equipment may be located. Sound level measurements may be used, but are not required, to establish a violation of this Subdivision.

D. Construction Activity. Except for emergency work, it shall be unlawful for any person to operate or cause to be operated, construction equipment between 7:00 p.m. and 7:00 a.m.

83.01.080 Noise

C. Noise Standards

Table 4.13-2. San Bernardino Noise Standards for Stationary Noise Sources

Affected Land Uses	7 a.m. – 10 p.m. L_{eq}	10 p.m. – 7 a.m. L_{eq}
Residential	55 dBA	45 dBA
Professional Services	55 dBA	55 dBA
Other Commercial	60 dBA	60 dBA
Industrial	70 dBA	70 dBA

Source: San Bernardino County, San Bernardino County California Code of Ordinances, Section 83.01.080 Noise, Table 83-2, Noise Standards for Stationary Noise Sources, adopted 2007.

G. Exempt Noise. The following sources of noise shall be exempt from the regulations of this Section:

3. Temporary construction, maintenance, repair or demolition activities between 7:00 a.m. and 7:00 p.m., except Sundays and Federal holidays.

83.01.090 Vibrations

A. Vibration Standard. No ground vibration shall be allowed that can be felt without the aid of instruments at or beyond the lot line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to two-tenths inches per second measured at or beyond the lot line.

C. Exempt Vibrations. The following sources of vibration shall be exempt from the regulations of this Section.

2. Temporary construction, maintenance, repair, or demolition activities between 7:00 a.m. and 7:00 p.m., except Sundays and Federal holidays.

City of San Bernardino

General Plan Noise Element

Since the Project site is located adjacent to the sensitive receptors that are located within the jurisdiction of the City of San Bernardino, relevant noise standards for the City of San Bernardino are also included in this section. The City of San Bernardino has adopted noise standards in the Noise Element of the General Plan for City of San Bernardino. The City of San Bernardino's noise compatibility criteria by land use is summarized in Table 4.13-3, *City of San Bernardino Noise Standards for Residential Use*.

Table 4.13-3. City of San Bernardino Noise Standards for Residential Use

Land Use	Exterior	Interior
Residential	55 dBA	45 dBA

Source: City of San Bernardino General Plan, Noise Element, adopted November 1, 2005

City of San Bernardino Development Code

The following noise regulations contained in the City of San Bernardino Development Code would be analyzed to ensure adjacent land uses are not impacted by noise from the proposed development.

Section 19.20.030.15 Noise

A. In residential areas, no exterior noise level shall exceed 65 dBA and no interior noise level shall exceed 45 dBA.

Section 8.54.070 Disturbance from Construction Activity

No person shall be engaged or employed, or cause any other person to be engaged or employed, in any work of construction, erection, alteration, repair, addition, movement, demolition, or improvement to any building or structure except within the hours of 7:00 a.m. and 8:00 p.m.

EXISTING CONDITION

The Project site is located in a suburban area with substantial single- and double-story residential development. Noise sources in the Project area include the use of mechanical equipment (e.g., HVAC units) and vehicular noise along North 4th Avenue and Orange Drive. The noise associated

with these sources may represent a single-event noise occurrence, short-term, or long-term/continuous noise.

Noise Measurements

In order to quantify existing ambient noise levels in the vicinity of the Project site, Michael Baker International conducted four noise measurements on May 18, 2023; refer to Appendix G, *Noise Data.* The noise measurement sites were representative of typical existing noise exposure within and immediately adjacent to the Project site. The four ten-minute measurements were taken between 10:00 a.m. and 11:30 a.m. Short-term (L_{eq}) measurements are considered representative of the noise levels throughout the day and relate closely with the noise standards for the Project area. Refer to Table 4.13-4, *Noise Measurements*.

Table 4.13-4. Noise Measurements

Site No.	Location	L_{eq} (dBA)	L_{min} (dBA)	L_{max} (dBA)	Peak (dBA)	Time
1	4169 North 4th Avenue	55.6	42.8	70.3	87.6	10:00 a.m.
2	Parking lot south of 1143 W 48th Street	46.6	41.2	66.1	81.4	10:18 a.m.
3	4623 Orange Drive	45.5	28.7	65.5	97.3	10:34 a.m.
4	1196 W 45th Street	50.1	37.0	73.3	90.9	11:01 a.m.
Notes: dBA = A-weighted decibels, L_{eq} = Equivalent Sound Level; L_{min} = Minimum Sound Level; L_{max} = Maximum Sound Level, Peak = Highest Instantaneous Sound Level						
Source: Michael Baker International, May 18, 2023.						

Meteorological conditions were clear sunny skies, warm temperatures, with light wind speeds (0 to 5 miles per hour), and low humidity. Noise monitoring equipment used for the ambient noise survey consisted of a Brüel & Kjær Hand-held Analyzer Type 2250 equipped with a Type 4189 pre-polarized microphone. The monitoring equipment complies with applicable requirements of the American National Standards Institute for sound level meters. The results of the field measurements are included in Appendix G, *Noise Data*.

Noise Sensitive Receptors

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as parks, historic sites, cemeteries, and recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

The closest sensitive receptors to the Project site are the single-family residences located immediately to the south and west and multifamily residences located immediately to the north.

a) Less Than Significant Impact.

SHORT-TERM CONSTRUCTION NOISE IMPACTS

The Project involves construction activities associated with demolition, grading, paving, building construction, and architectural coating applications. The Project would be constructed over approximately 14 months and require approximately 1,000 cubic yards of soil export. Ground-borne noise and other types of construction-related noise impacts

would typically occur during the initial earthwork phases. This phase of construction has the potential to create the highest levels of noise. Typical noise levels generated by construction equipment are shown in Table 4.13-5, Maximum Noise Levels Generated by Typical Construction Equipment. Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be due to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

Construction noise levels in the Project vicinity would fluctuate depending on the particular type, number, and duration of usage for the varying equipment. The effects of construction noise largely depend on the type of construction activities occurring on any given day, noise levels generated by those activities, distances to noise-sensitive receptors, and the existing ambient noise environment in the receptor's vicinity. Construction generally occurs in several discrete phases, with each phase requiring different equipment with varying noise characteristics. These phases alter the characteristics of the noise environment generated on the proposed Project site and in the surrounding community for the duration of the construction process.

Noise levels depicted in Table 4.13-5 represent maximum sound levels (L_{max}), which are the highest individual sound occurring at an individual time period. The closest sensitive receptors to the Project site are single-family residences located immediately to the south and west and multifamily residences located immediately to the north, with the closest residence located approximately 40 feet from the Project property line. As shown in Table 4.13-5, construction noise levels could range between approximately 88 dBA and 104 dBA at the distance of 10 feet. Although sensitive receptors may be exposed to increased noise levels during Project construction, construction activities are exempt from the San Bernardino County and City of San Bernardino noise standards as it is a normal part in the urban life and the Project would be required to comply with the San Bernardino County's (Section 83.01.080[G][3]) and the City of San Bernardino's (Section 8.54.070) allowable construction hours. As such, construction activities would occur between 7:00 a.m. to 7:00 p.m. Monday through Saturday. Construction activities are not allowed on Sundays or nationally recognized holidays. As such, Project construction noise would be exempt from both the County and City of San Bernardino noise standards and compliance with hours of construction activities would reduce impacts to a less than significant level in this regard.

Table 4.13-5. Maximum Noise Levels Generated by Typical Construction Equipment

Type of Equipment	Acoustical Use Factor[1]	L_{max} at 50 Feet (dBA)	L_{max} at 10 Feet (dBA)
Backhoe	50	78	92
Compressor	40	78	92
Concrete Saw	20	90	104
Dozer	40	82	96
Dump Truck	40	76	90
Excavator	40	81	95
Flatbed Truck	40	74	88
Grader	40	85	99
Loader	40	79	93
Paver	50	77	91
Roller	20	80	94
Scraper	40	85	99
Tractor	40	84	98
Water Truck	40	80	89
Welder	40	74	88

Note:
1. Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.

Source: Federal Highway Administration, Roadway Construction Noise Model (*FHWA-HEP-05-054*), January 2006.

OPERATIONAL NOISE IMPACTS

Mobile Noise

Future development generated by the proposed Project would result in vehicle use on adjacent roadways, thereby increasing vehicular noise in the vicinity of existing and proposed land uses. As determined by the California Department of Transportation (Caltrans) in the *Technical Noise Supplement to the Traffic Noise Analysis Protocol* (September 2013), a doubling in roadway traffic volumes is required to generate any noticeable increase in roadway noise levels.[34] Based on the information provided by the Project applicant, the proposed Project would generate 135 average daily trips (ADT).[35] The nearest major roadway segment to the Project vicinity currently experiences approximately 4,191 ADT along 48th Street (at West 3rd Avenue).[36] As such, the Project's minimal trip generation (approximately 135 ADT) would not double existing traffic volumes along nearby roadways and any increase in traffic noise along local roadways would be imperceptible. Project-related traffic noise impacts would be less than significant.

Stationary Noise Impacts

Stationary noise sources associated with the proposed Project would include mechanical equipment, parking activities, and outdoor gathering area. These noise sources are typically intermittent and short in duration. Noise has a decay rate due to distance attenuation, which is calculated based on the Inverse Square Law. Based upon the Inverse Square Law, sound levels decrease by 6 dBA for each doubling of distance from the source.[37] All stationary noise activities would be required to comply with the San Bernardino City and County noise standards. The Project would include an emergency

[34] California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol, September 2013.
[35] The facility would operate 24 hours a day, 7 days a week, and would have three employee shifts with up to 45 employees per shift resulting in a total of 135 average daily trips. The patients are typically dropped off at the center and often do not have visitors (a good number are homeless and/or are oftentimes in jail).
[36] San Bernardino County, San Bernardino Countywide Plan Transportation Existing Conditions Report, accessed on June 28, 2023, https://countywideplan.com/wp-content/uploads/sites/68/2020/10/Trans_CWP_221_77_ExCon_FinalDraft_032917.pdf.
[37] Harris, Cyril M., Noise Control in Buildings, 1994.

generator on-site. However, as the emergency generator would only be used for up to a few hours per year under emergencies, noise generated by the backup generator is not further analyzed.

Mechanical Equipment

HVAC units typically generate noise levels of approximately 66 dBA L_{eq} at 3 feet from the source.[38] The closest sensitive receptors are the single-family residential uses located immediately adjacent to the south and west and multifamily residential uses located to the north of the Project site. The nearest HVAC units are located at approximately 55 feet from the sensitive receptors to the west. As such, at the distance of 55 feet, HVAC noise levels would attenuate to approximately 41 dBA, which would be below the County's and City's exterior daytime standards of 55 dBA and nighttime standards of 45 dBA. Further, noise levels from the HVAC would be lower than the existing ambient noise levels at the surrounding sensitive receptors; refer to Table 4.13-4. Therefore, the nearest sensitive receptors would not be directly exposed to substantial noise from on-site HVAC equipment and impacts would be less than significant.

Parking Areas

Traffic associated with parking activities is typically not of sufficient volume to exceed community noise standards, which are based on a time-averaged scale such as the CNEL scale. However, the instantaneous maximum sound levels generated by a car door slamming, engine starting up, and car pass-bys may be an annoyance to adjacent noise-sensitive receptors. Estimates of the maximum noise levels associated with some parking lot activities are presented in Table 4.13-6, *Typical Noise Levels Generated by Parking Lots*.

Table 4.13-6. Typical Noise Levels Generated by Parking Lots

Noise Source	Maximum Noise Levels at 50 Feet from Source
Car door slamming	61 dBA L_{eq}
Car starting	60 dBA L_{eq}
Car idling	53 dBA L_{eq}

Source: Kariel, H. G., "Noise in Rural Recreational Environments," *Canadian Acoustics* 19(5), 3-10, 1991.

The Project would provide 86 parking spaces. As shown in Table 4.13-6, parking activities can result in noise levels up to 61 dBA at a distance of 50 feet. The proposed Project would have intermittent parking activities noise due to the movement of vehicles. The nearest sensitive receptors would be located approximately 30 feet from the proposed parking spaces on the north, west, and south of the Project site. At this distance, noise levels from parking activities would range from 57 dBA to 65 dBA. Furthermore, the Project is proposing to construct a 6-foot noise barrier wall along the northern, southern, and western property lines. As a solid noise barrier, it would provide additional reduction up to 5 dBA.[39] Therefore, parking activities noise would be reduced to approximately 52 dBA to 60 dBA at the nearest sensitive receptors. As previously noted, parking lot noise levels are instantaneous noise levels compared to noise standards in the CNEL scale, which are averaged over time. As a result, actual noise levels over time resulting from parking lot activities would be far lower than what is identified above. Further, parking activity noise currently exists within the adjacent residential neighborhoods and within the existing

[38] Berger, Elliott H., Rick Neitzel, and Cynthia A. Kladden, Noise Navigator Sound Level Database with Over 1700 Measurement Values, June 26, 2015.
[39] Berger, Noise Navigator Sound Level Database.

facility, and would therefore not represent a new source of noise. Impacts would be less than significant in this regard.

Outdoor Courtyard Areas (Enclosed within Proposed Facility)

The proposed Project includes five internal courtyards located throughout the Project site. The courtyards have the potential to be accessed by groups of people intermittently for gathering, etc. Noise generated by groups of people (i.e., crowds) is dependent on several factors including vocal effort, impulsiveness, and the random orientation of the crowd members. Crowd noise is estimated at 60 dBA at 1 meter (3.28 feet) away for raised normal speaking.[40] This noise level would have a +5 dBA adjustment for the impulsiveness of the noise source, and a -3 dBA adjustment for the random orientation of the crowd members.[41] Therefore, crowd noise would be approximately 62 dBA at one meter from the source (i.e., the outdoor gathering areas).

The nearest sensitive receptors would be the residential uses to the west of the Project site, located approximately 100 feet from the courtyard. Therefore, crowd noise at the nearest sensitive receptor would be 22 dBA, which would not exceed the County's nor the City's noise standards for residential uses (i.e., 55 dBA for daytime and 45 dBA for nighttime) and would be lower than existing ambient noise levels near the site; refer to Table 4.13-4. It should also be noted that the courtyards would be located within the proposed buildings and would not be in the direct line of sight from the nearest sensitive receptors. As a result, noise generated from the outdoor courtyards would be further reduced. As such, Project noise associated with the outdoor courtyard area would have a less than significant impact.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

b) Less Than Significant Impact.

Project construction activities can generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of the construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Groundborne vibrations from construction activities rarely reach levels that damage structures.

The Caltrans *Transportation and Construction Vibration Manual* identifies various vibration damage criteria for different building classes. This evaluation uses the Caltrans architectural damage criterion for continuous vibrations at new residential buildings of 0.5 inch-per-second (in/sec) PPV. The types of construction vibration impacts include human annoyance and building damage. Annoyance is assessed based on levels of perception, with a PPV of 0.01 in/sec being considered "barely perceptible," 0.04 in/sec as "distinctly perceptible," 0.1 in/sec as "strongly perceptible," and 0.4 in/sec as "severe." Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time.

[40] Hayne, M. J., et al., *Prediction of Crowd Noise*, Acoustics, November 2006.
[41] Hayne, Prediction of Crowd Noise.

Typical vibration produced by construction equipment is illustrated in Table 4.13-7, *Typical Vibration Levels for Construction Equipment*.

Table 4.13-7. Typical Vibration Levels for Construction Equipment

Equipment	Approximate peak particle velocity at 25 feet (in/sec)	Approximate peak particle velocity at 15 feet (in/sec)[1]
Large bulldozer	0.089	0.1561
Loaded trucks	0.076	0.1333
Vibratory roller	0.210	0.3683
Small bulldozer	0.003	0.0053

Notes:

1. Calculated using the following formula:

$PPV_{equip} = PPV_{ref} \times (25/D)^{1.1}$

where: PPV_{equip} = the peak particle velocity in in/sec of the equipment adjusted for the distance

PPV_{ref} = the reference vibration level in in/sec from Table 7-4 of the FTA *Transit Noise and Vibration Impact Assessment Guidelines*

D = the distance from the equipment to the receiver

Source: Caltrans, Transportation and Construction Vibration Manual, April 2020.

The nearest structure is the single-family residential structure located 15 feet to the west of the Project site from the lot line. As indicated in Table 4.13-7, vibration velocities from typical heavy construction equipment used during Project construction would range from 0.0053 to 0.3683 in/sec PPV at 15 feet from the source of activity, which would not exceed the 0.5 in/sec PPV threshold. Furthermore, the San Bernardino County Development Code Section 83.01.090(c)(2) states that temporary construction is exempt from the regulations of the vibration section if construction activities occur during the hours of 7:00 a.m. and 7:00 p.m., except Sundays and federal holidays. As such, the impacts would be less than significant.

The proposed Project use would not generate operational groundborne vibration that could be felt by surrounding uses. The proposed Project would not involve railroads or substantial heavy truck operations, and therefore would not result in vibration impacts at surrounding uses. Thus, no impact would occur in this regard.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

c) Less Than Significant Impact.

The nearest airport to the Project site is the San Bernardino International Airport located approximately 5.7 miles to the southeast. The Project site is not located within 2 miles of the airport. Additionally, the Project site is not located within the vicinity of a private airstrip or related facilities. Therefore, Project implementation would not expose people residing or working in the Project area to excessive noise levels associated with aircraft. As such, the impacts would be less than significant.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIV.	**POPULATION AND HOUSING** - Would the project:				
a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials.

a) Less Than Significant Impact.

The Project proposes the construction of a new mental health rehabilitation building, which would offer housing and mental health services for individuals with serious mental health issues. Individuals are anticipated to reside at the facility for up to one year. The proposed facility would help to alleviate capacity at existing acute/psych hospitals and emergency rooms and in the justice system and would therefore not induce substantial unplanned population growth directly. The proposed facility would support approximately 135 employees. In December 2020, San Bernardino County's unemployment rate was 9.2 percent, which was ranked 39 out of the 58 counties in California, a position that worsened significantly from 28th in 2019. San Bernardino's unemployment rate is higher than the California rate (8.8 percent) and higher than the national rate (6.7 percent; City of San Bernardino County 2024). Therefore, based on the large available regional workforce, the majority of the employees (90 percent) are anticipated to be hired from the existing regional labor force. The existing utility mains and infrastructure that currently serve the on-site behavioral health facility, including water, sewer, natural gas, and electricity service, would also serve the proposed facility; thus, the Project does not involve extending utility services into an area that was previously not served. As a result, the Project would not induce substantial population growth in the area.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

b) No Impact.

The Project proposes demolition of one on-site administration building, as well as a portable structure used for storage. The Project does not propose the removal of housing and would therefore not displace substantial numbers of persons or housing, necessitating the construction of replacement housing elsewhere. No impact would occur, and no mitigation is required.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XV.	**PUBLIC SERVICES**				
a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	Fire Protection?	☐	☐	☒	☐
	Police Protection?	☐	☐	☒	☐
	Schools?	☐	☐	☒	☐
	Parks?	☐	☐	☒	☐
	Other Public Facilities?	☐	☐	☒	☐

SUBSTANTIATION:

San Bernardino County Fire Protection District; San Bernardino County Sheriff's Department; San Bernardino City Unified School District; San Bernardino County, Countywide Plan; San Bernardino County Library; San Bernardino Public Library; Submitted Project Materials

a) Less Than Significant Impact.

FIRE PROTECTION

The San Bernardino County Fire Protection District (SBCFPD) provides fire protection, fire prevention, and emergency services to the County, including all unincorporated areas. The Project site is located within Division 2 of the SBCFPD jurisdiction. San Bernardino County Fire Station 227 (282 W. 40th Street) is approximately 1.5 miles east of the Project site in the City of San Bernardino. Station 75 (2852 N. Macy Street in Muscoy), and Station 224 (2641 N. E Street in San Bernardino) are also within 5 miles of the Project site.[42]

The proposed new building would operate 24 hours a day, seven days a week with patients residing at the center. It would provide an additional 198 beds (66 rooms with three beds each) and require approximately 45 employees per shift, for a total of 135 employees. Thus, development of the Project would incrementally increase the demand for fire protection services through generating an increase in population and structures within the SBCFPD service area. However, compliance with the development review process, which includes requirements for fire alarms, fire extinguishers, sprinkler system, fire flow, and fire/emergency access for evacuation as well as a Certification of Occupancy by the fire department, would keep service demand increases to a minimum. Additionally, the proposed Project design would be submitted to and approved by the SBCFPD prior to

[42] San Bernardino County Fire Protection District, SBCo Fire Stations and Division Areas, accessed June 29, 2023, https://sbcfire.org/firestations/.

the issuance of building permits. As with any development project in the County, the Project would be required to pay development impact fees, which, in turn, contribute funds to capital costs associated with constructing new public safety structures, such as fire stations and purchasing equipment for new public safety structures.

The addition of 198 beds constructed in accordance with applicable policies designed to minimize fire risk (i.e., CBC and California Fire Code) would not require new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. Therefore, impacts would be less than significant and mitigation is not required.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Police Protection

The San Bernardino County Sheriff's Department provides police protection to the County, including all unincorporated areas. The department serves over 2.1 million residents, with 8 county and 14 contract patrol stations and approximately 3,600 employees. The closest county station is the Central Station, at 655 E 3rd Street in the City of San Bernardino, approximately 6.5 miles south of the Project site.

The proposed new building would be a secured facility that includes a 10-foot perimeter wall along the property boundary, and would operate 24 hours a day, seven days a week with patients residing at the center. It would provide an additional 198 beds (66 rooms with three beds each) and require approximately 45 employees per shift. Thus, development of the Project would incrementally increase the demand for police protection services through generating an increase in population and structures within the San Bernardino County Sheriff's Department service area.

The San Bernardino County Sheriff's Department reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Additionally, as with any development project in the County, the Project would be required to pay development impact fees, which, in turn, contribute funds to capital costs associated with constructing new public safety facilities and equipment. Payment of development impact fees commensurate with the increased demand for services in the County would offset any increase in demand for police services. Moreover, given the type and scale of the Project, no new or physically altered police stations or facilities would be needed to adequately serve the site along with the balance of the Sheriff Department's service area. Therefore, the Project would not result in the construction of new or expanded police facilities which could cause environmental impacts. impacts. Impacts would be less than significant in this regard, and no mitigation is required.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

SCHOOLS

Six schools are within a mile of the Project site, including the California State University San Bernardino, approximately 0.6 miles to the northwest, and five San Bernardino City Unified School District schools: Newark Elementary School, Shandin Hills Middle School, Bob Holcomb Elementary School, Cajon High School, and North Park Elementary School.

The proposed Project would serve individuals with serious mental illness and help alleviate bed capacity at acute/psych hospitals and emergency rooms, and in the justice system, that are currently operating beyond capacity by providing 198 beds at the proposed new building. Patients being treated at the proposed facility would not relocate school-aged children to the Project area. The proposed Project would also require approximately 45 employees per shift, and at three shifts per day, would total up to 135 workers, which are largely expected to be drawn from the existing regional workforce. However, using a conservative assumption that 90 percent of all employees for the proposed Project would relocate to the area and a student generation rate of 0.6 per person, the proposed Project would only add a nominal number of students (8 students) to the school district, which serves 46,000 students.[43] Additionally, development projects are required to pay established school impact fees in accordance with Senate Bill 50 at the time of building permit issuance. Therefore, the proposed Project would not require new or physically altered schools, the construction of which could cause significant impacts. Impacts would be less than significant, and no mitigation is required.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

PARKS

San Bernardino County Regional Parks operates nine regional parks, one regional trail, and one preserve throughout San Bernardino County, totaling approximately 9,200 acres.[44] Additionally, the City of San Bernardino Parks, Recreation & Community Services Department maintains 33 parks totaling approximately 500 acres of open space and developed land.[45] The closest park to the Project site is Hudson Park, approximately 0.75 miles west.

As discussed above, the proposed Project would serve individuals with serious mental illness and help alleviate bed capacity at acute/psych hospitals and emergency rooms, and in the justice system, that are currently operating beyond capacity by providing 198 beds at the proposed new building. It is not anticipated that the patients served by the proposed Project would utilize parks in the Project area, as the facility would be secured and would include internal courtyard areas for recreational use by the residents of the proposed Project. The proposed Project would also require approximately 45 employees per shift, which are expected to be drawn from the region. Any impact to parks from the use of those facilities by employees of the proposed Project would be nominal and within the normal and expected usage of such parks. Additionally, the proposed Project would be required to pay development impact fees that would be used to fund capital costs associated with parks. Therefore, the proposed Project would not require new or physically altered parks, the construction of which could cause significant impacts. Impacts would be less than significant, and no mitigation is required.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

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[43] Because the proposed Project would operate 24 hours a day, it is assumed that each shift would account for 8 hours. The student generation rate is from Table 5.14-8, Projected Student Population Growth by Planning Area, from the Countywide Plan Draft Program Environmental Impact Report, Section 5.14, Public Services, https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-14-PS.pdf; San Bernardino City Unified School District, About Us, District Overview Fact Sheet, accessed July 12, 2023, https://resources.finalsite.net/images/v1681759891/sbcusdcom/rvbg2wmrs4otuizsj43h/District-Overview-2022-23.pdf.

[44] San Bernardino County Regional Parks, About Us, https://parks.sbcounty.gov/about-us/, accessed July 12, 2023.

[45] City of San Bernardino, Parks & Recreation, https://www.sbcity.org/city_hall/parks_recreation, accessed July 12, 2023.

OTHER PUBLIC FACILITIES

The San Bernardino County Library maintains 32 branch libraries, which are located in both cities and unincorporated communities throughout the County.[46] The closest library to the Project site is the Howard M. Rowe Branch Library, located at 108 E. Marshall Boulevard in the City of San Bernardino, approximately 3 miles southeast.[47]

As discussed above, the proposed Project would serve individuals with mental illness and help alleviate bed capacity at acute/psych hospitals and emergency rooms, and in the justice system. As the patients are being treated for mental illness and the facility would be fully secured, it is not anticipated that the patients would utilize other public facilities, such as public libraries or government facilities, in the Project area. The proposed Project would also require approximately 45 employees per shift, which are expected to be drawn from the region. Any impact to public facilities from the use of those facilities by employees of the proposed Project would be nominal and within the normal and expected usage of such facilities. Additionally, the proposed Project would be required to pay development impact fees that would be used to fund capital costs associated with public facilities. Therefore, the proposed Project would not require new or physically altered other public facilities, the construction of which could cause significant impacts. Impacts would be less than significant, and no mitigation is required.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

[46] San Bernardino County Library, Library Locations & Hours, https://sbclib.org/library-locations/, accessed July 12, 2023.
[47] San Bernardino Public Library, City Library Locations, https://www.sbpl.org/about/city_library_locations, accessed July 12, 2023.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVI.	**RECREATION**				
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	☐	☐	☐	☒
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

SUBSTANTIATION:

San Bernardino County, Countywide Plan EIR

a) No Impact.

The developed portion of the Project site currently includes private recreational facilities, such as a basketball court, that are used by existing residents of the on-site behavioral health facility. Future residents of the proposed mental health rehabilitation facility would not utilize off-site neighborhood and regional parks. Further, future employees of the proposed facility are largely anticipated to come from the regional labor force, and as such, substantial population growth is not expected. Substantial physical deterioration of parks or recreational facilities would not occur or be accelerated as a result of the Project. No impact would occur, and no mitigation is required.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

b) No Impact.

The Project site currently contains private recreational facilities. No new recreational facilities or expansion of existing recreational facilities are proposed. Additionally, the Project does not propose housing that would increase population in the area, thereby increasing the demand for parks or recreational facilities to the point where the construction or expansion of recreational facilities would be necessary. Therefore, no impact would occur, and no mitigation is required.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

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

SUBSTANTIATION:

San Bernardino County, Countywide Plan EIR

a) Less Than Significant Impact.

There are no bicycle facilities, sidewalks, rail lines, or bus stops fronting the Project site that would be impacted by Project construction or operation. The Project would not impact existing bus routes. Construction parking and the construction laydown area would be on-site to avoid disruption of adjacent roadways and circulation thereof. Therefore, the Project would not conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Impacts would be less than significant, and no mitigation is required.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

b) Less Than Significant Impact.

The San Bernardino County Transportation Impact Study Guidelines, dated July 2019, were prepared in response to Senate Bill 743, signed in 2013, and the final OPR Technical Advisory on Evaluating Transportation Impacts in CEQA, dated 2018, which changed the way transportation impacts are identified under CEQA. OPR recommended use of automobile VMT per capita as the preferred CEQA transportation metric, along with the elimination of automobile delay/level of service for CEQA purposes statewide. Public Resources Code Section 21099 and CEQA Guidelines Section 15064.3 reflect this change.

The County Transportation Impact Study Guidelines identify several project types that are presumed to have a less than significant VMT impact:

- K-12 schools
- Local-serving retail less than 50,000 SF
- Local parks
- Day care centers
- Local-serving gas stations
- Local-serving banks
- Student housing projects
- Local-serving community colleges that are consistent with the assumptions noted in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)
- Projects generating less than 110 daily vehicle trips
- Projects located within a Transit Priority Area (TPA) as determined by the most recent Southern California Council of Governments RTP/SCS
- Projects located within a low VMT generating area as determined by the analyst

The San Bernardino County Transportation Authority (SBCTA) online VMT Screening Tool allows users to determine whether or not a prospective land development project meets set thresholds requiring VMT analysis. According to the VMT Screening Tool, the Project site is mapped as being within a TPA and is therefore presumed to have a less than significant VMT impact.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

c) Less Than Significant Impact with Mitigation.

The Project proposes construction of a new mental health rehabilitation building. As mentioned previously, during construction, the Project may require utility work to connect to existing infrastructure located within the North 4th Avenue road right-of-way, which would result in temporary closure of one lane. The single-lane closure would be temporary, and implementation of Mitigation Measure TR-1 would be required during construction to reduce impacts to less than significant levels.

The Project builds out a portion of a property that is already served by existing roads, and does involve geometric design features or incompatible uses that would substantially increase hazards. Although implementation of the Project would result in additional on-site pedestrian circulation and modification of existing on-site vehicular circulation, all circulation-related improvements would be constructed in accordance with the San Bernardino County Development Code and would meet the requirements of the Department of Public Works, Traffic Division.

In summary, the Project operational impacts would be less than significant, and no mitigation is required. However, during construction, the Project would require

implementation of Mitigation Measure TR-1 to reduce construction impacts to less than significant levels.

Mitigation Measure TR-1: Construction Traffic Management Program.

The Project shall implement a Construction Traffic Management Program in coordination with the County. The plan shall include but is not limited to the following provisions:

- Provide notice to and coordinate with emergency service providers, including the San Bernardino County Fire Department and San Bernardino County Sheriff's Department, regarding the construction schedule and worksite traffic control plans so as to coordinate emergency response routing and maintain emergency access;
- Maintain emergency access on public roadways during Project construction.
- Provide adequate signage and traffic flagger personnel, if needed, to control and direct traffic for deliveries, if they could preclude free flow of traffic in both directions or cause a temporary traffic hazard; and,
- Maintain pedestrian connections around the Project site. Safe crossing locations shall be designated, as needed.

Therefore, impacts are considered less than significant with the implementation of Mitigation Measure TR-1.

d) Less Than Significant Impact.

The Project would be designed with two driveways, each providing ingress and egress to the site, parking areas, and perimeter access road (for emergency vehicles), as shown on Figure 4. The Project site includes two secured access gates (Gate 1 and Gate 2; refer to Figure 4) within the facility, which would be normally closed, but are accessible to emergency personnel. Access would be provided for facility staff and emergency vehicles. The Preliminary Site Plan (Figure 4) has been reviewed and approved by the San Bernardino County Fire Department and County Sheriff's Department to ensure the Project would comply with Fire Code and not result in inadequate emergency access. The Project site has been designed to comply with all County requirements to maintain emergency access and allow for emergency evacuation during Project construction. During operation of the Project, access points to the proposed facility would remain unobstructed at all times (except the access gates to the internal facility area, which will remain normally closed). The Project would not result in inadequate emergency access. Impacts would be less than significant, and no mitigation is required.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

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

SUBSTANTIATION:

San Bernardino County, Countywide Plan EIR; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials: Project Cultural Resources Investigation (Appendix C)

a) i-ii) Less than Significant with Mitigation Incorporated.

The Project site is located within the City of San Bernardino Sphere of Influence in unincorporated San Bernardino County. On January 3, 2023, a Notice of Opportunity to Consult was sent to the following tribes: Twenty-Nine Palms Band of Mission Indians, Colorado River Indian Tribes, Fort Mojave Indian Tribe, Gabrieleno band of Mission Indians (Gabrieleno Tribe), Morongo Band of Mission Indians (Morongo Tribe or MBMI), San Gabriel Band of Mission Indians, San Manuel Band of Mission Indians (San Manuel Tribe or YSMN), and Soboba Band of Luiseño Indians. Three tribes responded to the Notice of Opportunity to Consult. The Gabrieleno Tribe deferred to the San Manuel Tribe. The San Manuel Tribe provided mitigation/monitoring measures, which have been incorporated into Mitigation Measure TCR-2 and Mitigation Measure TCR-4, below. The Morongo Tribe requested consultation, and submitted a letter dated September 13, 2023, expressing concern regarding the potential for unknown tribal cultural resources to be uncovered during Project construction, due to the Project's location within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians. Following consultation efforts, the County and the Morongo Tribe reached agreement on appropriate mitigation measures, which are reflected in Mitigation

Measures TCR-1 through TCR-4. With implementation of Mitigation Measures TCR-1 through TCR-4, impacts to tribal cultural resources would be less than significant.

Mitigation Measure TCR-1: Tribal Monitoring.

Prior to the issuance of grading permits, the Project Applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the Project. The Tribal Monitor shall be on-site during the Project construction ground-disturbing activities in undisturbed soil (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for utility and irrigation lines, and landscaping). If Tribal Cultural Resources are not encountered after the observation of all excavation of undisturbed soil, then tribal monitoring of disturbed or over-excavated soil is not required. At such time, the qualified archaeologist, in coordination with the Consulting Tribes, will submit a request to the County requesting the suspension of monitoring unless later ground-disturbing activities in previously undisturbed area of the Project site are conducted (e.g., landscape and irrigation lines, tree planting, etc.).

If potential tribal cultural resources are encountered, the Tribal Monitor and/or the qualified archaeologist will have the authority to request that ground-disturbing activities cease within 60 feet of discovery and the qualified archaeologist and the Tribal Monitor shall assess the discovery for its significance, as defined in CEQA (e.g., California Public Resources Code Section 21074). If the resource appears to be significant, then the qualified archaeologist, in consultation with the Consulting Tribes, will develop a Treatment Plan for mitigation of the significant tribal cultural resource(s), to be approved by the County. Work will not continue within the 60-foot buffer until the Tribal Monitor and qualified archaeologist agree that the resource is not significant, or the execution of a Treatment Plan is completed to the satisfaction of the County in consultation with the Consulting Tribes.

Mitigation Measure TCR-2: YSMN and MBMI Notification.

The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and the Morongo Band of Mission Indians (MBMI) shall be contacted, as detailed in MM CUL-3, of any pre-contact and/or historic-era cultural resources discovered during Project implementation and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN and MBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN and/or MBMI for the remainder of the Project, should YSMN and/or MBMI elect to place a monitor on-site.

Mitigation Measure TCR-3: Disposition of Tribal Cultural Resources Recovered during the Project.

Consulting Tribes may wish to repatriate any tribal cultural resources recovered or collected during the Project at a location within the Project lands rather than placing the tribal cultural resources in an archaeological repository. If, during the course of the Project, tribal cultural resources are discovered, consultation between the County of San Bernardino, Consulting Tribes, and the Project proponent will take place to determine the feasibility of this action.

Mitigation Measure TCR-4: Archaeological/Cultural Documentation.

All archaeological/cultural documents created as a part of the Project (e.g., isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the Lead Agency and the Consulting Tribe(s). The Lead Agency and/or applicant shall, in good faith, consult with the Consulting Tribe(s) throughout the life of the Project. The documentation, including final reports, are to be submitted to the Eastern Information Center and the Consulting Tribe(s).

Based on the analysis above, with the incorporation of Mitigation Measures TCR-1, TCR-2, TCR-3, and TCR-4, the Project would not result in significant impacts on tribal cultural resources.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XIX.	**UTILITIES AND SERVICE SYSTEMS** - Would the project:				
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b)	Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c)	Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d)	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

SUBSTANTIATION:

San Bernardino Countywide Plan, 2020; California Department of Resources Recycling and Recovery; San Bernardino Municipal Water District; Submitted Project Materials

a) Less Than Significant Impact.

As the proposed Project would develop a new facility providing 198 beds and require approximately 45 employees per shift, with a total of 3 shifts, development of the Project would increase the demand for utilities through generating an increase in population within the utility providers' service areas. However, the proposed Project would connect to existing utility infrastructure, including water, sewer, natural gas, and electricity service, that is already established in support of the existing on-site mental health rehabilitation center.

The proposed Project would not require or result in the construction of new water or wastewater treatment facilities, or expansion of existing facilities. As further analyzed in Criteria (b) and (c) below, the water and wastewater service providers would have adequate water supply and wastewater capacity to serve the proposed Project.

San Bernardino County has enacted a policy that all new projects must have a net zero effect on the public storm drain system. Thus, the proposed Project would include a stormwater drain system that would include an approximately 8-foot-deep stormwater retention facility located under the proposed parking lot. The stormwater retention facility would be constructed during earth work and installation of site utilities for the proposed Project, the impacts of which are analyzed throughout this document. Upon development of the Project, all on-site stormwater would be captured on-site in accordance with Santa Ana Regional Water Quality Control Board Order Number R8-2010-0033, National Pollutant Discharge Elimination System Permit No. CAS618033. Therefore, the proposed Project would result in less than significant impacts related to the construction of new stormwater drainage facilities, and no mitigation measures are required.

SCE would provide electricity service to the Project site. The proposed Project would receive electrical power by connecting to existing SCE power lines. The increase in electricity demand from the proposed Project as previously presented (see Section 0, Energy) would represent an insignificant percentage of the overall demand in Southern California Edison's service area. Therefore, the proposed Project would not require the expansion or construction of new electrical facilities. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Impacts would be less than significant, and no mitigation measures are required.

SoCalGas would provide natural gas to the Project site. The proposed Project would connect to SoCalGas's existing natural gas lines. The demand from the proposed Project as previously evaluated (see Section 0, Energy) would represent an insignificant percentage of the overall demand in the SoCalGas service area. Therefore, the proposed Project would not require the expansion or construction of new natural gas facilities. The increased demand is expected to be sufficiently served by the existing natural gas facilities. Impacts would be less than significant, and no mitigation measures are required. The proposed Project would be serviced by existing telecommunication service providers.

Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

b) Less Than Significant Impact.

The SBMWD provides water supplies to the Project site. The SBMWD's water supply comes entirely from groundwater from the Bunker Hill Basin; the SBMWD does not currently purchase imported water for direct use. The proposed Project would require a nominal amount of water supply during construction. During operation, the proposed Project would introduce a new population to the Project site, which would increase the demand for water supply over existing conditions as it would provide 198 beds and require approximately 45 employees per shift, for a total of 135 employees. Based on the SBMWD 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, the SBMWD does not anticipate any shortage due to single or consecutive dry years, which incorporate considerations for future growth. The SBMWD can produce water from its existing sources needed to meet 100 percent of demand during multiple dry years. The SBMWD participates in several ongoing water conservation measures and contributes to regional recharge projects through the San Bernardino Basin Groundwater Council to optimize and enhance the use and reliability of local groundwater resources. Additionally, the SBMWD has a water shortage contingency plan to reduce the demand during critical

drought years or other supply emergencies.[48] Therefore, there would be sufficient water supplies available to serve the Project.

Impacts would be less than significant, and no mitigation measures are required.

c) Less Than Significant Impact.

The proposed Project would connect to existing utility infrastructure, including the sewer collection system. The SBMWD operates the sewer collection system that would serve the proposed Project. The Margaret H. Chandler Water Reclamation Plant would provide wastewater service to the proposed Project. The SBMWD Water Reclamation Plant has a capacity of 33 million gallons per day.[49] Assuming a residential wastewater generation capacity of 70 gallons/person/day,[50] the proposed Project would generate an estimated 13,860 gallons (70 x 198 beds) of wastewater a day, which accounts for 0.042 percent of the capacity of the Water Reclamation Plant. Therefore, the existing wastewater treatment provider would have adequate capacity to serve the Project's projected demand.

Impacts would be less than significant, and no mitigation measures are required.

d) Less Than Significant Impact.

Solid waste generated by the proposed Project would be hauled by Cal Disposal Services and sent to either the Mid-Valley Sanitary Landfill or San Timoteo Sanitary Landfill, both of which serve the Valley Region of San Bernardino County.[51]

During construction, the proposed Project would generate waste from demolition of an existing building and removal of existing shed and storage areas. The Project would be subject to the CALGreen Code requirement to divert a minimum goal of diverting 65 percent of construction waste. During operation, the proposed Project would introduce a new population to the Project site, which would generate solid waste as it would provide 198 beds and require approximately 45 employees per shift (for a total of 135 employees). The Project would be required to comply with the County's requirements for waste reduction, including but not limited to those relating to Assembly Bill 939 for waste stream diversion and Senate Bill 1383 for organic waste collection.

The Mid-Valley Sanitary Landfill has a daily throughput of 7,500 tons per day (277,778 cubic yards) and remaining capacity of 61,219,377 cubic yards, with an estimated closing date of April 2045.[52] The San Timoteo Sanitary Landfill has a daily throughput of 2,000 tons per day (7,407 cubic yards) and remaining capacity of 12,360,396 cubic yards, with an estimated closing date of December 2039.[53] Construction demolition debris would result in a nominal amount of waste. Based on the waste generation per resident of 6.7 pounds per day,[54] it is anticipated that the proposed Project would generate approximately

[48] San Bernardino Municipal Water District, 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, accessed July 20, 2023, https://www.sbvmwd.com/home/showpublisheddocument/9248/637614632170000000.
[49] San Bernardino Municipal Water District, Water Reclamation, accessed July 20, 2023, https://www.sbmwd.org/176/Water-Reclamation.
[50] The wastewater generation rate of 70 gallons/person/day was used to calculate wastewater generation in unincorporated areas in the San Bernardino County, Countywide Plan Draft Program Environmental Impact Report.
[51] San Bernardino County, Countywide Plan Draft Program Environmental Impact Report, Section 5.18, Utilities and Service Systems, accessed July 20, 2023, https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-18-USS.pdf.
[52] CalRecycle, SWIS Facility/Site Activity Details: Mid-Valley Sanitary Landfill, accessed July 20, 2023, https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1880?siteID=2662.
[53] CalRecycle, SWIS Facility/Site Activity Details: San Timoteo Sanitary Landfill, accessed July 20, 2023, https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1906?siteID=2688.
[54] CalRecycle, 2023, California's 2019 Per Capita Disposal Rate Estimate, accessed July 20, 2023, https://www.calrecycle.ca.gov/lgcentral/goalmeasure/disposalrate/mostrecent.

1,327 pounds (6.7 x 198 beds), or less than 1 cubic yard, of solid waste daily from the Project's permanent population (i.e., the patients). Thus, the Mid-Valley Sanitary Landfill and San Timoteo Sanitary Landfill have the capacity to serve the proposed Project. Therefore, the proposed Project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts would be less than significant, and no mitigation measures are required.

Thus, the Mid-Valley Sanitary Landfill and San Timoteo Sanitary Landfill have the capacity to serve the proposed Project. Therefore, the proposed Project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

Impacts would be less than significant, and no mitigation measures are required.

e) Less Than Significant Impact.

The proposed Project would construct a mental health rehabilitation building that provides 198 beds to patients who would reside at the facility 24 hours a day, seven days a week. Residences typically generate different types of household solid waste including organic and biodegradable food waste, recyclable waste such as paper and plastics, electronic waste from tech items, etc. Mental health facilities also generate medical waste, such as needles, pills, or other pharmaceuticals that may be considered hazardous waste. The proposed Project would dispose of residential waste in accordance with Assembly Bill 939 (focus on source reduction, recycling, composting, and land disposal of waste), Assembly Bill 341 (mandates recycling for commercial and multifamily residential land uses), Assembly Bill 1826 and Senate Bill 1383 (requires recycling of organic matter), and other local, state, and federal solid waste disposal standards. The proposed Project would dispose of medical and hazardous waste in accordance with the Resource Conservation and Recovery Act of 1976 and the California Department of Toxic Substances Control's hazardous waste regulations. Therefore, the proposed Project would not conflict with applicable federal, state, and local statutes and regulations related to solid waste. Impacts would be less than significant, and no mitigation measures are required.

Impacts would be less than significant, and no mitigation measures are required.

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

SUBSTANTIATION:

San Bernardino County, Countywide Plan EIR

a) Less than Significant.

The Project would not include any new uses that would exacerbate wildland fires. The nearest evacuation routes, which consist of Interstate 215 (2.5 miles to the southwest), Interstate 210 (3.3 miles to the south), and State Route 18 (3.5 miles to the east) are not located in the near vicinity of the Project site, and would not be affected by the Project activities.[55] According to the current California Department of Forestry and Fire Protection maps, the Project site is located in a very high fire hazard severity zone.[56] However, as described previously, the Project site as well as areas surrounding the Project property have been largely built out with suburban uses, where natural vegetation has been largely removed and the terrain is level. Implementation of the Project would fully develop the remaining portion of the site with buildings and hardscape, which include use of non-combustible materials such as concrete tile roofing and stucco. The Project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

[55] San Bernardino County, Countywide Plan Policy Plan, Policy Map PP-2 Evacuation Routes, accessed July 12, 2023, https://countywideplan.com/wp-content/uploads/sites/68/2021/02/PP-2-Evacuation-Routes-201027.pdf.
[56] California Department of Forestry and Fire Protection. n.d. Fire and Resource Assessment Program, Fire Hazard Severity Zone Viewer, accessed July 13, 2023, https://egis.fire.ca.gov/FHSZ/.

b) Less than Significant Impact.

The Project property is approximately 5.93 acres, and roughly half of the site has been developed with the existing behavioral center. The Project site topography is relatively flat and does not contain steep slopes.[57] The Project surroundings are largely built out with suburban residential uses and do not contain wildlands. While half of the Project property is undeveloped, the on-site vegetation in this area is regularly maintained and does not present a risk of wildlife. As proposed, the Project property would be further developed with hardscape and would not present a wildfire risk. Therefore, the Project would result in less than significant impacts to expose Project occupants to pollutant concentrations from wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors that may exacerbate wildfire risks.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

c) No Impact.

The proposed facility would be served by the existing roadway network and existing utility infrastructure. The Project does not propose the installation of new roads or infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

No impact would occur, and no mitigation is required.

d) No Impact.

As mentioned previously, the topography of the Project site and surrounding areas are relatively flat and do not contain steep slopes.[58] Further, based on the California Department of Conservation and the San Bernardino County hazard zone mapping, the Project site is not located in an area mapped as potentially susceptible to seismically induced landslides.[59] According to Federal Emergency Management Agency Flood Insurance Rate Maps, no portion of the Project site is located within a 100-year floodplain. The Project site is located within Zone X, which indicates areas of 0.2 percent annual chance flood; areas of 1 percent annual chance flood with average depths less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1 percent annual chance flood.[60] Therefore, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Impacts would be less than significant, and no mitigation is required.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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57 United States Geological Survey, 2021, San Bernardino North Quadrangle, California – San Bernardino County, 7.5-Minute Series, accessed on July 11, 2023, https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=d123fc8dd6673877a28fef3af96a406f.

58 United States Geological Survey, 2021, San Bernardino North Quadrangle, California – San Bernardino County, 7.5-Minute Series, accessed on July 11, 2023, https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=d123fc8dd6673877a28fef3af96a406f.

59 California Department of Conservation, 2022, Earthquake Zones of Required Investigation, accessed July 12, 2023, https://maps.conservation.ca.gov/cgs/EQZApp/; San Bernardino County, Countywide Plan Policy Plan, Policy Map HZ-2 Liquefaction & Landslide Hazards, accessed July 12, 2023, https://countywideplan.com/wp-content/uploads/sites/68/2021/02/HZ-2-Liquefaction-Landslide-Hazards-Valley-Mountain-201027.pdf.

60 Federal Emergency Management Agency. Effective August 2008. National Flood Hazard Layer FIRMette 06071C7945H..

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

a) Less Than Significant Impact With Mitigation Incorporated.

As discussed in Section IV, Biological Resources, the Project property contains an existing facility and the currently undeveloped portions of the site are highly disturbed. The Project property is located in an urban residential setting, and does not contain riparian habitat or other natural habitat as designated by the CDFW and US Fish and Wildlife Service. The proposed Project has the potential to directly or indirectly impact nesting birds if construction activities occur during the nesting season (January 1 through August 31); however, compliance with Mitigation Measure BIO-1, in accordance with the requirements of the MBTA, would ensure that the proposed Project activities would not result in potentially significant impacts on nesting birds. Therefore, the Project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal.

As stated in Section V, Cultural Resources, the proposed Project would involve ground-disturbing activities within the Project site during construction, which may cause the disturbance of unknown cultural resources; therefore, Mitigation Measures CUL-1 through CUL-5 have been identified to address these potential impacts. Mitigation Measures CUL-1, CUL-2, and CUL-3 require archaeological monitoring, Cultural Resource Sensitivity

Training, and a Cultural Resource Management Plan, respectively, which need to be implemented prior to ground-disturbance commences. Mitigation Measures CUL-4 and CUL-5 prescribe protection, assessment, and treatment procedures in the event of an unanticipated discovery of unknown archaeological resources. Finally, ground-disturbing activities may cause the disturbance of unknown human remains, and therefore, Mitigation Measure CUL-6 is included, which prescribes the requirements of California Health and Safety Code §7050.5. As a result, impacts related to archaeological resources would be less than significant.

In addition, as evaluated in Section VII, Geology and Soils, while the Project site is not considered sensitive for paleontological resources, excavation activities may discover previously unknown paleontological resources. Therefore, the Project would implement the San Bernardino Countywide Plan Draft EIR Mitigation Measure GEO-1 (GP CUL-6), which would reduce potential impacts to paleontological resources to less than significant. Therefore, the Project would not eliminate important examples of the major periods of California history or prehistory.

Furthermore, as evaluated in Section XVIII, Tribal Cultural Resources, consultation with native tribes was conducted for the Project. Specifically, consultation with the Morongo Tribe and San Manuel Tribe resulted in the inclusion of Mitigation Measures TCR-1 through TCR-4, which requires tribal monitoring, contact and coordination with the MBMI and YSMN tribes, and procedures for the disposition and documentation in the event of discovery of potential tribal cultural resources. As a result, impacts related to tribal cultural resources would be less than significant.

Based on the analysis above, with the incorporation of Mitigation Measures BIO-1, CUL-1 through CUL-6, GEO-1, GEO-2, and TCR-1 through TCR-4, the Project would not result in significant impacts on tribal cultural resources.

b) Less Than Significant Impact.

A significant cumulative impact may occur if a project, in conjunction with related projects, would result in impacts that are less than significant when viewed individually but would be cumulatively significant when viewed together. The Project does not include residential or commercial components. While the Project would generate new short-term construction jobs and long-term/permanent jobs during operations, it is expected that the vast majority of workers would be provided by the large existing regional workforce. As such, the Project is not expected to induce any growth in the region. In addition, as detailed in the preceding sections, the proposed Project would not result in any significant and unmitigable impacts in any environmental categories. The Project would be consistent with regional plans and programs that address environmental factors, such as air quality, energy, greenhouse gases, hydrology and water quality, transportation, utilities, and other applicable regulations that have been adopted by public agencies. Additionally, in many cases, including aesthetics, agriculture, biological resources, cultural resources, geology, hazards, land use, mineral resources, noise, public services and recreation, tribal cultural resources, and wildfire, the impacts associated with the Project are either localized to the Project site or are of such a negligible degree that they would not result in a considerable contribution to any significant cumulative impacts. Therefore, cumulative impacts would be less than significant (not cumulatively considerable) and the Project would not result in a mandatory finding of significance in this regard.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

c) Less Than Significant Impact.

All potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community, or their inhabitants. Notably, as evaluated in the technical sections above, the Project would not cause or exacerbate any environmental hazards (e.g., flooding, geologic/seismic hazards, toxic or explosive hazards, hazardous material contamination or exposure), would not generate significant quantities or concentrations of air or water pollution, and would not generate excessive noise. Therefore, the Project would not have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly, and the Project would result in a mandatory finding of significance in this regard.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

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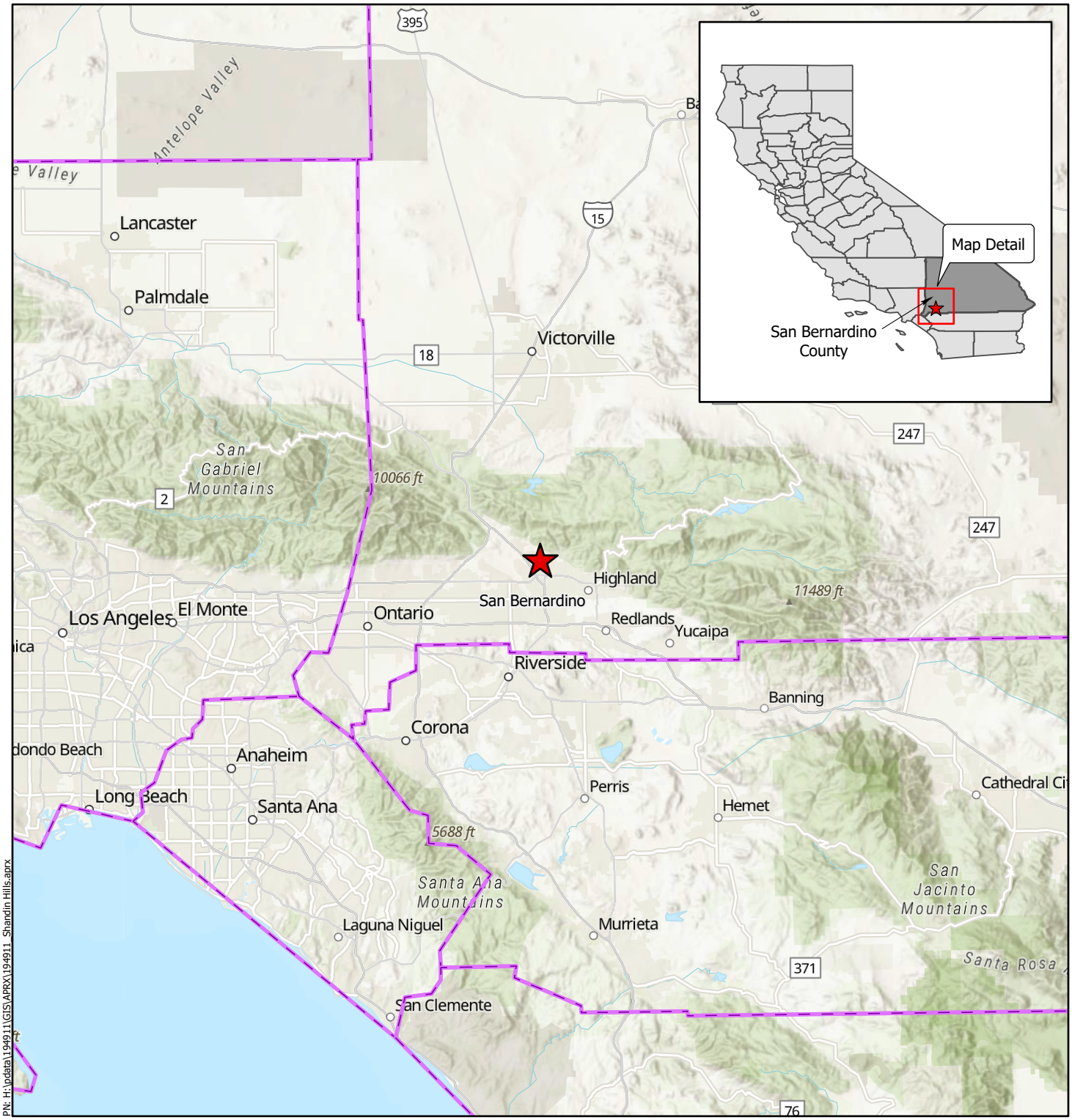
Figures



Legend

- Project Location
- County Boundary

SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER PROJECT

Regional Vicinity

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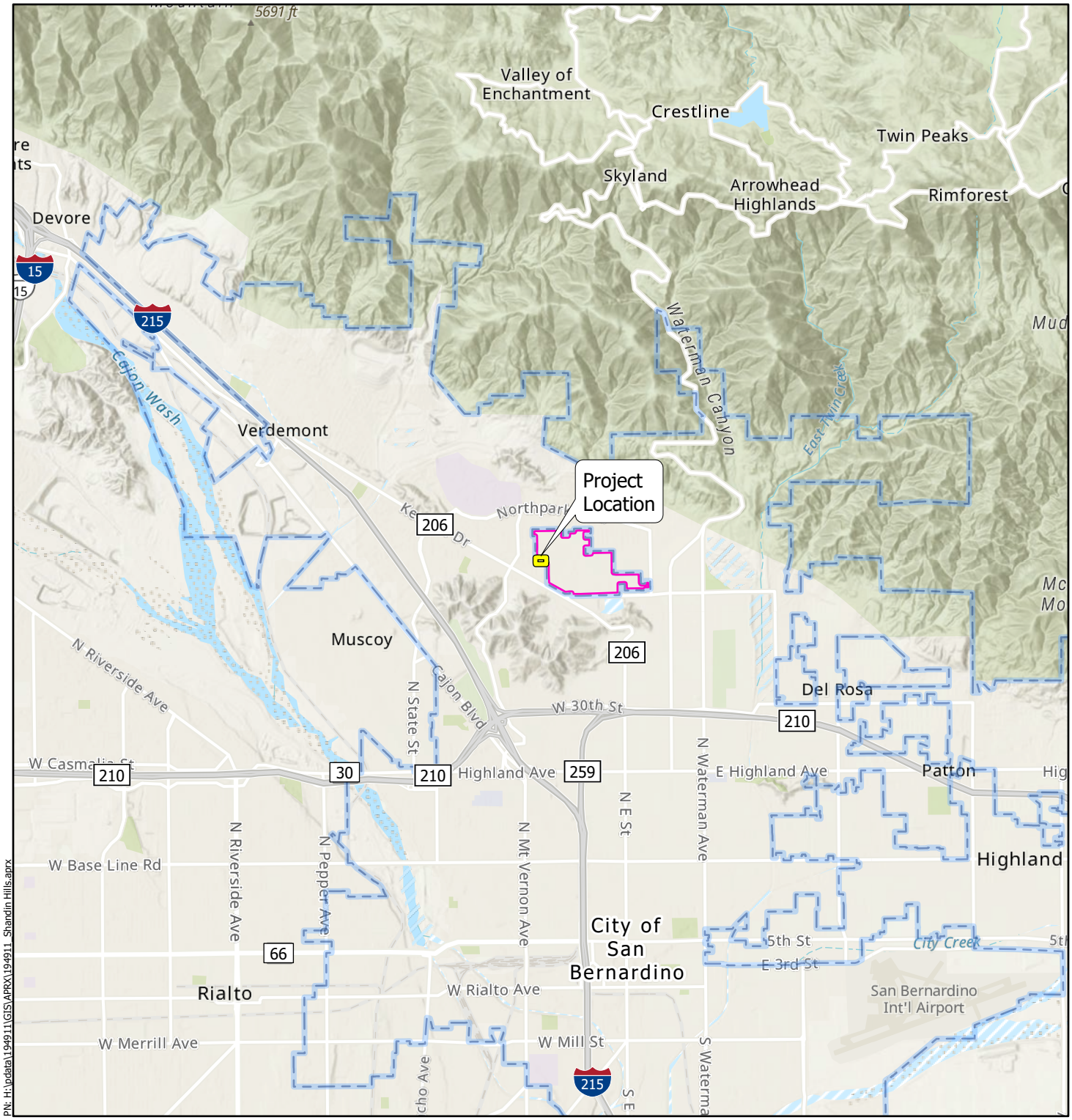
0 5 10 Miles

Source: Esri, ArcGIS Online, World Topographic Map: *San Bernardino, California*

Figure 1



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Legend

- Project Site
- City of San Bernardino Boundary
- Unincorporated San Bernardino County Area

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0 1 2 Miles

Source: Esri, ArcGIS Online, World Topographic Map: *San Bernardino, California*

SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER PROJECT

Project Vicinity

Figure 2



Legend

- Project Site
- City of San Bernardino Boundary
- Unincorporated San Bernardino County Area

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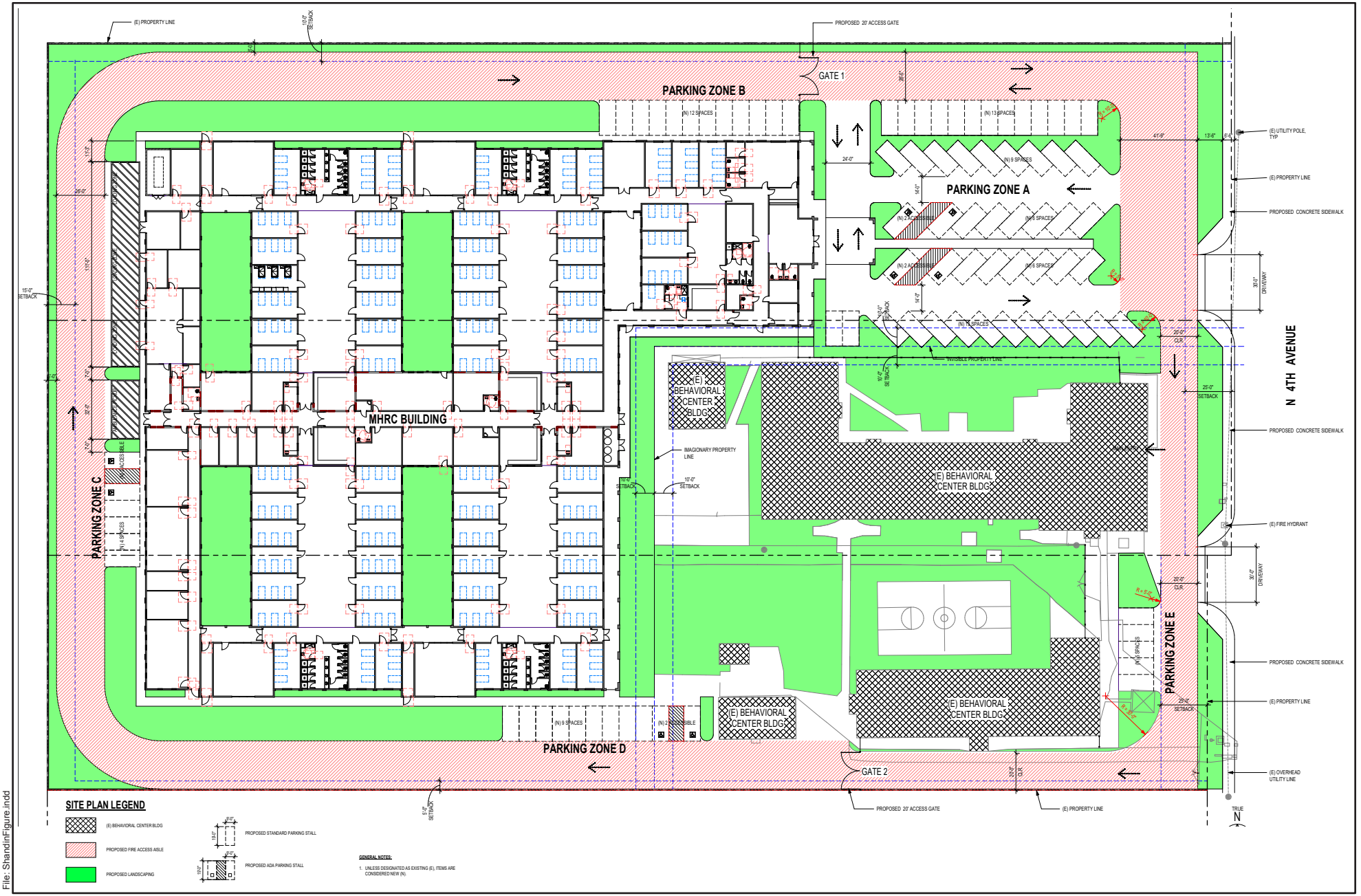
0 200 400 Feet

Source: Esri, ArcGIS Online, 2023 Nearmap Imagery: *San Bernardino, California*

SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER PROJECT

Project Site

Figure 3



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Source: dsk architects, 10/12/2021

SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER PROJECT

Site Plan

Figure 4





Exterior Rendering - Courtyard



Exterior Rendering - Southwest Corner



Exterior Elevation - Entry

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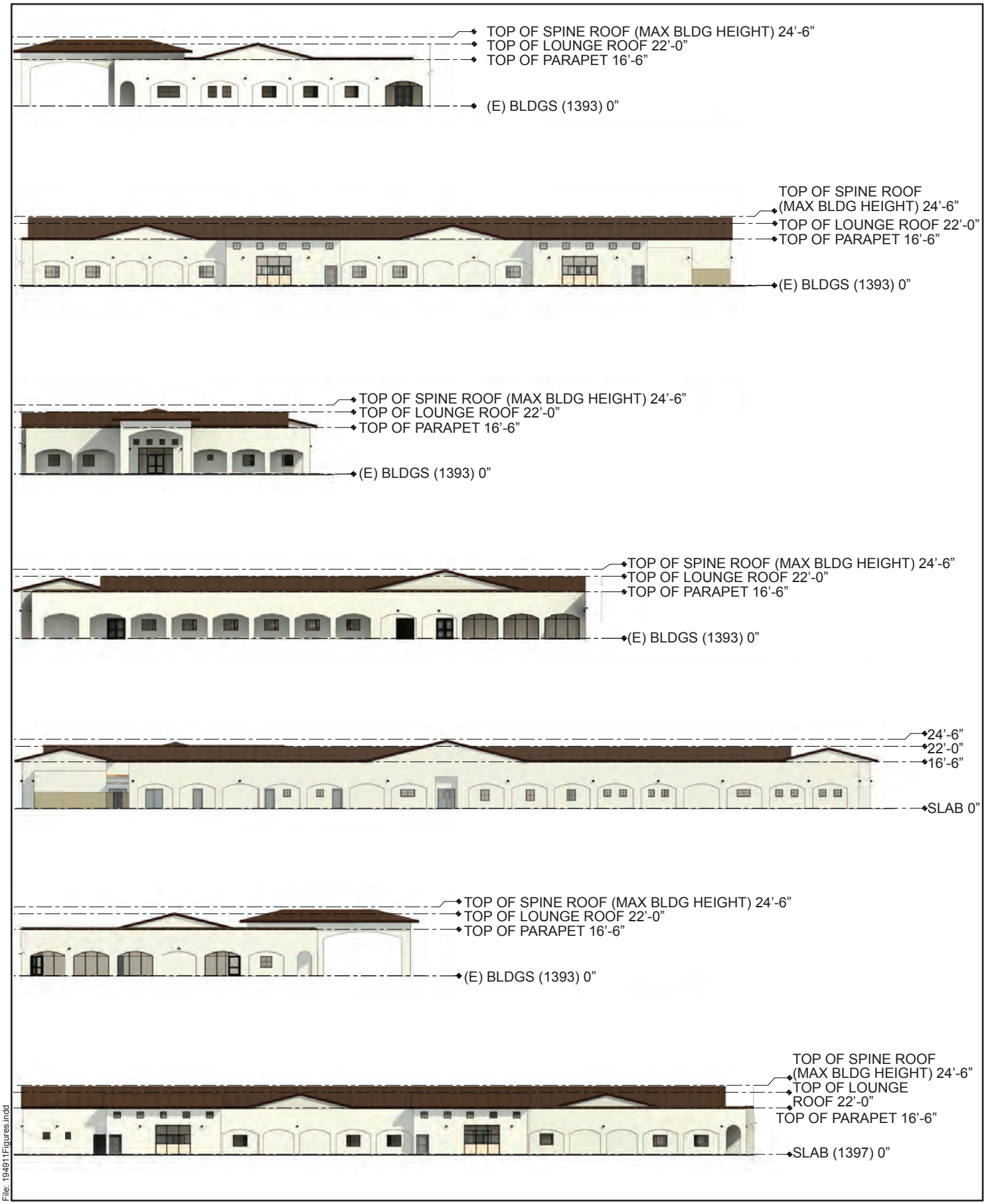
Source: dsk architects, September 30, 2022

SHANDIN HILLS MENTAL HEALTH
REHABILITATION CENTER PROJECT

Exterior Rendering of Proposed Facility

Figure 5A



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SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER PROJECT

Elevations of Proposed Facility

Source: dsk architects, September 30, 2022

Figure 5B

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Interior Elevation - Typical Patient Room



Interior Elevation - Lounge/Dining

File: 194911Figures.indd

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SHANDIN HILLS MENTAL HEALTH
REHABILITATION CENTER PROJECT

Interior Rendering of Proposed Facility

Source: dsk architects, September 30, 2022

Figure 5C

TREES



CERCIDIUM 'DESERT MUSEUM' / PALO VERDE
(Low Water Use 0.3) (Sunset Zones 8-14, 18-20)



CHILOPSIS LINEARIS / DESERT WILLOW
(Low Water Use 0.3) (Sunset Zones 3B; 7-14,18-23)



FRAXINUS VELUTINA 'FAN TEX' / FAN TEX ASH
(Moderate Water Use 0.5) (Sunset Zones 8-24)



GEIJERA PARVIFLORA / AUSTRALIAN WILLOW
(Low Water Use 0.3) (Sunset Zones 8, 9, 12-24)

TREES / PALMS



LAGERSTROEMIA HYBRIDS 'MUSKOGEE' / CRAPE MYRTLE
(Moderate Water Use 0.5) (Sunset Zones 7-10, 12-14, 18-24)



LOPHOSTEMON CONFERTUS / BRISBANE BOX
(Low Water Use 0.3) (Sunset Zones 15-17, 19-24)



MAGNOLIA GRANDIFLORA 'ST. MARY' / SOUTHERN MAGNOLIA
(Moderate Water Use 0.5) (Sunset Zones 4-12, 14-24)



PINUS ELDARICA / MONDELL PINE
(Low Water Use 0.3) (Sunset Zones 8, 9, 11-24)



PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM
(Low Water Use 0.3) (Sunset Zones 3-22)



RHUS LANCEA / AFRICAN SUMAC
(Low Water Use 0.3) (Sunset Zones 8, 9, 12-24)



ARCHOTOPHOENIX CUNNINGHAMIANA / KING PALM
(Moderate Water Use 0.5) (Sunset Zones 21-14)

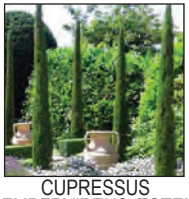
SHRUBS



ACACIA REDOLENS 'PROSTRATA' / PROSTRATE ACACIA
(Low Water Use 0.3) (Sunset Zones 8, 9, 12-24)



AGAPANTHUS AFRICANUS 'PETER PAN' / BLUE LILY OF THE NILE
(Moderate Water Use 0.5) (Sunset Zones 6-9, 12-24)



CUPRESSUS SEMPERVIRENS 'TOTEM' / DWARF ITALIAN CYPRESS
(Low Water Use 0.3) (Sunset Zones 4-24)



DIETES BICOLOR / BUTTERFLY IRIS
(Moderate Water Use 0.5) (Sunset Zones 8, 9, 12-24)



ENCELIA FARINOSA / BRITTLE BRUSH
(Moderate Water Use 0.5) (Sunset Zones 8-16, 18-24)



HEMEROCALLIS HYBRIDS / YELLOW EVERGREEN DAYLILY
(Moderate Water Use 0.5) (Sunset Zones 1-24)



HESPERALOE PARVIFLORA 'BRAKELIGHTS' / RED YUCCA
(Low Water Use 0.3) (Sunset Zones 2b, 3, 7-16, 18-24)



LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER
(Low Water Use 0.3) (Sunset Zones 7-24)

SHRUBS



LEUCOPHYLLUM LANGMANIAE / LYNN'S LEGACY YUCCA
(Low Water Use 0.3) (Sunset Zones 7-24)



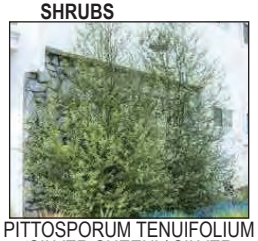
NANDINA DOMESTICA 'MOYER'S RED' / HEAVENLY BAMBOO
(Moderate Water Use 0.5) (Sunset Zones 4-24)



PHOTINIA x FRASERI / RED LEAF PHOTINIA
(Moderate Water Use 0.5) (Sunset Zones 4-24)



PHORMIUM HYBRIDS 'MAORI QUEEN' / NEW ZEALAND FLAX
(Low Water Use 0.3) (Sunset Zones 7-9, 14-24)



PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / SILVER SHEEN PITTOSPORUM
(Moderate Water Use 0.5) (Sunset Zones 9, 14-17, 19-24)



PITTOSPORUM TOBIRA 'VARIEGATUM' / VARIEGATED TOBIRA
(Moderate Water Use 0.5) (Sunset Zones 1-24)



PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF TOBIRA
(Moderate Water Use 0.5) (Sunset Zones 8-24)

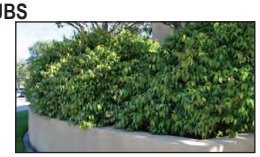


RHAPHIOLEPIS INDICA 'PINK LADY' / PINK INDIAN HAWTHORN
(Low Water Use 0.3) (Sunset Zones 8-10, 12-24; 4-7(Risky))

SHRUBS



SALVIA GREGGII 'RED STAR' / AUTUMN SAGE
(Low Water Use 0.3) (Sunset Zones 8-24)



XYLOSMA CONGESTUM / SHINY XYLOSMA
(Moderate Water Use 0.5) (Sunset Zones 8-24)

VINES



FICUS PUMILA / CREEPING FIG
(Moderate Water Use 0.5) (Sunset Zones 8-24)



FESTUCA ARUNDINACEA 'MARATHON II' / FINE BLENDED ORNAMENTAL GRASS
(Moderate Water Use 0.7) (Sunset Zones 8-24)

GROUND COVER



GAZANIA RIGENS 'MITSUWA YELLOW' / GAZANIA
(Moderate Water Use 0.5) (Sunset Zones 8-24)



'FOREST FLOOR MULCH®' AVAILABLE IN SIZES 1" TO 1-1/2" & 0" TO 2"

File: 194911Figures.indd

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Source: dsk architects, September 30, 2022

SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER PROJECT

Proposed Plant Palette

Figure 5D

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Appendix A
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EXHIBIT B

Mitigation Monitoring and
Reporting Program

Mitigation Monitoring and Reporting Program
Initial Study/Mitigated Negative Declaration
Shandin Hills Mental Health Rehabilitation Center

Prepared by:

County of San Bernardino, Land Use Services Department
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, California 92415-0182
Contact: Oliver Mujica, Contract Planner

NOVEMBER 2024

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1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the County of San Bernardino (County) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Shandin Hills Mental Health Rehabilitation Center when construction begins. The County, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for Biological Resources, Cultural Resources, Geology & Soils, Hazards & Hazardous Materials, Hydrology & Water Quality, Traffic & Circulation, and Tribal Cultural Resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

County of San Bernardino
385 N. Arrowhead Avenue, First Floor
San Bernardino, California 92415

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2 Mitigation Monitoring and Reporting Program Table

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
Biological Resources				
BIO-1: If Project-related activities are to be initiated during the nesting season (January 1 to August 31), a preconstruction nesting bird clearance survey shall be conducted by a qualified biologist no more than three days prior to the start of any vegetation removal or ground-disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the Project impact area, and areas within a biologically defensible buffer zone surrounding the Project impact area. If no active bird nests are detected during the clearance survey, Project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a "no-disturbance" buffer shall be established around the active nest. The size of the "no-disturbance" buffer shall be increased or decreased based on the judgment of the qualified biologist and level of activity and sensitivity of the species. The qualified biologist shall periodically monitor any active bird nests to determine if Project-related activities occurring outside the "no-disturbance" buffer disturb the birds and if the buffer shall be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, Project activities within the "no-disturbance" buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	Project applicant and their construction contractor	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
Cultural Resources				
CUL-1: Archaeological Monitoring: Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The qualified archaeologist shall oversee archaeological monitoring during ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources.	Any response to exposed resources shall occur during construction. Any reports documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery.	Project applicant and their construction contractor	County of San Bernardino and Project Applicant/Contractor	
CUL-2: Cultural Resource Sensitivity Training: The SOI-qualified archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Morongo Band of Mission Indians' Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will occur before any ground disturbance takes place and will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	Project applicant and their construction contractor	County of San Bernardino and Project Applicant/Contractor	
CUL-3: Cultural Resource Management Plan: Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Monitoring Plan. This Plan shall be written in consultation with the Consulting Tribe[s] and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA); contact information for all pertinent parties; steps to follow in the event of an unanticipated find, including parties' responsibilities and procedures for each MM or COA; and an overview of the project schedule.	This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.	Project applicant and their construction contractor	County of San Bernardino and Project Applicant/Contractor	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
CUL-4: Unanticipated Discovery of Previously Unknown Archaeological Materials: Unanticipated discovery of previously unknown archaeological materials could occur during ground-disturbing activities. If any subsurface cultural resources are encountered during earth-moving activities, all work within 60 feet shall be halted and a temporary physical barrier shall be placed around the cultural resource. The qualified archaeologist and the Tribal Monitor shall assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation (YSMN) Cultural Resources Department and Morongo Band of Mission Indians Tribal Historic Preservation Office shall be contacted, as detailed within Mitigation Measure TCR-2, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. Prehistoric materials can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite toolmaking debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash, and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials might include wood, stone, or concrete footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, metal, glass, ceramics, and other refuse. The archaeologist will evaluate the find in accordance with state and local guidelines, including those set forth in the California Public Resources Code Section 21083.2. Depending upon the nature of the find. If the discovery proves to be potentially significant under	Any response to exposed resources shall occur during construction. Any reports documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery.	Project applicant and their construction contractor	County of San Bernardino and Project Applicant/Contractor	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
CEQA, as determined by the qualified archaeologist, additional work such as data recovery excavation, avoidance of the area of the find, documentation, testing, data recovery, reburial, archival review and/or transfer to the appropriate museum or educational institution, or other appropriate actions may be warranted at the discretion of the qualified archaeologist and the Consulting Tribes. Should the find be assessed as non- significant, under CEQA (as amended, 2015), the cultural resource may be recorded using GPS coordinates, appropriately described, photographed, and collected and placed temporarily in a secure, locked, location. After the find is appropriately mitigated, work in the area may resume.				
CUL-5: Treatment Plan: If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the qualified archaeologist shall develop a Treatment Plan, the drafts of which shall be provided to the YSMN Cultural Resources Department and the Morongo Band of Mission Indians Tribal Historic Preservation Office for review and comment, as detailed within Mitigation Measure TCR-2. The qualified archaeologist and a Tribal Monitor shall monitor the implementation of the Treatment Plan accordingly.	Any response to exposed resources shall occur during construction. Any reports documenting management and findings for accidentally exposed resources shall be completed within one year of the discovery.	Project applicant and their construction contractor	County of San Bernardino and Project Applicant/Contractor	
CUL-6: Human Remains: Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery and a physical barrier,	Any response to exposed resources shall occur during construction. Any reports documenting management and findings for accidentally exposed resources shall be completed within	Project applicant and their construction contractor	County of San Bernardino and Project Applicant/Contractor	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
such as construction snow fencing shall be installed along the perimeter (note that flagging or staking alone is not adequate to protect the area). The area shall be protected, project personnel/observers will be restricted, and no photographs are to be taken except by the Coroner, unless granted written approval by the consulting Tribe[s]. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination whether the find is human and considered archaeological pursuant to State and Safety Code §7050.5 and Public Resources Code (PRC) § 5097.98. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98. If avoidance is not feasible, then the qualified archaeologist will prepare a treatment plan for the review and approval of the County and Consulting Tribe[s]. Work will not be resumed in the vicinity of the human remains until the treatment plan is completed to the satisfaction of the County in consultation with the MLD, and Consulting Tribes. The identified MLD may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance and	one year of the discovery.			

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's Most Likely Descendant (MLD), the landowner, and the County Planning Department.				
Geology and Soils				
GEO-1: In the event of any fossil discovery, regardless of depth or geologic formation, construction work will halt within a 50-ft. radius of the find until its significance can be determined by a Qualified Paleontologist. Significant fossils will be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the Society of Vertebrate Paleontology (2010) and Bureau of Land Management (2009). A repository will be identified and a curatorial arrangement will be signed prior to collection of the fossils. Although the San Bernardino County Museum is specified as the repository for fossils found in the County in the current General Plan, the museum is currently not accepting new collections and does not have a paleontological staff. Therefore, any accredited institution may serve as a repository until such time as the San Bernardino County Museum begins accepting new material. The Natural History Museum of Los Angeles County is an alternative to the San Bernardino County Museum for fossil material collected in San Bernardino County.	This measure shall be included in the construction contract as a contract specifica-tion and implemented by the contractor during construction.	Project applicant and their construction contractor	County of San Bernardino and Project Applicant/Contractor	
Hazards and Hazardous Materials				
HAZ-1: Hazardous Materials Abatement Plan: Due to the potential presence of asbestos-containing materials (ACM) and lead-based paint (LBP) in the building proposed for demolition, the general	This measure shall be included in the construction contract as a	Project applicant and their construction contractor	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
contractor shall prepare an Asbestos and Lead Survey Report prior to commencement of demolition. If the results and findings of the report indicate elevated levels of hazardous materials in the building, the general contractor shall prepare a detailed Hazardous Material Abatement Plan in accordance with regulatory requirements and the results and findings of the Asbestos and Lead Survey Report. The Hazardous Material Abatement Plan, if required, shall be implemented prior to and during demolition activities to ensure that hazardous materials on the Project site are properly identified, removed, and disposed of off-site at a landfill that accepts hazardous materials, and are removed from the site to prevent exposure to workers and the general public. The Hazardous Material Abatement Plan shall include a site-specific scope of work and specifications for the proper removal and disposal of hazardous materials. The Hazardous Material Abatement Plan shall be prepared and implemented in accordance with all federal and state standards and regulations, including the Asbestos National Emission Standards for Hazardous Air Pollutants, and those overseen by the Department of Toxic Substances Control, the SCAQMD, and the Occupational Safety and Health Administration.	contract specification and implemented by the contractor during construction.			
Traffic & Circulation				
TR-1: Construction Traffic Management Program: The Project shall implement a Construction Traffic Management Program in coordination with the County. The plan shall include but is not limited to the following provisions: • Provide notice to and coordinate with emergency service providers, including the San Bernardino County Fire Department and	This measure shall be implemented during construction and included in the contract with the construction contractor.	Project applicant and their construction contractor	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
San Bernardino County Sheriff's Department, regarding the construction schedule and worksite traffic control plans so as to coordinate emergency response routing and maintain emergency access; • Maintain emergency access on public roadways during Project construction. • Provide adequate signage and traffic flagger personnel, if needed, to control and direct traffic for deliveries, if they could preclude free flow of traffic in both directions or cause a temporary traffic hazard; and, • Maintain pedestrian connections around the Project site. Safe crossing locations shall be designated, as needed.				
Tribal Cultural Resources				
TCR-1: Tribal Monitoring: Prior to the issuance of grading permits, the Project Applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the Project. The Tribal Monitor shall be on-site during the Project construction ground-disturbing activities in undisturbed soil (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for utility and irrigation lines, and landscaping). If Tribal Cultural Resources are not encountered after the observation of all excavation of undisturbed soil then tribal monitoring of disturbed or over-excavated soil is not required. At such time, the qualified archaeologist, in coordination with the Consulting Tribes, will submit a request to the County requesting the suspension of monitoring unless later ground-disturbing activities in previously undisturbed	This measure shall be implemented during construction and followed through until final disposition of such resources has been achieved.	Project applicant and their construction contractor	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
area of the Project site are conducted (e.g., landscape and irrigation lines, tree planting, etc.). If potential tribal cultural resources are encountered, the Tribal Monitor and/or the qualified archaeologist will have the authority to request that ground-disturbing activities cease within 60 feet of discovery and the qualified archaeologist and the Tribal Monitor shall assess the discovery for its significance, as defined in CEQA (e.g., California Public Resources Code Section 21074). If the resource appears to be significant, then the qualified archaeologist, in consultation with the Consulting Tribes, will develop a Treatment Plan for mitigation of the significant tribal cultural resource(s), to be approved by the County. Work will not continue within the 60-foot buffer until the Tribal Monitor and qualified archaeologist agree that the resource is not significant, or the execution of a Treatment Plan is completed to the satisfaction of the County in consultation with the Consulting Tribes.				
TCR-2: YSMN and MBMI Notification: The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and the Morongo Band of Mission Indians (MBMI) shall be contacted, as detailed in MM CUL-3, of any pre-contact and/or historic-era cultural resources discovered during Project implementation and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN and MBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN and/or MBMI for the remainder of the Project, should YSMN and/or MBMI elect to place a monitor on-site.	This measure shall be implemented during construction and followed through until final disposition of such resources has been achieved.	Project applicant and their construction contractor	County of San Bernardino and Project Applicant/Contractor	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
TCR-3: Disposition of Tribal Cultural Resources Recovered during the Project: Consulting Tribes may wish to repatriate any tribal cultural resources recovered or collected during the Project at a location within the Project lands rather than placing the tribal cultural resources in an archaeological repository. If, during the course of the Project, tribal cultural resources are discovered, consultation between the County of San Bernardino, Consulting Tribes, and the Project proponent will take place to determine the feasibility of this action.	This measure shall be implemented during construction and followed through until final disposition of such resources has been achieved.	Project applicant and their construction contractor	County of San Bernardino and Project Applicant/Contractor	
TCR-4: Archaeological/Cultural Documentation: All archaeological/cultural documents created as a part of the Project (e.g., isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the Lead Agency and the Consulting Tribe(s). The Lead Agency and/or applicant shall, in good faith, consult with the Consulting Tribe(s) throughout the life of the Project. The documentation, including final reports, are to be submitted to the Eastern Information Center and the Consulting Tribe(s).	This measure shall be implemented during construction and followed through until final disposition of such resources has been achieved.	Project applicant and their construction contractor	County of San Bernardino and Project Applicant/Contractor	

EXHIBIT C

Findings for Conditional Use Permit
and Major Variance

FINDINGS: CONDITIONAL USE PERMIT. Conditional Use Permit to expand an existing licensed behavioral/physical health center containing 18,714 square feet for 78 recovering patients with the construction and operation of a new licensed mental health rehabilitation center containing 71,713 square feet for 198 resident patients on 5.9 acres (Project). The following are the required findings per the San Bernardino County Development Code Section 85.06.040 and supporting facts for approval of the Conditional Use Permits:

1. **The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features pertaining to the application**.

   The Project site is adequate in terms of shape and size to accommodate the required landscape standards, structure setbacks, and necessary on-site and off-site improvements. The Project site size accommodates adequate on-site circulation. The submitted Project plans show adequate design, parking as supported by a Major Variance, landscaping, circulation, access, and setbacks as shown in Table 2 of the Staff Report pursuant to the requirement of the San Bernardino County Development Code.

2. **The site for the proposed use has adequate access**, **which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.**

   Access to the Project site will be provided via two (2) standard commercial driveways on 4th Street which provide legal and physical access to the Project site. The Project's site plan has also been reviewed by the County's Land Use Services, Public Works, and Fire Departments. On-site circulation drive aisles meet the San Bernardino County Fire Protection District standards.

3. **The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting property, which means that the use will not generate excessive noise, traffic, vibration or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.**

   The Project has been designed to comply with all applicable requirements of the San Bernardino County Development Code. The Conditions of Approval for the Project will ensure that the use will not become a nuisance or have a substantial adverse effect on neighboring properties. The orientation and design of the Project includes adequate building heights and setbacks and the future ability to construct rooftop solar facilities.

4. **The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the General Plan and any applicable community or specific plan.**

   The Project involves the expansion of an existing licensed behavioral/physical health center with the construction and operation of a new licensed mental health rehabilitation center on 5.9 acres. Based on the evidence contained in the Project's supporting documents, the Conditional Use Permit is internally consistent with and will further the goals and policies of the Countywide Policy Plan Action Guide (General Plan) as further have described below:

   Policy LU-2.1 Compatibility with existing uses
   We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.

   Consistency: Considering features of the site design, with expanding an existing licensed behavioral/physical health center with the construction and operation of a new licensed Mental Health Rehabilitation Center, along with implementing the Conditions of Approval, the Project minimizes negative impacts on existing conforming uses and adjacent neighborhoods.

   Policy LU-2.4 Land Use Map consistency
   We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

   Consistency: With the concurrent approval of the Major Variances relating to parking and wall height, the development of the Project conforms with the performance standards that are identified in the San Bernardino County Development Code. The mental health rehabilitation center is an allowed use within the Multiple Residential (RM) zoning district subject to the approval of a Conditional Use Permit. The Project site plan identifies compliance with the San Bernardino County Development Code.

5. **There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed development without significantly lowering service levels.**

   The applicant will be required to construct appropriate road improvements including a 33-foot right-of-way dedication, construction of sidewalk, curb and gutter, and street pavement to the street centerline, continue to provide adequate water and sewer

services from the San Bernardino Municipal Water District, and continue to provide adequate utilities to the property in accordance with the Conditions of Approval.

6. **The lawful conditions stated in the approval are deemed reasonable and necessary to protect the public health, safety and general welfare**.

   The Conditions of Approval ensure the appropriate intended use of the Project, and will ensure that the overall public health, safety, and general welfare are not impacted by the Project.

7. **The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.**

   The orientation and design of the Project includes adequate building heights and setbacks and the future ability to construct rooftop solar facilities.

FINDINGS: MAJOR VARIANCE (PARKING). Major Variance to reduce the required parking spaces from 138 spaces to 86 spaces for the Project. The following are the required findings per the San Bernardino County Development Code Section 85.17.060 and supporting facts for approval of the Major Variance:

1. **The granting of the Variance will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems.**

   The granting of the Variance to allow modifications to general development and use standards for the subject property will not be materially detrimental to other properties or land uses in the area, as the Project has been designed to comply with all applicable requirements of the San Bernardino County Development Code, along with the Conditions of Approval to ensure that the use will not be materially detrimental to other properties or land uses in the surrounding area. The orientation and design of the Project includes adequate building heights and setbacks and the future ability to construct rooftop solar facilities. Additionally, the parking reduction will not impact the other properties because even with the variance there will be adequate parking for the operations of the Project.

2. **There are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use that do not apply to other properties in the same vicinity and land use zoning district.**

   The intended land use of the Project is the continued operation of an existing licensed behavioral/physical health center and expansion for the operation of a new licensed mental health rehabilitation center. There are exceptional and extraordinary

circumstances in that such land use does not typically create a demand for off-street parking as do typical medical or hospital uses which require constant vehicular activity by patients. The Project provides 86 parking spaces which can accommodate the 64 staff members (2 shifts) anticipated for the Project. The remaining 22 parking spaces can easily accommodate the limited number of visitors.

3. **The strict application of the land use zoning district deprives the subject property of privileges enjoyed by other properties in the vicinity or in the same land use zoning district.**

   The San Bernardino County Development Code does not have a parking requirement for licensed residential care facilities. As an alternative, the one (1) parking space per each two (2) patient beds was used as a similar use as a medical center. With 276 patient beds, the Project would require 138 parking spaces. The difference between a hospital and a licensed residential care facility such as the Project is that a hospital has a continuous flow of patients arriving and departing and the number of staff members and shifts. By comparison, a licensed residential care facility provides services to long-term patients, limiting the flow of patients. While there may not be any hardship in providing the deficient 52 parking spaces there is great need to provide necessary beds to serve patients. The proposed 86 parking spaces for the Project can adequately accommodate the 64 staff members per shift and provide 22 parking spaces for limited arrival and departure of patients and visitors.

4. **The granting of the Variance is compatible with the maps, objectives, policies, programs, and general land uses specified in the General Plan and any applicable specific plan.**

   The Project involves the expansion of an existing licensed behavioral/physical health center with the construction and operation of a new licensed mental health rehabilitation center on 5.9 acres. Based on the evidence contained in the Project's supporting documents, the Major Variance for the requested reduction of off-street parking along with the Conditional Use Permit is internally consistent with and will further the goals and policies of the Countywide Plan Action Guide (General Plan) since the implementation of the Conditions of Approval minimizes negative impacts on existing conforming uses and adjacent neighborhood and site plan identifies compliance with the San Bernardino County Development Code.

FINDINGS: MAJOR VARIANCE (WALL). Major Variance to increase the maximum wall height from six (6) feet to ten (10) feet for the Project. The following are the required findings per the San Bernardino County Development Code Section 85.17.060 and supporting facts for approval of the Major Variance:

1. **The granting of the Variance will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems.**

   The Project has been designed to comply with all applicable requirements of the San Bernardino County Development Code. The Conditions of Approval for the Project will ensure that the use will not be materially detrimental to other properties or land uses in the surrounding area. The orientation and design of the Project includes adequate building heights and setbacks and the future ability to construct rooftop solar facilities.

2. **There are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use that do not apply to other properties in the same vicinity and land use zoning district.**

   To address potential security and safety concerns of the neighboring community, the requested increase of the perimeter block/wrought iron wall/fence from six (6) feet to ten (10) feet is an exceptional or extraordinary circumstance given the nature of the proposed land use and measures necessary to alleviate public concerns. These circumstances do not apply to other properties in the area as they are not treating mental health patients.

3. **The strict application of the land use zoning district deprives the subject property of privileges enjoyed by other properties in the vicinity or in the same land use zoning district.**

   This is an expansion of an existing use that provides is a unique service for the rehabilitation of patients, and the proposed wall is primarily for security purposes rather than for screening or privacy. Preventing the requested increase of the perimeter block/wrought iron wall/fence from six (6) feet to ten (10) feet deprives the applicant from addressing potential security and safety concerns of the neighboring community.

4. **The granting of the Variance is compatible with the maps, objectives, policies, programs, and general land uses specified in the General Plan and any applicable specific plan.**

   The Project involves the expansion of an existing licensed behavioral/physical health center with the construction and operation of a new licensed mental health rehabilitation center on 5.9 acres. Based on the evidence in the Project's supporting documents, the Major Variance for the requested increase of the wall/fence height along with the Conditional Use Permit is internally consistent with and will further the goals and policies of the Countywide Plan Action Guide (General Plan) since the implementation of the Conditions of Approval minimizes negative impacts on existing

conforming uses and adjacent neighborhood, site plan identifies compliance with the San Bernardino County Development Code, secures the Project site from the residences.

ENVIRONMENTAL FINDINGS:

The environmental findings, in accordance with Section 85.03.040 of the San Bernardino County Development Code, are as follows:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review Guidelines, the above-referenced Project has been determined to not have a significant adverse impact on the environment with the implementation of all the required mitigation measures. A Mitigated Negative Declaration (MND) will be adopted and a Notice of Determination will be filed in accordance with CEQA. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

END OF FINDINGS

EXHIBIT D

Conditions of Approval

Conditions of Approval

Record:	PROJ-2022-00173	**System Date:**	12/02/2024
Record Type:	Project Application	**Primary APN:**	0265141240000
Record Status:	In Review	**Application Name:**	CONDITIONAL USE PERMIT
Effective Date:		**Expiration Date:**	

Description: A CONDITIONAL USE PERMIT (CUP) FOR THE EXPANSION OF AN EXISTING A 71,713 SQUARE FOOT MENTAL HEALTH REHABILITATION FACILITY; A MAJOR VARIANCE TO REDUCE THE REQUIRED PARKING SPACES FROM 138 TO 86 SPACES; AND AN INCREASE IN FENCE HEIGHT FROM 6-FEET TO 10-FEET ON APPROXIMATELY 5.9-ACRES, LOCATED AT 4164 4th AVE. IN THE COMMUNITY OF SAN BERNARDINO, 5th SUPERVISORIAL DISTRICT.

This document does not signify project approval.

If the project has been approved, then an effective date and an expiration date for these conditions can be found below. This content reflects County records as at the System Date and time below.

The following conditions of approval have been imposed for the project identified below. The applicant/developer shall complete all conditions of approval stipulated in the approval letter.

Conditions of Approval are organized by project phase, then by status, and finally by department imposing the condition.

On-going conditions must be complied with at all times. For assistance interpreting the content of this document, please contact the Land Use Services Department Planning Division.

Contact information is provided at the end of this document for follow-up on individual conditions.

ON-GOING

Land Use Services - Planning

1 **Project Approval Description (CUP/MUP)** - Status: Outstanding
This Conditional Use Permit and Major Variance is conditionally approved to expand an existing licensed behavioral/physical health center containing approximately 18,714 square feet for 78 recovering patients with the construction and operation of a new licensed mental health rehabilitation center containing approximately 71,713 square feet for 198 resident patients on a 5.9-acres project site, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.

2 **Project Location** - Status: Outstanding
The Project site is located 4164 4th Street.

3 **Revisions** - Status: Outstanding
Any proposed change to the approved Project and/or conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

4 **Indemnification** - Status: Outstanding
In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval. Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses. This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

5 **Additional Permits** - Status: Outstanding
The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: b. STATE: c. COUNTY: d. LOCAL:

6 **Expiration** - Status: Outstanding
This project permit approval shall expire and become void if it is not "exercised" within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.

7 **Continous Effect/Revocation** - Status: Outstanding

All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.

8 **Extension of Time** - Status: Outstanding

Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)

9 **Project Account** - Status: Outstanding

The Project account number is PROJ-2022-00173. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of $1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

10 **Development Impact Fees** - Status: Outstanding

Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances

11 **Performance Standards** - Status: Outstanding

The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste

12 **Continuous Maintenance** - Status: Outstanding

The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to: a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety. b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance. c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided. e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability. f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls. g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals. h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view. i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan. j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules. k) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations. l) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.

13 **Lighting** - Status: Outstanding

Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.

14 **Underground Utilities** - Status: Outstanding

No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.

15 **Construction Noise** - Status: Outstanding

The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with manufacturer's specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.

16 **Cultural Resources** - Status: Outstanding
During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.

17 **GHG - Operational Standards** - Status: Outstanding
The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project: a. Waste Stream Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services. b. Vehicle Trip Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides. c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants and require that the tenants shall display in their stores current transit route information for the project area in a visible and convenient location for employees and customers. d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

Public Health– Environmental Health Services

18 **Noise Levels** - Status: Outstanding
Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.

19 **OWTS Maintenance** - Status: Outstanding
The onsite wastewater treatment system shall be maintained so as not to create a public nuisance and shall be serviced by an EHS permitted pumper.

20 **Refuse Storage and Disposal** - Status: Outstanding
All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq.

Public Works - Traffic

21 **Access** - Status: Outstanding
The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours.

22 **Back Out Into Public Roadways** - Status: Outstanding
Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

INFORMATIONAL

County Fire - Community Safety

23 **F01 Jurisdiction** - Status: Outstanding
The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

24 **F04 Fire Permit Expiration** - Status: Outstanding
Construction permits shall automatically expire and become invalid unless the work authorized such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the permit may be made in writing PRIOR TO the expiration date justifying the reason that the permit should be extended.

25 **F15 Access – 30% slope** - Status: Outstanding
Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to and approved by the Fire Department.

26 **F20 Access – 150+ feet** - Status: Outstanding
Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. Roadways shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.

27 **F36 Sprinkler Installation Letter** - Status: Outstanding
The applicant shall submit a letter to the Fire Department agreeing and committing to installation of a fire protection system prior to the building inspection for drywall and insulation.

28 **F70 Additional Requirements** - Status: Outstanding
In addition to the Fire requirements stated herein, other onsite and off-site improvements may be required which cannot be determined at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. 1. 26' fire lane required at both locations, if one access is to be one way, then a minimum 20' width fire lane will be required. Clearly show on the plans.

Land Use Services - Land Development

29 **Additional Drainage Requirements** - Status: Outstanding
In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

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

31 **Continuous BMP Maintenance** - Status: Outstanding
The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved final Water Quality Management Plan (WQMP) for the project. Refer to approved WQMP maintenance section.

32 **Erosion Control Installation** - Status: Outstanding
Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.

33 **Project Specific Conditions** - Status: Outstanding
FEMA Flood Zone. The project is located within Flood Zone X-Shaded according to FEMA Panel Number 06071C7945H dated 08/28/2008. The first floor will be required to be elevated a minimum 1 foot above natural highest adjacent ground in compliance with SBC regulations. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.

34 **Project Specific Conditions** - Status: Outstanding
NPDES Permit: An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov

35 **Tributary Drainage** - Status: Outstanding
Adequate provisions should be made to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. The project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

PRIOR TO LAND DISTURBANCE

Land Use Services - Planning

36 **Air Quality** - Status: Outstanding
Although the Project does not exceed South Coast Air Quality Management District (SCAQMD) thresholds, the Project proponent is required to comply with all applicable rules and regulations as the SCAQMD is in non-attainment status for ozone and suspended particulates [PM10 and PM2.5 (State)]. To limit dust production, the Project proponent must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures: a. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities. 1. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday. 2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion. 3. The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour. b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NOX and PM10 levels in

the area. Although the Project will not exceed Mojave Desert Air Quality Management District thresholds during operations, the Project proponent will be required to implement the following requirements: 1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel. 2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.

37 **Diesel Regulations** - Status: Outstanding
The operator shall comply with all existing and future California Air Resources Board and SCAQMD regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. SCAQMD rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.

38 **GHG - Construction Standards** - Status: Outstanding
The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following: a) Implement the approved Coating Restriction Plans. b) Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment. c) Grading contractor shall provide and implement the following when possible: - training operators to use equipment more efficiently. - identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions. - replacing older, less fuel-efficient equipment with newer models. - use GPS for grading to maximize efficiency. d) Grading plans shall include the following statements: - "All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration." - "All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes." e) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways. f) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures. g) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.

39 **Mitigation Measures** - Status: Outstanding
Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to grading permit issuance.

40 **Lot Merger** - Status: Outstanding
Prior to the issuance of any grading permit, the Developer shall record a Lot Merger for the consolidation of the existing three (3) parcels (APN: 0265-141-12, 15 and 24).

Land Use Services - Building and Safety

41 **Demolition Permit** - Status: Outstanding
Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.

42 **Geology Report** - Status: Outstanding
A geology report shall be submitted to the Building and Safety Division for review and approval by the County Geologist and fees paid for the review prior to issuance of grading permits or land disturbance.

43 **Geotechnical Report** - Status: Outstanding
A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.

44 **Wall Plans** - Status: Outstanding
Submit plans and obtain separate building permits for any required retaining walls.

Land Use Services - Land Development

45 **Drainage Improvements** - Status: Outstanding
A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A $750 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

46 **Grading Plans** - Status: Outstanding
Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/) and submitted for review with approval obtained prior to construction. All drainage and WQMP improvements shall be shown on the grading plans according to the approved final drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.

47 **On-site Flows** - Status: Outstanding
On-site flows need to be directed to the nearest County maintained road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

48 **WQMP** - Status: Outstanding
A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained prior to construction. A $2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. Review processed on an actual cost basis. Copies of the WQMP guidance and template can be found at: (https://dpw.sbcounty.gov/wqmp-templates-and-forms/)

49 **WQMP Inspection Fee** - Status: Outstanding
The developer shall provide a $3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

Public Health– Environmental Health Services

50 **Vector Control Requirement** - Status: Outstanding
The project area has a high probability of containing vectors. A vector survey shall be conducted to determine the need for any required control programs. A vector clearance application shall be submitted to the appropriate Mosquito & Vector Control Program. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Planning

51 **Architecture** - Status: Outstanding
Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.

52 **Landscape and Irrigation Plan** - Status: Outstanding
Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning.

53 **Lighting Plans** - Status: Outstanding
The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.

County Fire - Community Safety

54 **F02 Fire Fee** - Status: Outstanding
The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.

55 **F09 Building Plans** - Status: Outstanding
Building Plans shall be submitted to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

56 **F10 Combustible Protection** - Status: Outstanding
Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.

57 **F19 Surface** - Status: Outstanding
Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.

58 **F21 Turnaround** - Status: Outstanding
An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty-five (45) foot radius for all turns. In the Fire Safety Overlay District cul-de-sac length shall not exceed three hundred fifty (350) feet.

59 **F22 Primary Access Paved** - Status: Outstanding
Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.

60 **F23 Secondary Access Paved** - Status: Outstanding
Prior to building permits being issued to any new structure, the secondary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.

61 **F26 Fire Flow Test** - Status: Outstanding
Please provide a fire flow test report from your water purveyor that has been completed in the last six months demonstrating that the fire flow demand is satisfied.

62 **F27 Water System** - Status: Outstanding
Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. The Fire Flow for this project shall be: __2750_____GPM for a __two _hour duration at 20 psi residual operating pressure. Fire Flow is based on a 90,427 sq. ft. structure.

63 **F28 Water System Commercial** - Status: Outstanding
A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure.

64 **F33 Water System Certification** - Status: Outstanding
The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site

65 **F69 Haz-Mat Approval** - Status: Outstanding
The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8401 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.

Land Use Services - Building and Safety

66 **Construction Plans** - Status: Outstanding
Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

67 **Temporary Use Permit** - Status: Outstanding
A Temporary Structures (TS) permit for non-residential structures for use as office, retail, meeting, assembly, wholesale, manufacturing, and/ or storage space will be required. A Temporary Use Permit (PTUP) for the proposed structure by the Planning Division must be approved prior to the TS Permit approval. A TS permit is renewed annually and is only valid for a maximum of five (5) years.

Land Use Services - Land Development

68 **Construction Permits** - Status: Outstanding
Prior to installation of road and drainage improvements, a construction permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.

69 **Encroachment Permits** - Status: Outstanding
Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction.

70 **Road Dedication/Improvements** - Status: Outstanding
The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE) licensed in the State of California: 4th Avenue (Collector – 66 feet): •Road Dedication. A varied width grant of easement is required to provide a half-width right-of-way of 33 feet. •Street Improvements. Design curb and gutter with match up paving 22 feet from centerline. •Sidewalks. Design sidewalks per County Standard 109 Type "C". •Curb Returns. Curb returns shall be designed per County Standard 110. Adequate easement shall be provided to ensure any future sidewalk improvements are within public right-of-way. •Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130.

71 **Road Standards and Design** - Status: Outstanding
All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Valley Road Standards of San Bernardino County and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.

72 **Slope Tests** - Status: Outstanding
Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of the County Department of Public Works.

73 **Soils Testing** - Status: Outstanding
Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to the County and a written report shall be submitted to the Permits/Operations Support Division, Transportation Permits Section of the County Department of Public Works prior to any placement of base materials and/or paving.

74 **Street Gradients** - Status: Outstanding
Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the County Department of Public Works confirming the adequacy of the grade.

75 **Street Type Entrance** - Status: Outstanding
Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.

76 **Transitional Improvements** - Status: Outstanding
Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing sections shall be required as necessary.

77 **Utilities.** - Status: Outstanding
Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.

Public Health– Environmental Health Services

78 **California Regional Water Quality Control Board Clearance** - Status: Outstanding
Written clearance shall be obtained from the designated California Regional Water Quality Control Board (listed below) and a copy forwarded to the Division of Environmental Health Services for projects with design flows greater than 10,000 gallons per day. Santa Ana Region, 3737 Main St., Suite 500, Riverside, CA 92501-3339, 951-782-4130.

79 **Demolition Inspection Required** - Status: Outstanding
All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any premises. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

80 **Existing OWTS** - Status: Outstanding
Existing onsite wastewater treatment system can be used if applicant provides an EHS approved certification that indicates the system functions properly, meets code, has the capacity required for the proposed project, and meets LAMP requirements.

81 **Existing Wells** - Status: Outstanding
If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence, such as a well certification, shall be submitted to EHS for approval.

82 **New OWTS** - Status: Outstanding
If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: a. A soil percolation report shall be submitted to EHS for review and approval. For information, please contact the Wastewater Section at (800) 442-2283. b. An Alternative Treatment System, if applicable, shall be required.

83 **Preliminary Acoustical Information** - Status: Outstanding
Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the EHS for review and approval. For information and acoustical checklist, contact EHS at (800) 442-2283.

84 **Sewage Disposal** - Status: Outstanding
Method of sewage disposal shall be sewer service provided by City of San Bernardino or an EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).

85 **Sewer Service Verification Letter** - Status: Outstanding
Applicant shall procure a verification letter from the sewer service provider identified. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer provider. The letter shall reference the Assessor's Parcel Number(s).

86 **Water and Sewer - LAFCO** - Status: Outstanding
Water and/or Sewer Service Provider Verification. Please provide verification that the parcel(s) associated with the project is/are within the jurisdiction of the water and/or sewer service provider. If the parcel(s) associated with the project is/are not within the boundaries of the water and/or sewer service provider, submit to EHS verification of Local Agency Formation Commission (LAFCO) approval of either: 1. Annexation of parcels into the jurisdiction of the water and/or sewer service provider; or, 2. Out-of-agency service agreement for service outside a water and/or sewer service provider's boundaries. Such agreement/contract is required to be reviewed and authorized by LAFCO pursuant to the provisions of Government

87 **Water Purveyor** - Status: Outstanding
Water purveyor shall be City of San Bernardino MWD or EHS approved.

88 **Water Service Verification Letter** - Status: Outstanding
Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice.

Public Works - Traffic

89 **Regional Transportation Fee** - Status: Outstanding
Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the San Bernardino Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid to the Land Use Services Department. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is $1,729.00 per unit for Multi Family Use, which includes the 66 bedrooms per the site plan dated November 22, 2023. Therefore, the estimated Regional Transportation Fees for the Project is $114,114.00. The current Regional Transportation Development Mitigation Plan can be found at the following website: https://www.sbcounty.gov/uploads/DPW/docs/Fee-Schedule-Regional-Plan.pdf

PRIOR TO OCCUPANCY

Land Use Services - Planning

90 **Fees Paid** - Status: Outstanding
Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2022-00173.

91 **Installation of Improvements** - Status: Outstanding
All required on-site improvements shall be installed per approved plans.

92 **Landscaping/Irrigation** - Status: Outstanding
All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.

93 **Mitigation Measures** - Status: Outstanding
Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to occupancy permit issuance

94 **Screen Rooftop** - Status: Outstanding
All roof top mechanical equipment is to be screened from ground vistas.

95 **Shield Lights** - Status: Outstanding
Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).

96 **Condition Compliance** - Status: Outstanding
Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.

97 **GHG - Installation/Implementation Standards** - Status: Outstanding
The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following: a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent. b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting. c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

County Fire - Community Safety

98 **F06 Inspection by Fire Department** - Status: Outstanding
Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

Land Use Services - Building and Safety

99 **Condition Compliance Release Form Sign-off** - Status: Outstanding
Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

Land Use Services - Land Development

100 **Drainage Improvements** - Status: Outstanding
All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.

101 **WQMP Improvements** - Status: Outstanding
All required WQMP improvements shall be completed by the applicant and inspected/approved by the County Department of Public Works. An electronic file of the approved final WQMP shall be submitted to Land Development Division, Drainage Section.

102 **LDD Requirements** - Status: Outstanding
All LDD requirements shall be completed by the applicant prior to occupancy.

103 **Road Improvements** - Status: Outstanding
All required on-site and off-site improvements shall be completed by the applicant and inspected/approved by the County Department of Public Works.

104 **Structural Section Testing** - Status: Outstanding
A thorough evaluation of the structural road section, to also include parkway improvements, from a qualified materials engineer shall be submitted to the County Department of Public Works.

Public Health– Environmental Health Services

105 **Medical Waste Generator Permit** - Status: Outstanding
A Medical Waste Generator annual permit shall be required. For information, contact EHS at: (800) 442-2283.

Public Works - Traffic

106 **Improvements** - Status: Outstanding
The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans.

PRIOR TO RECORDATION

County Fire - Community Safety

107 **F16 Access** - Status: Outstanding
The development shall have a minimum of two points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. b. Multi-Story Road Access Width. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

Land Use Services - Planning

108 **Issuance/Building Permit Condition** - Status: Outstanding
Prior to the issuance of any building permit, the Developer shall record a Parcel Map for the consolidation of the existing three (3) parcels (APN: 0265-141-12, 15 and 24).

PRIOR TO FINAL INSPECTION

County Fire - Community Safety

109 **F11 Combustible Vegetation** - Status: Outstanding
Combustible vegetation shall be removed as follows: a. Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. b. Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance #3586

110 **F24 Fire Lanes** - Status: Outstanding
The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.

111 **F25 Street Sign** - Status: Outstanding
This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed.

112 **F35 Hydrant Marking** - Status: Outstanding
Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs, or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.

113 **F37 Fire Sprinkler-NFPA #13** - Status: Outstanding
An automatic fire sprinkler system complying with NFPA Pamphlet #13 and Fire Department standards is required. The applicant shall hire a licensed fire sprinkler contractor. The fire sprinkler contractor shall submit plans with hydraulic calculations, manufacturers specification sheets and a letter from a licensed structural (or truss) engineer with a stamp verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design to the Fire Department for approval. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.

114 **F40 Roof Certification** - Status: Outstanding
A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.

115 **F41 Fire Alarm** - Status: Outstanding
A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a licensed fire alarm contractor. The fire alarm contractor shall submit detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

116 **F45 Fire Extinguishers** - Status: Outstanding
Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.

117 **F48 Material Identification Placards** - Status: Outstanding
The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan.

118 **F51 Commercial Addressing** - Status: Outstanding
Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated address identification shall be displayed on a monument, sign or other approved means with numbers that are a minimum of six (6) inches in height and three-quarter (¾) inch stroke.

119 **F55 Key Box** - Status: Outstanding
An approved Fire Department key box is required. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Lock (Knox ®).

If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

Department/Agency	**Office/Division**	**Phone Number**
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	https://lus.sbcounty.gov/	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	https://www.sbcfire.org/	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995
Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149
	Traffic	(909) 387-8186
Web Site	https://dpw.sbcounty.gov/	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	https://dph.sbcounty.gov/programs/ehs/	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	http://www.sbclafco.org/	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800
	Television Districts, and Other	
External Agencies (Caltrans, U.S. Army, etc.)		*See condition text for contact information...*

EXHIBIT E

Site Plan

NEW GEN

SHANDIN HILLS BEHAVIORAL HEALTH CENTER

SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

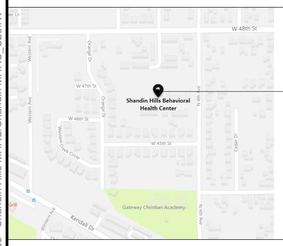
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

PRESENTATION SET

FEBRUARY 29, 2024



VICINITY MAP



(E) SHANDIN HILLS BEHAVIORAL HEALTH CENTER & PROPOSED (N) SHANDIN MENTAL HEALTH REHABILITATION CENTER (MHRC)

TRUE N

CONTEXT MAP



(E) SHANDIN HILLS BEHAVIORAL HEALTH CENTER & PROPOSED (N) SHANDIN MENTAL HEALTH REHABILITATION CENTER (MHRC)

TRUE N

PROJECT DIRECTORY

CLIENT:

New Gen HC
142 South Heritage Way
Upland, CA 91716
John Tanori, VP of Physical Plant
T: (909) 908-4920
E: jtanori@newgenhcg.com

ARCHITECT:

dsk architects

SF OFFICE
926 Natoma Street, Suite 200
San Francisco, CA 94103
Amir Kakavand, AIA, LEED AP
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T: 415-839-6418
F: 415-839-7584

LA OFFICE
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PLEASANTON OFFICE
6700 Koll Center Pkwy, Ste 110
Pleasanton, CA 94566
Brett McCune, RA
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T: 925-484-5245
F: 925-484-5206

SLO OFFICE
663 Hill Street
San Luis Obispo, CA 93405
Randy Dettmer, AIA, NCARB
Principal
randy@dskarch.com
T: 805-541-4864
C: 805-459-0806

CIVIL:

BKF Engineers
4675 MacArthur Court, Suite 400
Newport Beach, CA 92660
Bruce Kirby, PE
bkirby@bkf.com
T: 949-573-1369

LANDSCAPE:

Studio Five
470 Wald
Irvine, CA 92618
Kenneth A Andrew, ASLA
kena@studiofivelandarch.com
T: 949-450-0056

STRUCTURAL:

Lampman & Associates
710 Fiero Lane, Suite 22
San Luis Obispo, CA 93401
Christopher Lampman, SE
chris@lampmanse.com
T: 805-544-9173 ext. 12

MECH & PLUMB:

3C ENGINEERING INC
1500 Palm St
San Luis Obispo, CA 93401
Brian Starrett, PE
bstarrett@3ceng.com
T: 805-540-3363

ELECTRICAL:

Thoma Engineering
3562 Empleo, Suite C - PO Box 1167
San Luis Obispo, CA 93406
Jeffrey Thoma, PE
jthoma@thomaelec.com
T: 805-543-3850

FIRE ALARM / SECURITY:

James Gollner Services, Inc.
302 N El Camino Real #206
San Clemente, CA 92672
James Gollner
T: 949-388-3232
M: 949-607-7282

KITCHEN:

THE MARSHALL ASSOCIATES, INC.
3000 Danville Blvd Suite F344
Alamo, CA 94507
T: 415-677-1200
F: 415-677-1210

PROPOSED USE DATA

BUILDING TYPE:	V-A
OCCUPANCY:	I-2
SPRINKLER:	THROUGHOUT
MAX ALLOWED HEIGHT:	45' - 0"
PROPOSED HEIGHT:	22' - 5"
BUILDING AREA:	71,713 SF
STAFF:	64
# OF BEDS:	203 (198 STANDARD, 5 SECLUSION)

EXISTING USE DATA

BUILDING TYPE:	V-A
OCCUPANCY:	I-2 SKILLED NURSING FACILITY
SPRINKLER:	THROUGHOUT
BUILDING HEIGHT:	1 STORY
BUILDING AREA:	24,351 SF
# STAFF:	25
PARKING REQUIRED:	54 SPACES
PARKING PROVIDED:	36 (1 VAN ACCESSIBLE)
PARKING FOR THE EXISTING FACILITY IS LEGAL NON-CONFORMING	
LANDSCAPE PROVIDED:	25,694 SF

PROPERTY DATA

APN NUMBERS:	0265-141-12 0265-141-15 0265-141-24	
PROPERTY SIZE:	258,386 SF (5.93 AC)	
ZONING:	RM, MULTIPLE RESIDENTIAL	
SETBACKS:	FRONT- 25'-0" SIDE- 5'-0" STREET SIDE- 15'-0" REAR- 15'-0"	
MAX LOT COVEREAGE:	60%	
PROPOSED LOT COVEREAGE:	EXISTING BUILDING AREA- 18,714 SF PROPOSED BUILDING AREA- 71,713 SF TOTAL BUILDING AREA- 90,427 SF 90,427 SF / 258,386 SF = **35%**	
LANDSCAPING REQUIRED:	40%	
PROPOSED LANSCAPING:	57,395 / 258,541 = **22%**	
REQUIRED PARKING:	EXISTING BEDROOMS- 25 X 1 SPACE = 25 SPACES EXISTING STAFF PER SHIFT- 13 X 1 SPACE = 13 SPACES PROPOSED BEDROOMS- 66 X 1 SPACE = 66 SPACES PROPOSED STAFF PER SHIFT- 32 X 1 SPACE = 32 SPACES TOTAL PARKING REQUIRED- 136 SPACES	
PROPOSED PARKING:	STANDARD STALLS- 77 SPACES ACCESSIBLE STALLS- 8 SPACES EV STALLS- 4+ (1 ADA) SPACES EV CAPABLE STALLS- 12 SPACES TOTAL PARKING PROVIDED- 85 SPACES	

MAJORITY OF PATIENTS WILL BE DROPPED OFF AT THE FACILITY, FOR THIS REASON A PARKING REDUCTION IS REQUESTED. PARKING ON SITE IT INTENDED FOR STAFF AND VISITORS. THE REQUIRED PARKING FOR STAFF IS 45 SPACES PER SHIFT. THEREFORE 97 SPACES PROVIDES AMPLE PARKING FOR STAFF, VISITORS AND OVERFLOW PARKING.

DRAWING INDEX

PRESENTATION
PR0.00 COVER SHEET
PR1.00 SITE PLAN - DEMO WORK
PR1.01 SITE PLAN - NEW WORK

C1.00 PROPOSED GRADING AND DRAINAGE, WATER QUALITY, AND UTILITY EXHIBIT
C1.00 EXISTING CONDITIONS - OFFSITE
C2.00 DEMOLITION PLAN - OFFSITE
C3.00 HORIZONTAL CONTROL PLAN - OFFSITE
C4.00 GRADING PLAN - OFFSITE
C5.00 UTILITY PLAN - OFFSITE
C6.00 EROSION CONTROL PLAN - OFFSITE

L1.0 PRELIMINARY LANDSCAPE PLAN

PR2.00 FLOOR PLAN
PR3.00 ENLARGED FLOOR PLANS & RENDERS
PR4.00 EXTERIOR ELEVATIONS
PR5.00 3D ISOMETRIC
PR6.00 EXTERIOR FINISH MATERIALS & RENDERS
PRESENTATION: 16
Grand total:

DEFERRED APPROVAL ITEMS

AGENCY STAMP

NewGen Health

dsk architects

926 Natoma Street, Suite 200, San Francisco, CA 94103
t: 415.839.6418 / f: 415.839.7584

1539 Sawtelle Blvd, Suite 14, Los Angeles, CA 90025
t: 310.254.2263 / f: 415.839.7584

6700 Koll Center Parkway, Suite 110, Pleasanton, CA 94566
t: 925.484.5245 / f: 925.484.5206

663 Hill Street, San Luis Obispo, CA 93405
t: 805.541.4864 / c: 805.459.0806

:DRAFT, NOT FOR CONSTRUCTION:

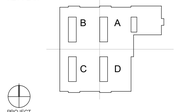
CONSULTANT

PROJECT NAME

SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

FACILITY INFO
SHANDIN HILLS BEHAVIORAL HEALTH CENTER
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

KEY PLAN



PROJECT ISSUE DATE: 2024/02/29

DATE	NO.	REVISIONS

DRAFTER: YL REVIEWER: RD
PM: RJ DSK JOB NO: 21025

SHEET TITLE

COVER SHEET

SHEET NUMBER

PR0.00

dsk architects Copyright © / If this sheet is not 30"x42" it is a reduced print - scale accordingly.
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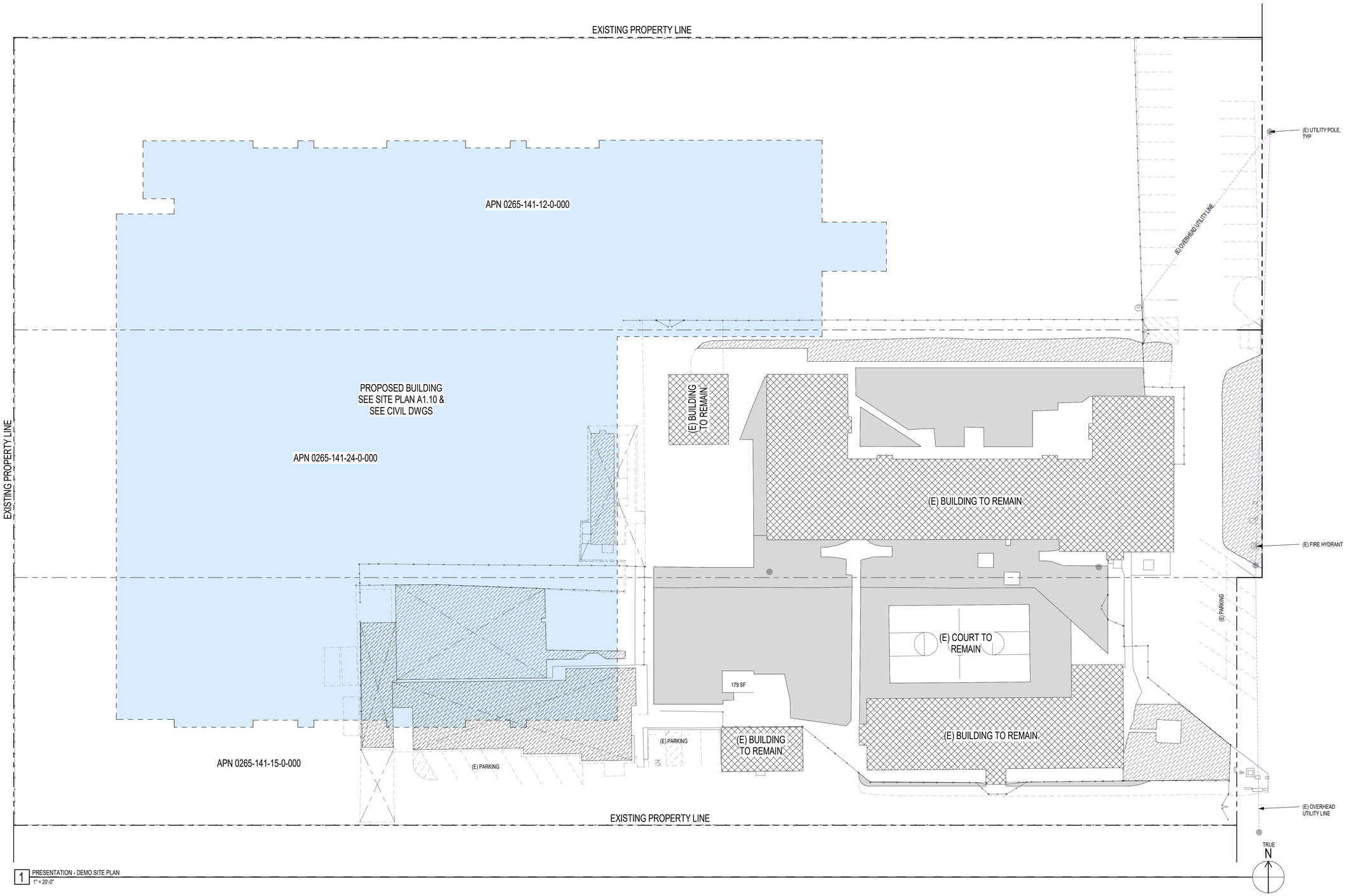
DEMO SITE PLAN LEGEND

- (E) FENCING TO REMAIN
- FENCING TO BE REMOVED
- SITEWORK TO BE REMOVED
- (E) BEHAVIORAL CENTER BLDG
- BUILDING TO BE REMOVED
- EXISTING LANDSCAPING



1 PRESENTATION - DEMO SITE PLAN
1" = 20'-0"

dsk architects Copyright © / If this sheet is not 30"x42" it is a reduced print - scale accordingly
Plotted on 2/29/2024 2:46:37 PM - Autodesk Docs://21025 - Shandin Hills MHRC/Shandin MHRC_C23.rvt

AGENCY STAMP

NewGen Health

dsk architects
926 Natoma Street, Suite 200, San Francisco, CA 94103
t: 415.839.6418 / f: 415.839.7584
1539 Sawtelle Blvd, Suite 14, Los Angeles, CA 90025
t: 310.254.2263 / f: 415.839.7584
6700 Koll Center Parkway, Suite 110, Pleasanton, CA 94566
t: 925.484.5245 / f: 925.484.5206
663 Hill Street, San Luis Obispo, CA 93405
t: 805.541.4864 / c: 805.459.0806

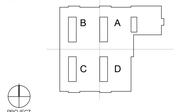
:DRAFT, NOT FOR CONSTRUCTION:

CONSULTANT

PROJECT NAME
SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

FACILITY INFO
SHANDIN HILLS BEHAVIORAL HEALTH CENTER
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

KEY PLAN



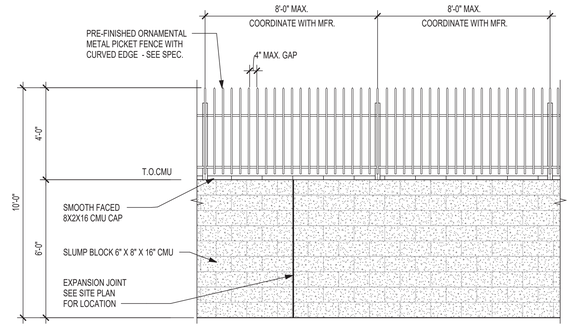
PROJECT ISSUE DATE: 2024/02/29

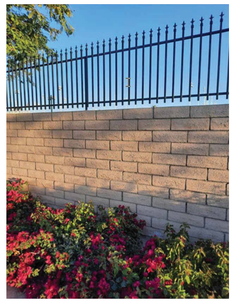
DATE	NO.	REVISIONS

DRAFTER: AJ
REVIEWER: RD
PM: RJ
DSK JOB NO: 21025

SHEET TITLE
SITE PLAN - DEMO WORK

SHEET NUMBER
PR1.00

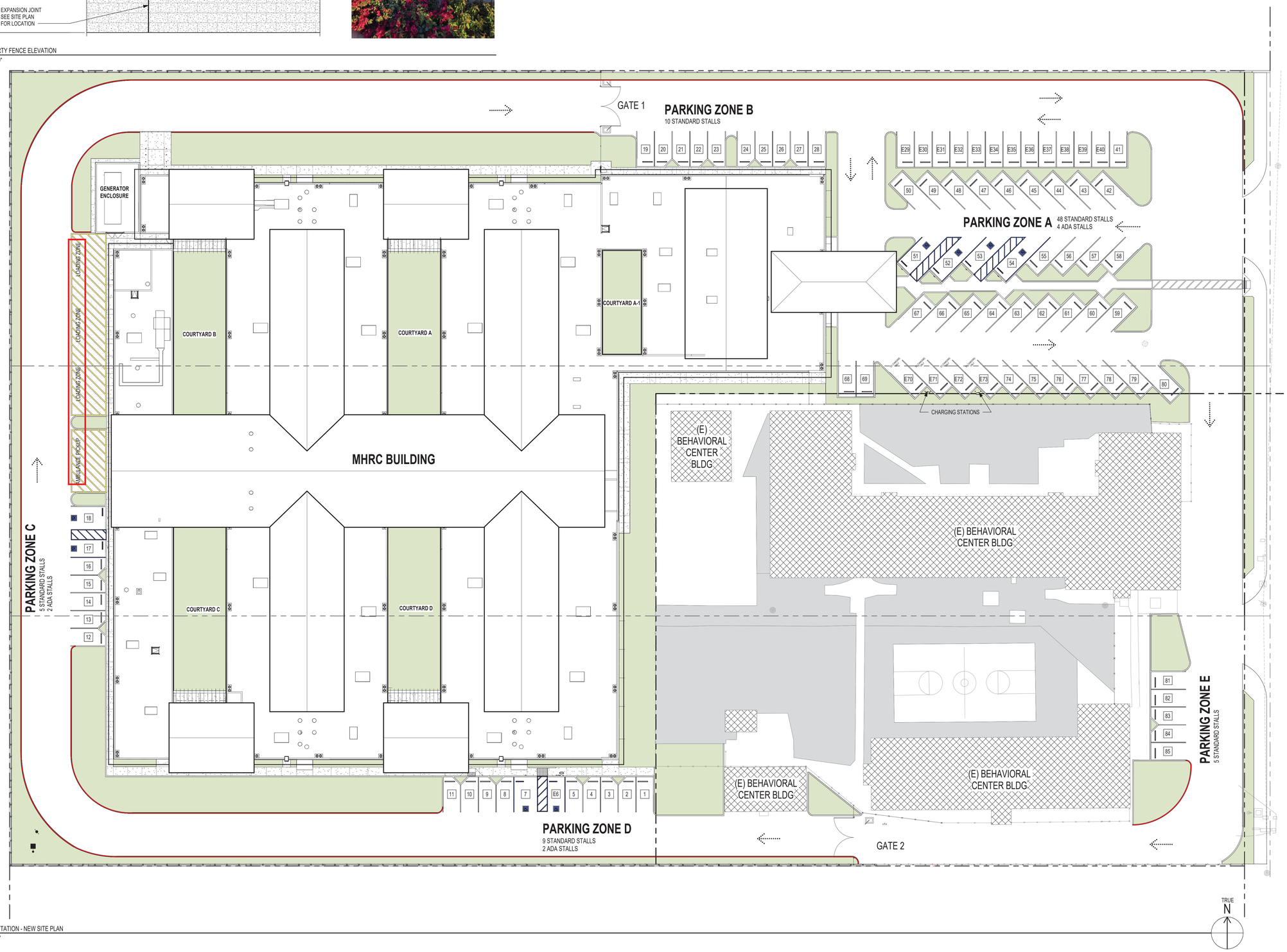




2 PROPERTY FENCE ELEVATION
3/8" = 1'-0"

SITE PLAN LEGEND

- ACCESSIBLE ROUTE
- (E) CHAIN LINK FENCING
- ORNAMENTAL STEEL FENCING
- (E) BEHAVIORAL CENTER BLDG
- FIRE ACCESS AISLE
- LANDSCAPING - S.L.D.
- PORTLAND CONCRETE PAVING



1 PRESENTATION - NEW SITE PLAN
1" = 20'-0"

AGENCY STAMP

NewGen Health

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1901 Harrison Street, Suite 1320, Oakland, CA 94612
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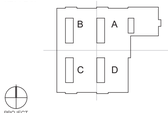
:DRAFT, NOT FOR CONSTRUCTION:

CONSULTANT

PROJECT NAME
SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

FACILITY INFO
SHANDIN HILLS BEHAVIORAL HEALTH CENTER
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

KEY PLAN



PROJECT ISSUE DATE: 2024/02/29

DATE	NO.	REVISIONS

DRAFTER: AJ
REVIEWER: RD
PM: RJ
DSK JOB NO: 21025

SHEET TITLE
SITE PLAN - NEW WORK

SHEET NUMBER
PR1.01

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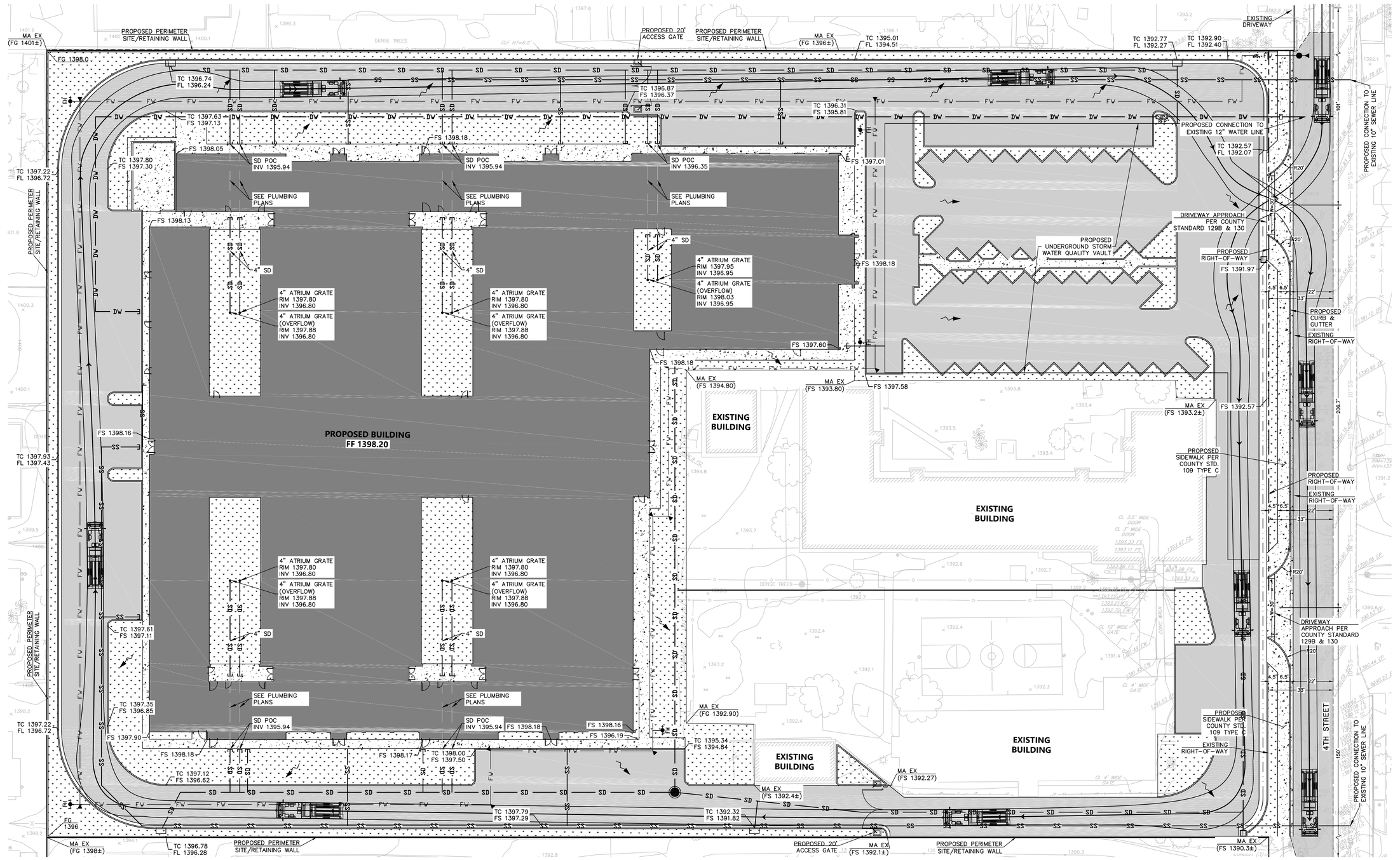

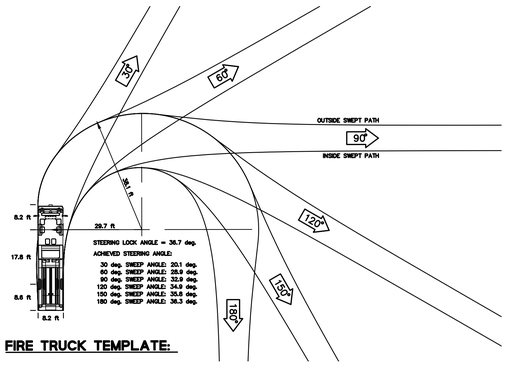

FIRE TRUCK TEMPLATE:

LEGEND:

- PROPOSED AC PAVEMENT (FOR FIRE TRUCK ACCESS)
- PROPOSED LANDSCAPING
- PROPOSED SIDEWALK PER COUNTY STANDARD 109 TYPE "C"
- SS — PROPOSED SEWER LINE
- DW — PROPOSED WATER LINE
- SD — PROPOSED UNDERGROUND STORM DRAIN LINE
- PROPOSED DRAINAGE PATTERN
- FH — PROPOSED FIRE HYDRANT

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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CONSULTANT

BKF

REGISTERED PROFESSIONAL ENGINEER — BRUCE W. KIMM — No. C 42393 — CIVIL — STATE OF CALIFORNIA

PROJECT NAME

SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

FACILITY INFO
SHANDIN HILLS BEHAVIORAL HEALTH CENTER
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

KEY PLAN

PROJECT NORTH

PROJECT ISSUE DATE: 2022/08/19

DATE	NO.	REVISIONS
08/21/2023		CUP SUBMITTAL
10/18/2023		CUP SUBMITTAL

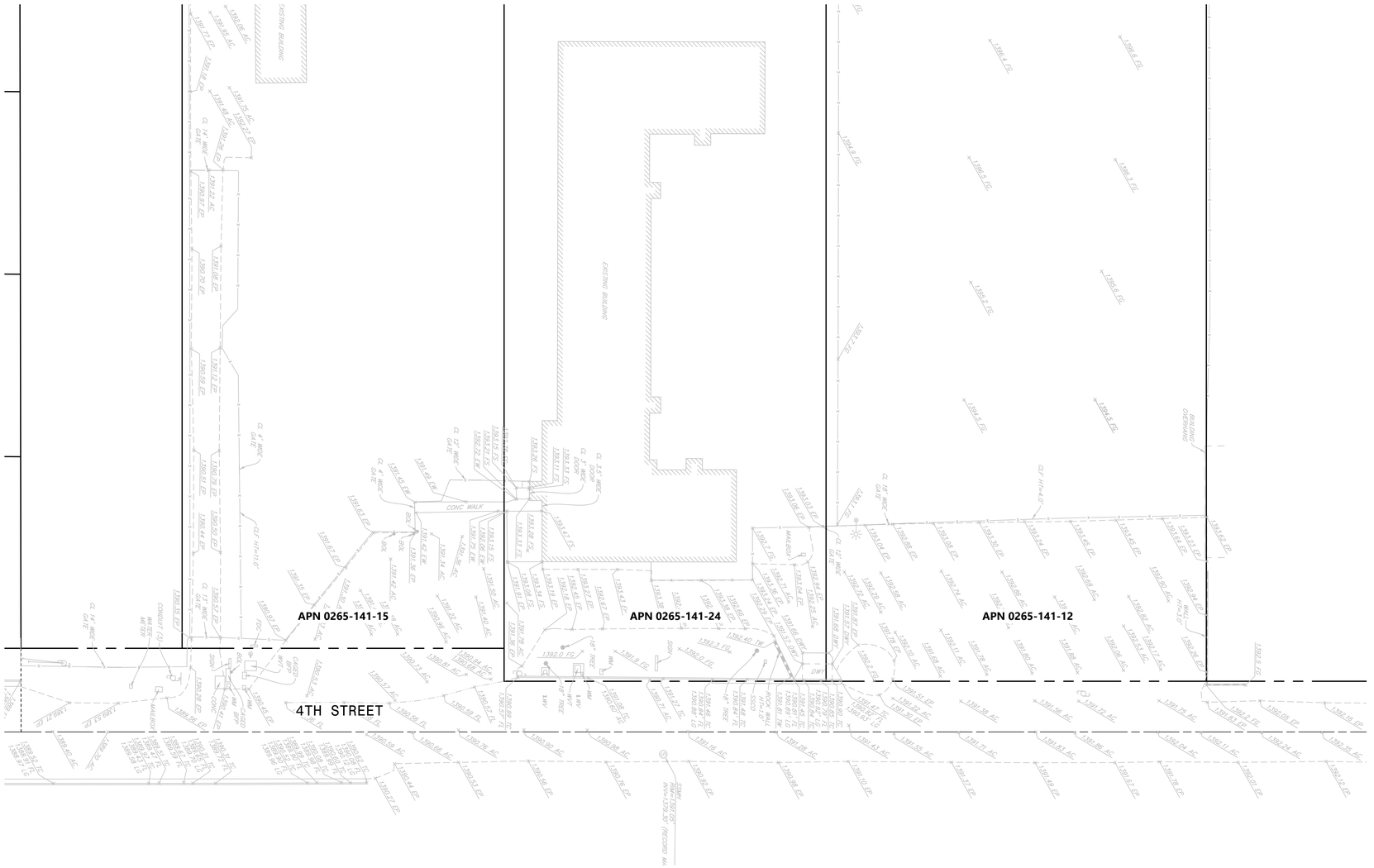
DRAFTER: XX | REVIEWER: RD
PM: KJ | DSK JOB NO: 21025

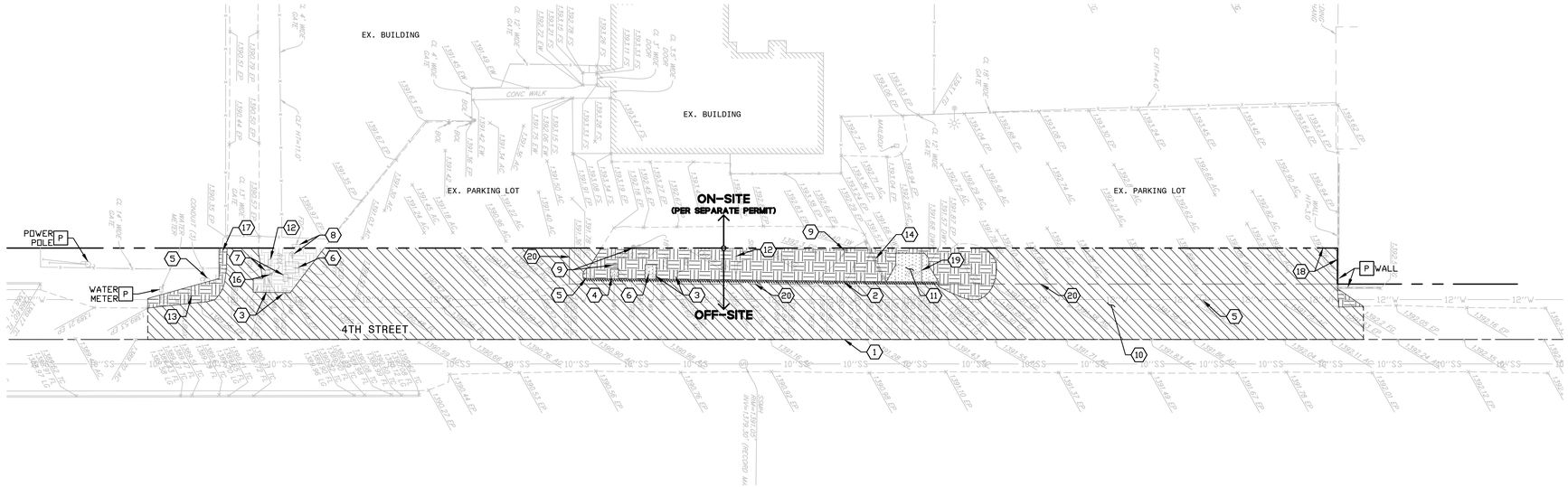
SHEET TITLE

PROPOSED GRADING AND DRAINAGE, WATER QUALITY, AND UTILITY EXHIBIT

SHEET NUMBER

C1.0


APN 0265-141-15
APN 0265-141-24
APN 0265-141-12
4TH STREET
EXISTING BUILDING
CONC. WALK
CONC. RAMP
CURB RAMP
CONCRETE
ASPHALT
CONCRETE
CONCRETE
CONCRETE



DEMOLITION KEYNOTES

- P PROTECT IN PLACE, SEE DEMOLITION GENERAL NOTES 2 & 3
- 1 SAWCUT FULL DEPTH OF EXISTING HARDSCAPE
- 2 DEMOLISH EXISTING CURB
- 3 RELOCATE EX. WATER METER
- 4 RELOCATE EX. FIRE HYDRANT
- 5 RELOCATE EX. POWER POLE
- 6 ADJUST EX. WATER VAULT
- 7 RELOCATE EX. BACKFLOW PREVENTER
- 8 RELOCATE EX. FIRE DEPARTMENT CONNECTION
- 9 REMOVE EX. TREE
- 10 DEMOLISH EX. ASPHALT PAVEMENT
- 11 DEMOLISH EX. CONCRETE
- 12 RELOCATE SIGN
- 13 RELOCATE MAILBOX
- 14 DEMOLISH ROCK WALL
- 15 ADJUST CLEANOUT
- 16 REMOVE BOLLARD
- 17 RELOCATE FENCE
- 18 NEW RIGHT OF WAY
- 19 OLD PROPERTY LINE TO BE ELIMINATED
- 20 OLD RIGHT OF WAY TO BE ELIMINATED

QUANTITIES & DEMOLITION LEGEND

170 SF	DEMOLISH CONCRETE SIDEWALK AND DRIVEWAYS. BASE ROCK UNDER CONCRETE CAN BE USED IF APPROVED BY SOILS ENGINEER AND CITY INSPECTOR
11,630 SF	DEMOLISH EXISTING AC PAVEMENT AND BASE TO SUBGRADE. REMOVE ANY FOOTINGS/BASES UNDER BOLLARDS, PARKING SIGNS, ETC.
2,120 SF	CLEAR & GRUB EXISTING LANDSCAPE AREA. PROTECT IN PLACE IRRIGATION LINES IN ENTIRETY
	LIMITS OF WORK
	SAWCUT LINE
	RIGHT OF WAY
	PROPERTY LINE
	℄ LINE
	OLD ELIMINATED RIGHT OF WAY
	DEMOLISH EXISTING CURB

DEMOLITION GENERAL NOTES

1. PROTECT ALL EXISTING UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED ON THE PLAN.
2. UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA, SURFACE OBSERVATION, AND FIELD SURVEY. ACTUAL LOCATIONS AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITIES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
3. REFER TO CIVIL IMPROVEMENT PLANS FOR LIMITS OF IMPROVEMENT PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
4. PROTECT ALL OFFSITE FEATURES NOT EXPRESSLY NOTED FOR DEMOLITION OR IMPROVEMENT ON THIS PLAN.
5. PROTECT IN PLACE ALL EXISTING TREES AND ROOT BALLS WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED ON PLAN.
6. PAVEMENT REPAIR FOR UTILITY TRENCHING, SEE UTILITY PLAN

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CONSULTANT

BKF

REGISTERED PROFESSIONAL ENGINEER
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No. C 42393
CIVIL
STATE OF CALIFORNIA

PROJECT NAME

SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

FACILITY INFO
SHANDIN HILLS BEHAVIORAL HEALTH CENTER
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

KEY PLAN

PROJECT NORTH

DATE	NO.	REVISIONS
10/23/2023		

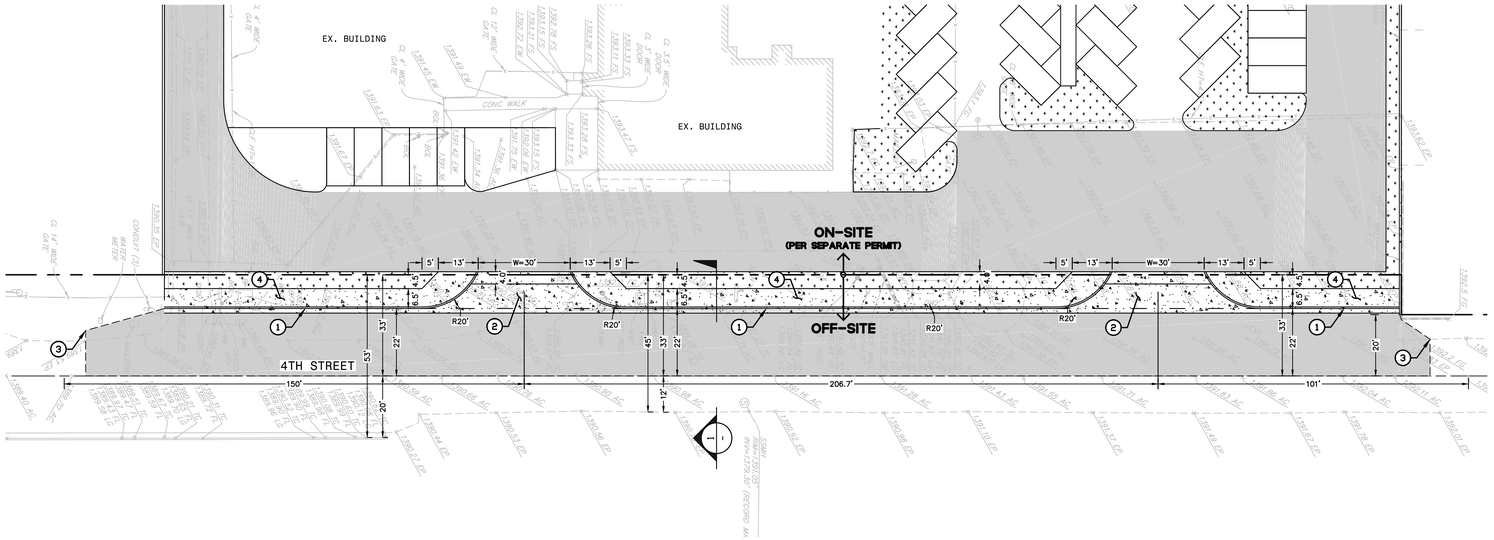
DRAFTER: XX REVIEWER: RD
PM: KJ DSK JOB NO: 21025

SHEET TITLE

DEMOLITION PLAN-OFFSITE

SHEET NUMBER

C2.0





HORIZONTAL CONTROL GENERAL NOTES:

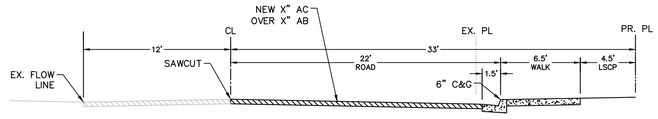
1. CONTRACTOR SHALL LAYOUT THE CONTROL FOR THE SITE AS SPECIFIED ON THIS SHEET.
2. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.
3. CONTRACTOR TO FIELD VERIFY EDGE OF PAVEMENT.
4. CONTRACTOR SHALL REMOVE EXISTING PAVING TO NEAREST EXPANSION JOINT FOR TRANSITION.
5. FOR EXPANSION JOINTS VS. CONTROL JOINTS LAYOUT, SEE LANDSCAPE PLANS AND DETAILS.

LEGEND:

8,880 SF	PROPOSED AC PAVEMENT (FOR FIRE TRUCK ACCESS)
1,560 SF	PROPOSED LANDSCAPING
3,900 SF	PROPOSED SIDEWALK PER COUNTY STANDARD 109 TYPE "C"
	EXISTING CENTERLINE
	PROPOSED SAWCUT
	PROPOSED RIGHT OF WAY

HORIZONTAL CONTROL KEYNOTES:

1. INSTALL 6" CURB AND GUTTER PER COUNTY STANDARD 116
2. INSTALL DRIVEWAY PER COUNTY STANDARD 129B AND 130
3. INSTALL TRANSITION OF CURB AND GUTTER TO EXISTING EDGE OF PAVEMENT
4. INSTALL CONCRETE SIDEWALK PER COUNTY STANDARD 109



1 PROPOSED SECTION
SCALE: 1" = 5'

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STATE OF CALIFORNIA

PROJECT NAME
SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

FACILITY INFO
SHANDIN HILLS BEHAVIORAL HEALTH CENTER
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

KEY PLAN

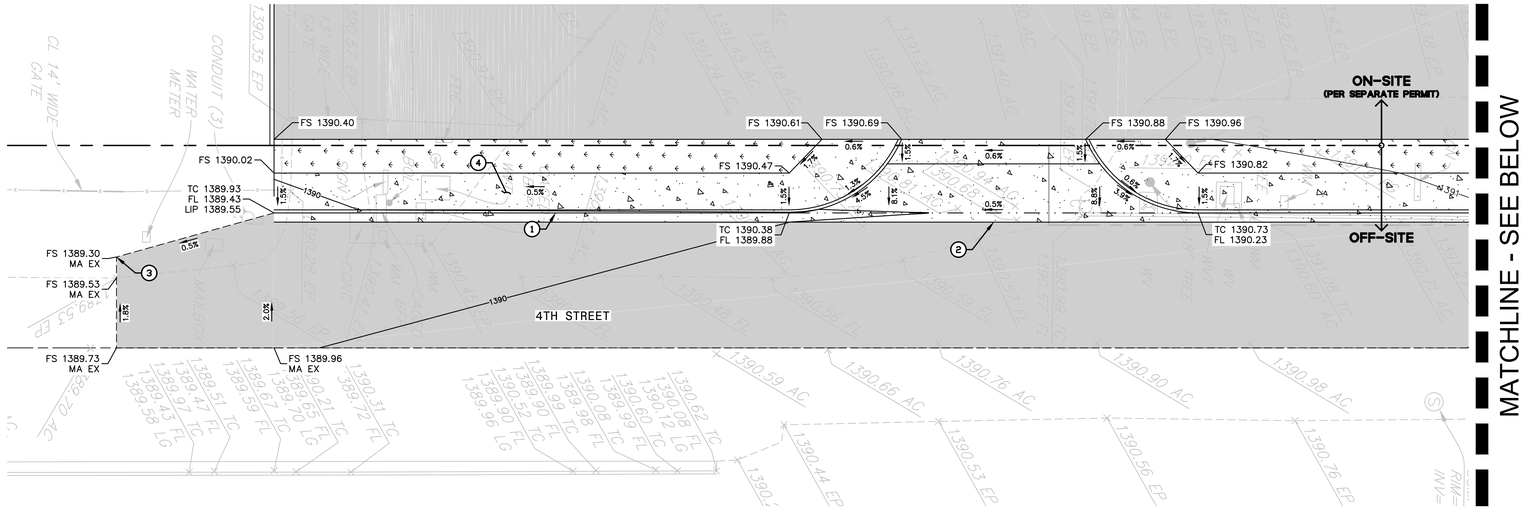
PROJECT NORTH

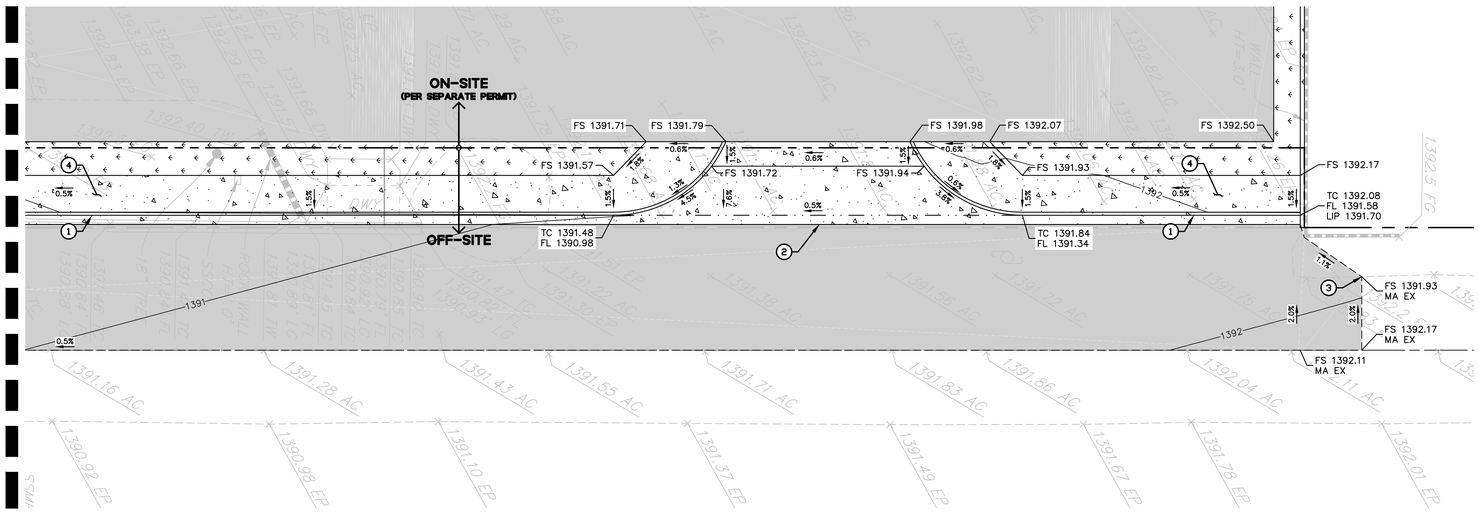
DATE	NO.	REVISIONS
10/23/2023		

DRAFTER: XX REVIEWER: RD
PM: KJ DSK JOB NO: 21025

SHEET TITLE
HORIZONTAL CONTROL PLAN- OFFSITE

SHEET NUMBER
C3.0





GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

GRADING GENERAL NOTES:

1. TC ELEVATION SHOWN IS FOR 6" CURB HEIGHT UNLESS OTHERWISE NOTED ON PLAN.
2. ALL EXISTING UTILITY COVERS WITHIN LIMIT OF WORK ARE TO BE ADJUSTED TO GRADES SHOWN ON PLAN.
3. FOR WALKS IN ADA ACCESSIBLE AREAS CROSS SLOPES SHOULD NOT EXCEED 2.0% GRADE.
4. CONTRACTOR SHALL SAWCUT AND REMOVE PORTION OF EXISTING CONCRETE TO CREATE STRAIGHT AND SMOOTH EDGE WHERE NEW CONCRETE JOINS TO EXISTING.
5. ALL CONCRETE PAVING ADJACENT TO PLANTING TO HAVE THICKENED EDGE.
6. LANDSCAPE TO COMPLY WITH MWELO

LEGEND:

- PROPOSED AC PAVEMENT (FOR FIRE TRUCK ACCESS)
- PROPOSED LANDSCAPING
- PROPOSED SIDEWALK PER COUNTY STANDARD 109 TYPE "C"
- EXISTING CENTERLINE
- PROPOSED SAWCUT
- PROPOSED RIGHT OF WAY

GRADING CONSTRUCTION KEYNOTES:

1. INSTALL 6" CURB AND GUTTER PER COUNTY STANDARD 116
2. INSTALL DRIVEWAY PER COUNTY STANDARD 129B AND 130
3. INSTALL TRANSITION OF CURB AND GUTTER TO EXISTING EDGE OF PAVEMENT
4. INSTALL CONCRETE SIDEWALK PER COUNTY STANDARD 109

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REGISTERED PROFESSIONAL ENGINEER
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No. C 42393
CIVIL
STATE OF CALIFORNIA

PROJECT NAME
SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

FACILITY INFO
SHANDIN HILLS BEHAVIORAL HEALTH CENTER
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

KEY PLAN

PROJECT NORTH

DATE	NO.	REVISIONS
10/23/2023		

DRAFTER: XX
REVIEWER: RD
PM: KJ
DSK JOB NO: 21025

SHEET TITLE
GRADING PLAN- OFFSITE

SHEET NUMBER
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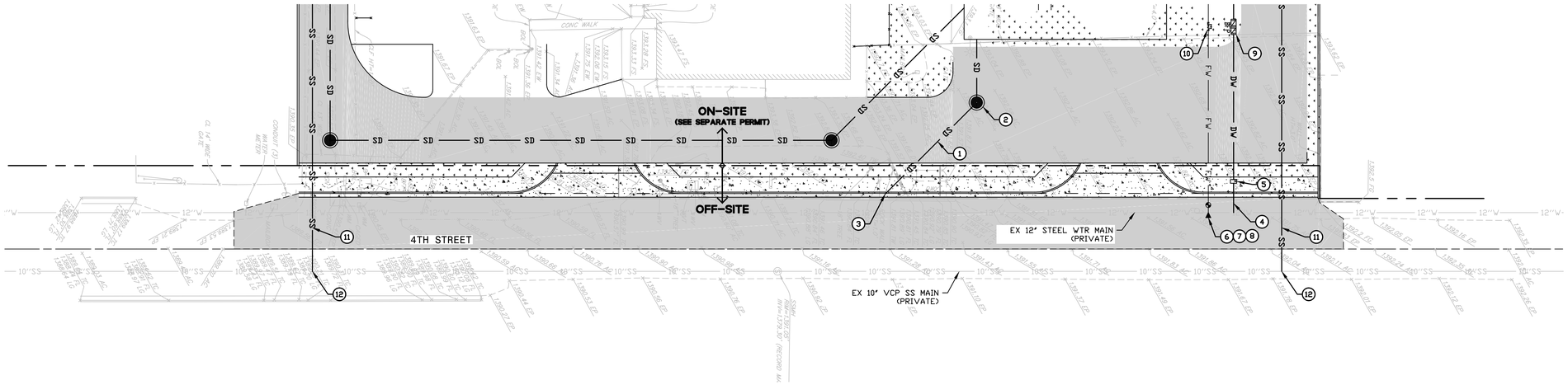

NORTH

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL FIELD VERIFY LOCATION OF DOMESTIC WATER SERVICE AND CONNECT UPSTREAM OF (E) BFP.
2. SEE LANDSCAPE IRRIGATION PLANS FOR IRRIGATION DESIGN SPECIFICATIONS.
3. CONTRACTOR TO CONTACT THE CITY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, UTILITY REMOVAL AND RELOCATION.
4. INSTALL GRAVITY FLOW UTILITIES FROM DOWNSTREAM CONNECTION POINT TO UPSTREAM TERMINUS.
5. ADJUST EXISTING MANHOLE AND GRATE ELEVATIONS AS NOTED ON GRADING PLANS.

UTILITY KEYNOTES:

1. INSTALL 4" SDR35 PVC PIPE AND FITTINGS
2. INSTALL PUMP IN STORM DRAIN MANHOLE PER DETAIL X, SHEET X
3. INSTALL UNDER SIDEWALK DRAIN PER DETAIL X, SHEET X
4. INSTALL 2-1/2" C900 PVC PIPE
5. INSTALL 2-1/2" WATER METER SERVICE PER SBMWD STD. DWG. W1.2
6. HOT TAP 8" C900 PVC FIRE WATER SERVICE TO EXISTING MAIN PER SBMWD STD. DWG. W3.5
7. INSTALL 8" C900 PVC DR 14 PIPE AND FITTINGS. TRENCHING PER SBMWD STD DWG. W5.1
8. INSTALL CONCRETE THRUST BLOCK PER SBMWD STD. DWG. W6.4A
9. INSTALL REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER SBMWD STD. DWG. W4.1
10. INSTALL 8" DOUBLE CHECK DETECTOR VALVE ASSEMBLY PER SBMWD STD. DWG. W4.3
11. INSTALL 4" SEWER LATERAL PER SPPWC STD PLAN 222-2
12. INSTALL WYE SEWER LATERAL CONNECTION PER SBMWD STD. DWG. S.305
13. INSTALL SEWER CLEANOUT PER SBMWD STD. DWG. S.303

UTILITY LEGEND:

— — —	LIMITS OF WORK
— — —	RIGHT OF WAY
———	PROPERTY LINE
———	℄
—— SD ——	STORM DRAIN PIPE
—— SS ——	PVC SANITARY SEWER
—— FW ——	C900 PVC FIRE WATER
—— DW ——	C900 PVC DOMESTIC WATER
WV	WATER VALVE (WV)
FH	FIRE HYDRANT
BFP	BACKFLOW PREVENTER (BFP)
	SS MANHOLE
	GRATED DROP INLET STRUCTURE
CO	SD/SS CLEANOUT
	ATRIUM AREA DRAIN
	AREA DRAIN W/ SQUARE GRATE
FDC	FIRE DEPARTMENT CONNECTION (FDC)
PIV	POST INDICATOR VALVE (PIV)
	SS FLOW DIRECTION
DCDA	DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA)
	CONCRETE THRUST BLOCK
AD	AREA DRAIN
ATD	ATRIUM AREA DRAIN
COMM	COMMUNICATION
EX	EXISTING
FH	FIRE HYDRANT
INV	INVERT
POC	POINT OF CONNECTION
S	SLOPE
SS	SANITARY SEWER
SD	STORM DRAIN
TG	TOP OF GRATE
WM	WATER METER
WV	WATER VALVE

AGENCY STAMP

NewGen Health

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No. C 42393
CIVIL
STATE OF CALIFORNIA

PROJECT NAME

SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

FACILITY INFO
SHANDIN HILLS BEHAVIORAL HEALTH CENTER
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

KEY PLAN

PROJECT NORTH

DATE	NO.	REVISIONS
10/23/2023		

DRAFTER: XX REVIEWER: RD
PM: KJ DSK JOB NO: 21025

SHEET TITLE

UTILITY PLAN- OFFSITE

SHEET NUMBER

C5.0

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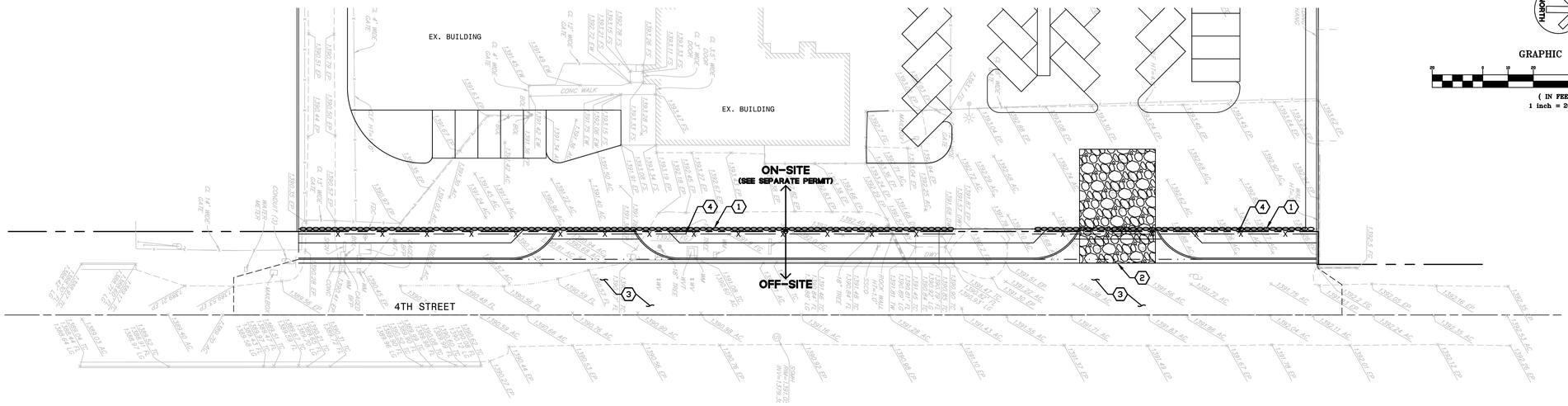


EROSION CONTROL KEYNOTES:

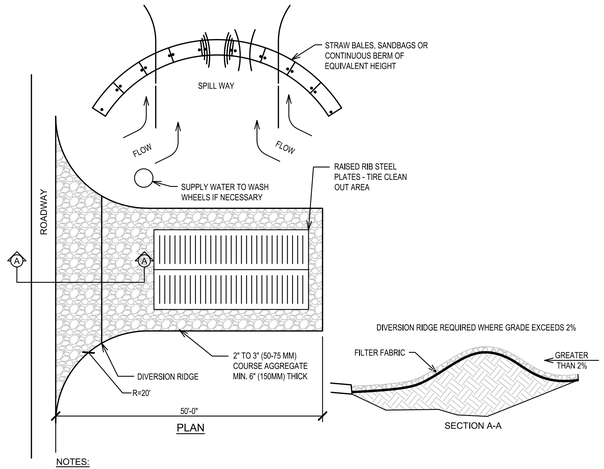
1. INSTALL FIBER ROLL (SE-5) PER DETAIL 2 BELOW
2. EXACT PLACEMENT OF CONSTRUCTION ENTRANCE, VEHICLE AND EQUIPMENT CLEARING, FUELING AND MAINTENANCE AREA, STOCKPILE AREA, SANITARY FACILITIES, VEHICLE WASHOUT, AND CONCRETE WASHOUT FACILITY IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONDUCT STREET SWEEPING AND VACUUMING (SE-7)
4. INSTALL GREEN 6' TALL CONSTRUCTION DUST FENCE

SITE LEGEND:

- RIGHT OF WAY
- PROPERTY LINE
- 6' TALL GREEN DUST FENCE TO BE PLACED BY CONTRACTOR
- FIBER ROLL (SE-5)
- STABILIZED CONSTRUCTION ENTRANCE (TC-1). LOCATION VARIES BY CONTRACTOR.

EROSION CONTROL NOTES:

1. CONTRACTOR TO UPDATE LOCATION OF EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
2. SITE ACCESS SHOWN ON THIS PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL LOCATE CONSTRUCTION ACCESS DRIVEWAYS AS NECESSARY.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT AND MAINTAINED BY THE CONTRACTOR ON A YEAR-ROUND BASIS UNTIL ALL DISTURBED AREAS ARE STABILIZED UNLESS OTHERWISE PERMITTED BY THE COUNTY INSPECTOR.
4. ALL INLETS RECEIVING STORM WATER RUNOFF FROM THE PROJECT AREA MUST BE EQUIPPED WITH REQUIRED INLET PROTECTION.
5. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO TO MINIMIZE SEDIMENT LADEN RUNOFF ENTERING THE STORM DRAIN SYSTEM.
6. STOCKPILED EARTHEN MATERIAL SHALL BE EITHER COVERED WITH A TARP OR WATERED SUFFICIENTLY TO ELIMINATE DUST.
7. REFERENCE: "CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK," JANUARY 2011.
8. CONSTRUCTION AREAS SHOWN ARE CONCEPTUAL. ACTUAL PLACEMENT TO BE DETERMINED BY CONTRACTOR BASED ON CURRENT BEST MANAGEMENT PRACTICES. CONTRACTOR SHALL SUBMIT A CONSTRUCTION STAGING PLAN.
9. THIS PROJECT WILL BE SUBJECT TO SWPPP PROVISIONS ADOPTED BY THE STATE OF CALIFORNIA IN SEPTEMBER 2009. SITE MONITORING OF STORM WATER DISCHARGE WILL BE REQUIRED THROUGHOUT CONSTRUCTION.

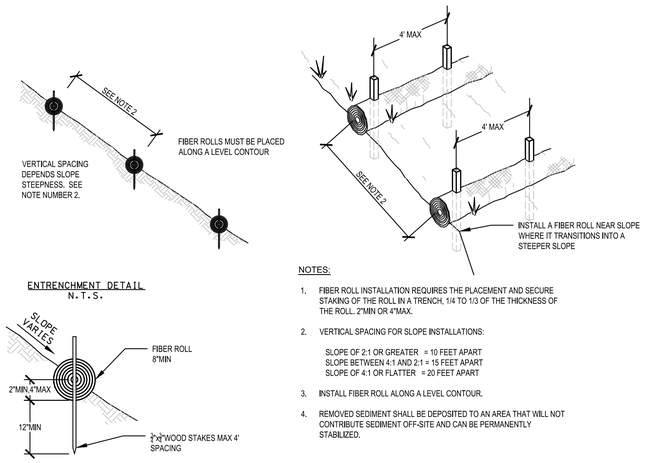


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRED TOP DRESSING, REPAIR AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ONTO AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NO SCALE



NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 1/4 TO 1/3 OF THE THICKNESS OF THE ROLL. 2"MIN OR 4"MAX.
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS:

   SLOPE OF 2:1 OR GREATER = 10 FEET APART
   SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   SLOPE OF 4:1 OR FLATTER = 20 FEET APART
3. INSTALL FIBER ROLL ALONG A LEVEL CONTOUR.
4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

2 FIBER ROLL

SCALE : NO SCALE

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CONSULTANT

BKF

REGISTERED PROFESSIONAL ENGINEER
BRUCE W. KIMM
No. C 42393
CIVIL
STATE OF CALIFORNIA

PROJECT NAME

SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

FACILITY INFO
SHANDIN HILLS BEHAVIORAL HEALTH CENTER
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

KEY PLAN

PROJECT NORTH

DATE	NO.	REVISIONS
10/23/2023		

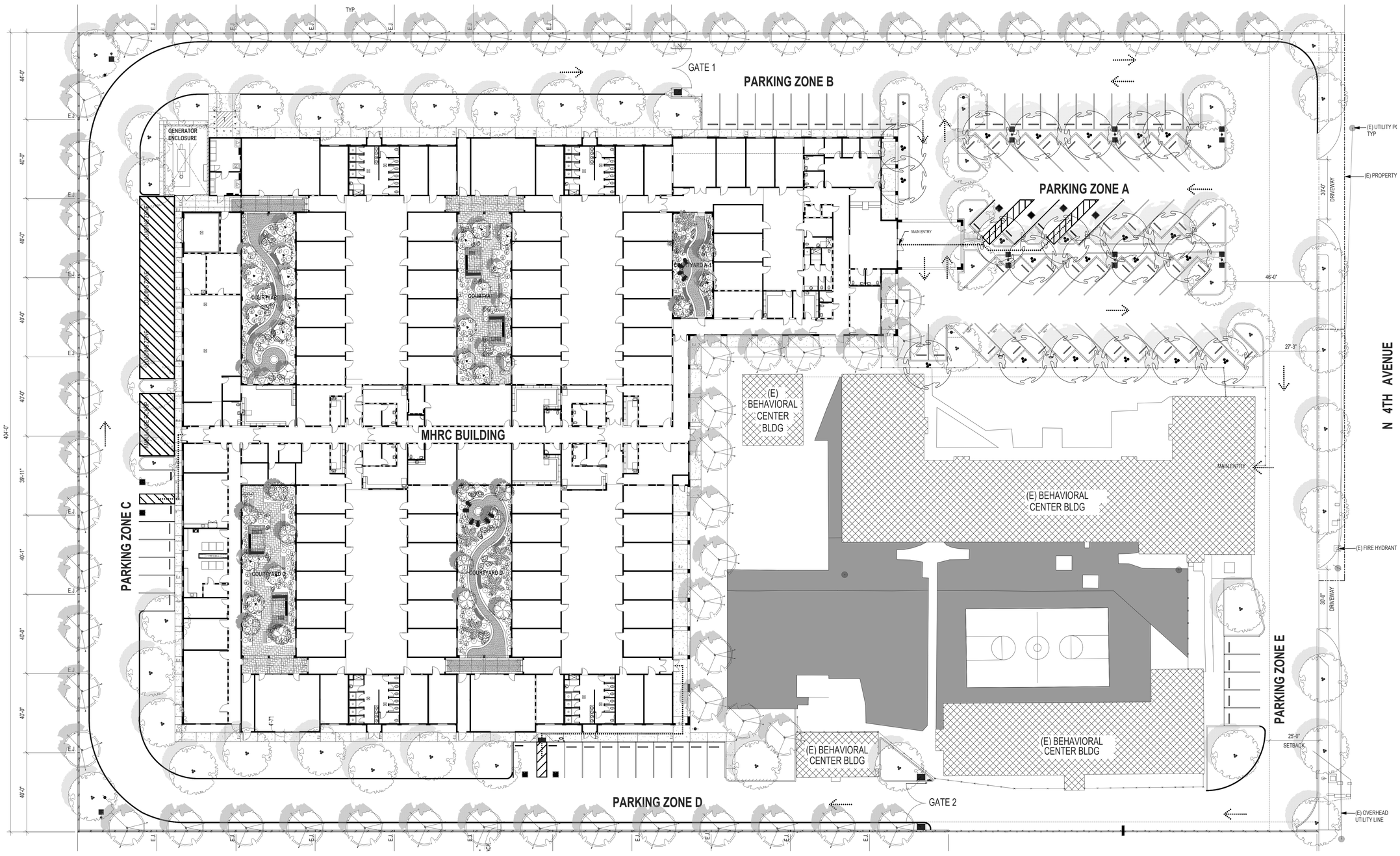
DRAFTER: XX
PM: KJ
REVIEWER: RD
DSK JOB NO: 21025

SHEET TITLE

EROSION CONTROL PLAN-OFFSITE

SHEET NUMBER

C6.0



PLANT PALETTE:

- TREES: (WUCOLS REGION 4)

ACCENT EVERGREEN TREES
MAGNOLIA GRANDIFLORA 'ST. MARY' / SOUTHERN MAGNOLIA
RHUS LANCEA / AFRICAN SUMAC
CERCIDIUM 'DESERT MUSEUM' / NO COMMON NAME
24" BOX SIZE (PLANT FACTOR 0.30)

BUILDING ACCENT SPECIMEN TREES
PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE PLUM
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW
36" BOX AND 24" BOX SIZES (PLANT FACTOR 0.50)

COURTYARD PALM TREES
ARCHOTOPHOENIX CUNNINGHAMIANA / KING PALM
(12' B.T.H.) (PLANT FACTOR 0.30)

PARKING LOT DIAMOND PLANTER TREES
LAGERSTROEMIA INDICA / PURPLE CRAPE MYRTLE (MULTI)
PARKINSONIA ACULEATA / PALO VERDE
24" BOX SIZE (PLANT FACTOR 0.30)

ACCENT TREES
LOPHOSTEMON CONFERTUS / BRISBANE BOX
CHILOPSIS LINEARIS / DESERT WILLOW
24" BOX SIZE (PLANT FACTOR 0.30)

FORMAL PROPERTY LINE ACCENT TREES
PINUS ELDARICA / MONDEL PINE
FRAXINUS VELUTINA 'RIO GRANDE' / FAN-TEX ASH
24" BOX (PLANT FACTOR 0.30)

- SHRUBS: (WUCOLS REGION 4)

AGAVE VILMORINIAN / OCTOPUS AGAVE
CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE
CUPRESSUS SEMPERVIRENS 'TOTEM POLE' / ITALIAN CYPRESS
DASYLIRION WHEELERI / DESERT SPOON
DIETES BICOLOR / AFRICAN IRIS
ENCELIA FARINOSA / BRITTLE BRUSH
HESPERALOE PARVIFLORA / 'BRAKE LIGHT' YUCCA
LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER
LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / TEXAS RANGER
LEUCOPHYLLUM LANGMANIAEFRU / LYNN'S LEGACY SAGE
MUHLENBERGIA RIGENS / DEER GRASS
NANDINA DOMESTICA 'MOYER'S RED' / HEAVENLY BAMBOO
PENNISETUM S. 'DWARF RED' / DWARF RED FOUNTAIN GRASS
PHORMIUM HYBRIDS 'MAORI MAIDEN' / NEW ZEALAND FLAX
PHOTINIA X 'FRASERI' / RED LEAF PHOTINIA
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED TOBIRA
PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / SILVER SHEEN
RHAPHIOLEPIS INDICA 'PINK LADY' / PINK INDIAN HAWTHORN
RUELLA PENINSULARIS / BLUE RUELLIA
SALVIA GREGGII / RED SALVIA
XYLOSMA CONGESTUM / SHINY XYLOSMA
5 GALLON SIZE (PLANT FACTOR 0.30)

- GROUND COVERS: (WUCOLS REGION 4)

ACACIA REDOLENS 'PROSTRATA / PROSTRATE ACACIA
AGAPANTHUS AFRICANUS 'PETER PAN' / 'BLUE' PETER PAN
GAZANIA RIGENS 'SUN GOLD' / 'SUN GOLD' GAZANIA
HEMEROCALLIS HYBRIDS / HYBRID YELLOW EVERGREEN
LANTANA HYB 'NEW GOLD' / NEW GOLD TRAILING LANTANA
1 GALLON SIZE & FLATS

- VINES: (WUCOLS REGION 4)

FICUS PUMILA / CREEPING FIG TO BE PLANTED ON ALL TRASH ENCLOSURE WALLS
1 GALLON SIZE
(PLANT FACTOR 0.50)

- TURF SOD FOR RECREATION (WUCOLS REGION 4)

MARATHON II DWARF FESCUE SOD (OR APPROVED EQUAL)
(PLANT FACTOR 0.70)

- MULCH COVERING (WUCOLS REGION 4)

'DESERT GOLD' DECOMPOSED GRANITE 3/8" MINUS TO BE INSTALLED TO A DEPTH OF 2" IN ALL SHRUB / GROUND COVER PLANTING AREAS.

- EXISTING SITE LEGEND

EXISTING BUILDINGS TO REMAIN (TYPICAL - PROTECT IN PLACE)

EXISTING LANDSCAPE & IRRIGATION (TYPICAL - PROTECT IN PLACE)

EXISTING CONCRETE WALKS, PADS & FENCE (TYPICAL - PROTECT IN PLACE)

LANDSCAPE NOTES:

- NEW SITE LEGEND

NEW COURTYARD EXPOSED AGG. PAVING WITH SMOOTH CONCRETE BANDING AT PERIMETER. TO INCLUDE BOULDERS, CHAIRS AND BENCHES. SEE PLANTING PLAN FOR NEW LANDSCAPE PLANTING IN EACH LOCATION.

NEW COURTYARD PAVING USING CONCRETE PAVERS TO INCLUDE SHADE STRUCTURE, BENCHES AND BOULDERS. SEE PLANTING PLAN FOR NEW LANDSCAPE PLANTING IN EACH LOCATION.

- MINIMUM LANDSCAPED AREAS

Total Sq. Ft. of New Site equals 191,090 Sq. Ft.		
Land Use Nonresidential	Landscape % of Lot	Landscape Area in Sq. Ft.
Institutional - Required	20.0 %	500 Sq. Ft.
New Institutional - Provided	20.4 %	39,013 Sq. Ft.
Total Sq. Ft. of Existing Site equals 67,676 Sq. Ft.		
Exist.Institutional - Provided	37.6 %	25,421 Sq. Ft.
Total Sq. Ft. of New & Existing Sites Equals 258,766 Sq. Ft.		
SITE TOTALS - Provided	24.9 %	64,434 Sq. Ft.

- IRRIGATION SYSTEM:

All planted areas shall be irrigated according to plant type groupings and environmental exposure and shall receive uniform water coverage as required by AB1881. Irrigation shall be and by means of an automatically controlled irrigation control system with a Solar Sync. weather / rain sensor. The system shall be capable of repeat cycles in order to apply water at a rate that the soil can absorb the applied irrigation water. A master control valve will be installed to prevent over watering when valves malfunction.

Domestic water will be protected by means of a Reduced Pressure type Backflow Preventer. All areas that receive automatic irrigation shall comply with the County of San Bernardino, Water Efficient Landscape Ordinance. The irrigation system has been designed to utilize the available potable water. Recycled or Reclaimed Water will not provided for this area, as per City of San Bernardino Municipal Water Department.

- LANDSCAPE CONCEPT:

To provide visual continuity of landscape design with existing commercial and industrial development. The landscape will compliment the architecture wherever possible (i.e. soften walls screening service areas with trees, shrubs and vines). Sight clearance for automobile traffic and visual access to signage are observed and accounted for in the design. Plant materials are selected for temperature hardiness and low water use requirements. Turf or lawn areas will be held to a minimum use. A 3" layer of Decomposed Granite will be installed in all planter areas to reduce water evaporation between irrigation periods. All planted areas shall comply with the County of San Bernardino Water Efficient Landscape Ordinanceand State of California AB 1881.

DIGALERT
DIAL 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT (USA)

PLAN NORTH

SCALE : 1" = 20'
0 20' 40' 60' 100'
GRAPHIC SCALE

PRELIMINARY LANDSCAPE PLAN

KENNETH A. ANDREW LANDSCAPE ARCHITECT 1460 Signature NOVEMBER 30, 2024 Renewal Date 2.21.2024 Date STATE OF CALIFORNIA

Studio Five
LANDSCAPE ARCHITECTURE / PLANNING
32177 VIA BARRIDA
SAN JUAN CAPISTRANO
CALIFORNIA, 92675
K. A. ANDREW, Inc. A.S.L.A.
REGISTERED LANDSCAPE ARCHITECT CA #1460
Studio5@earthlink.net
Ph (949) 450-0056

FILE: #21-2212

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:DRAFT, NOT FOR CONSTRUCTION:

CONSULTANT

PROJECT NAME
SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

FACILITY INFO
SHANDIN HILLS BEHAVIORAL HEALTH CENTER
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

KEY PLAN

PROJECT NORTH

PROJECT ISSUE DATE: 2021/10/12

DATE	NO.	REVISIONS

DRAFTER: JGS REVIEWER: KAA
PM: KJ DSK JOB NO: 21025

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER
L-1.0

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1 PRESENTATION - OVERALL FLOOR PLAN
1/16" = 1'-0"

PRESENTATION ROOM SCHEDULE		
Count	Room name	Area
POD #1		
1	ACTIVITY	522 SF
1	COMMUNAL RR	298 SF
1	GYM.	327 SF
1	LOUNGE/DINING	1,031 SF
1	NURSE STATION	194 SF
6	PATIENT RM	2,059 SF
1	SECLUSION	129 SF
1	SECLUSION RESTRM	71 SF
1	VEST	66 SF
POD #1: 14		4,699 SF
POD #2		
1	ACTIVITY	917 SF
1	COMMUNAL RR	261 SF
1	GYM	380 SF
1	LOUNGE / DINING	2,922 SF
1	NURSE STATION	253 SF
15	PATIENT RM	5,111 SF
1	RESTRM	74 SF
1	SECLUSION	101 SF
POD #2: 22		10,018 SF
POD #3		
1	ACTIVITY	1,115 SF
1	COMMUNAL RR	610 SF
1	GYM	381 SF
1	LOUNGE / DINING	2,921 SF
1	NURSE STATION	254 SF
15	PATIENT RM	5,113 SF
1	SECLUSION	100 SF
1	SECLUSION RESTRM	75 SF
POD #3: 22		10,568 SF
POD #4		
1	ACTIVITY	922 SF
1	COMMUNAL RR	610 SF
1	GYM	356 SF
1	LOUNGE / DINING	2,857 SF
1	NURSE STATION	301 SF
15	PATIENT RM	5,102 SF
1	RESTRM	75 SF
1	SECLUSION	99 SF
POD #4: 22		10,323 SF
POD #5		
1	ACTIVITY	922 SF
1	COMMUNAL RR	610 SF
1	GYM	507 SF
1	LOUNGE / DINING	2,867 SF
1	NURSE STATION	312 SF
15	PATIENT RM	5,104 SF
1	SECLUSION	101 SF
1	SECLUSION RESTRM	72 SF
POD #5: 22		10,496 SF

PRESENTATION ROOM SCHEDULE		
Count	Room name	Area
ADMIN / BUILDING SUPPORT		
1	ADMIN / OFFICES	406 SF
1	CENTRAL SUPPLY	607 SF
1	CLEAN LIN STOR.	78 SF
1	CLEAN UTILITY	451 SF
1	CONFERENCE	555 SF
2	CONSULT.	244 SF
1	DIETARY	109 SF
5	DRUG	515 SF
1	DRY STORAGE	347 SF
1	ELEC	255 SF
2	ELEC/DATA	168 SF
1	EMERGENCY SUPPLY	317 SF
1	FP RISER	34 SF
1	GENERAL STORE	812 SF
3	JAN	116 SF
1	KITCHEN	1,633 SF
1	LADDER RM	17 SF
1	LAUNDRY	636 SF
1	MAIN ELEC	176 SF
1	MAINTENANCE SHOP / WORKSHOP	341 SF
4	MECH ROOM	95 SF
6	OFFICE	593 SF
1	RECEPTION	146 SF
6	RESTRM	377 SF
1	RESTRM & LOCKERS	109 SF
1	SOILED UTILITY	424 SF
1	STAFF	63 SF
1	STAFF LOCKER	426 SF
1	STAFF LOUNGE / DINING	553 SF
1	TEAM / WORK RM	889 SF
1	TRASH BIN ROOM	364 SF
1	VISIT	370 SF
1	WAITING / LOBBY	681 SF
1	WASTE/JAN	226 SF
3	WH	455 SF
ADMIN / BUILDING SUPPORT: 58		13,586 SF

OUTDOOR COURTYARDS		
1	COURTYARD A	2,644 SF
1	COURTYARD A-1	1,047 SF
1	COURTYARD B	2,598 SF
1	COURTYARD C	2,595 SF
1	COURTYARD D	2,647 SF
OUTDOOR COURTYARDS: 5		11,530 SF

TRUE N

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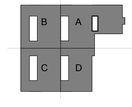
CONSULTANT

PROJECT NAME

SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

FACILITY INFO
SHANDIN HILLS BEHAVIORAL HEALTH CENTER
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

KEY PLAN



PROJECT ISSUE DATE: 2024/02/29

DATE	NO.	REVISIONS

DRAFTER: AJ
REVIEWER: RD
PM: RJ
DSK JOB NO: 21025

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

PR2.00



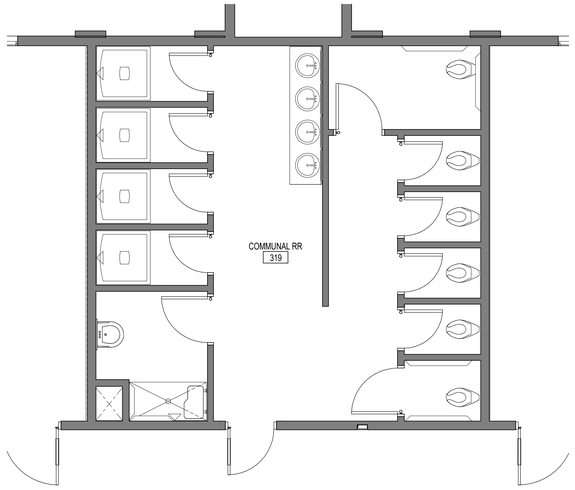
6 INTERIOR RENDERS - LOUNGE / DINING
N.T.S.



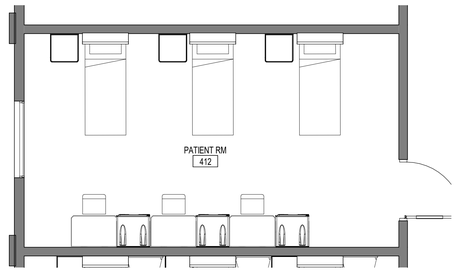
5 INTERIOR RENDERS - PATIENT ROOM OPTION B
N.T.S.



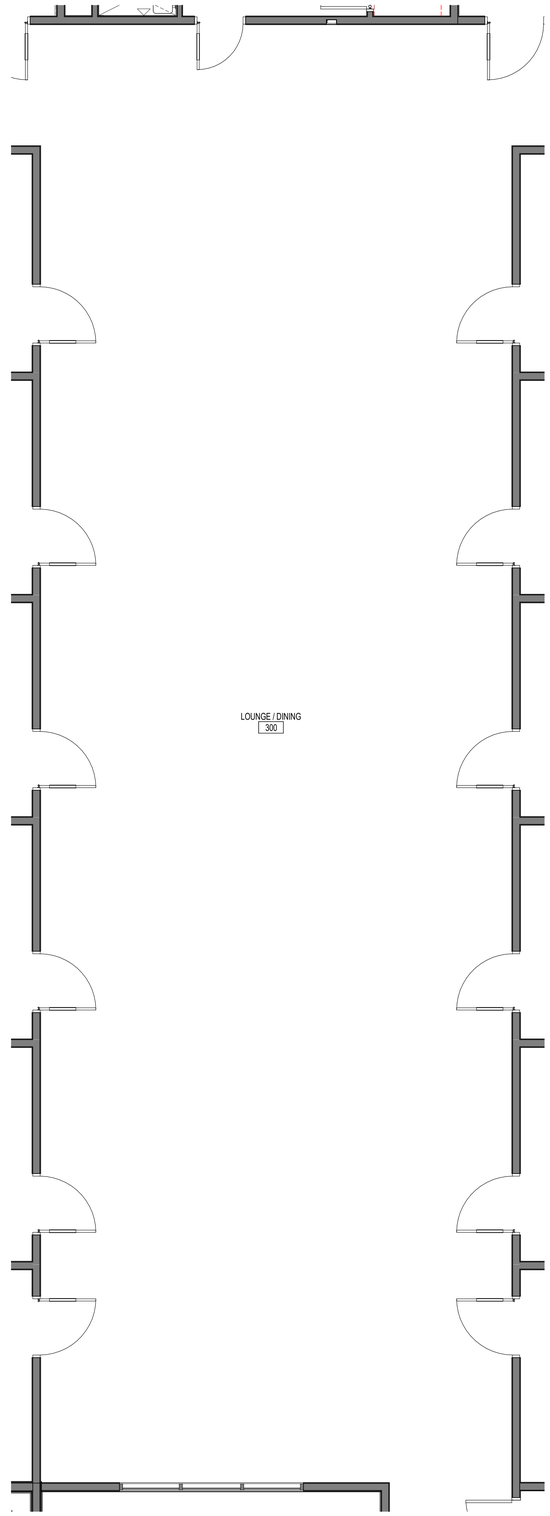
4 INTERIOR RENDERS - PATIENT ROOM OPTION A
N.T.S.



3 ENLARGED FLOOR PLAN - TYPICAL COMMUNAL RESTROOM
1/4" = 1'-0"



2 ENLARGED FLOOR PLAN - TYPICAL PATIENT ROOM LAYOUT
1/4" = 1'-0"



1 ENLARGED FLOOR PLAN - TYPICAL LARGE LOUNGE / DINING
1/4" = 1'-0"

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CONSULTANT

PROJECT NAME
SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

FACILITY INFO
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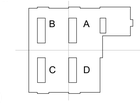
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

KEY PLAN



PROJECT NORTH

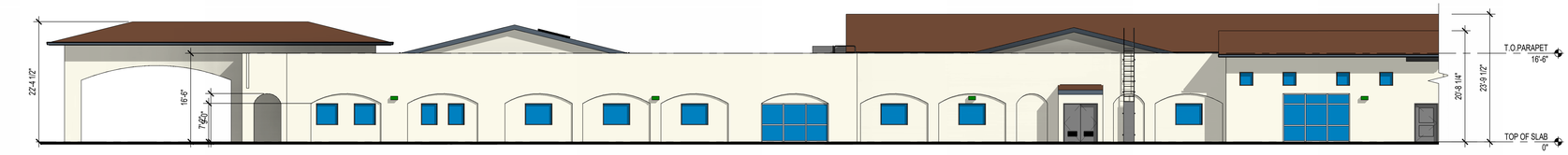
PROJECT ISSUE DATE: 2024/02/29

DATE	NO.	REVISIONS

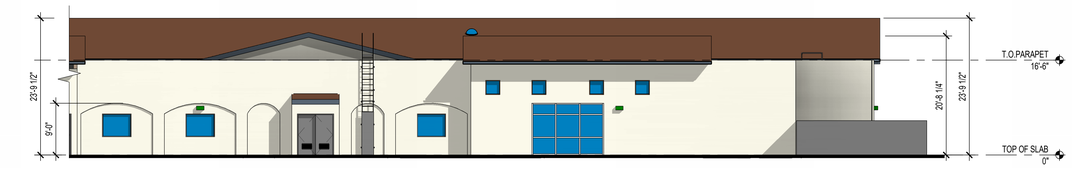
DRAFTER: AJ
REVIEWER: RD
PM: RJ
DSK JOB NO: 21025

SHEET TITLE
ENLARGED FLOOR PLANS & RENDERS

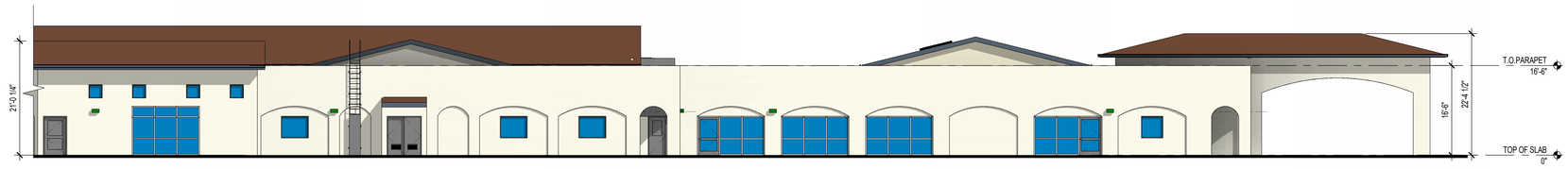
SHEET NUMBER
PR3.00



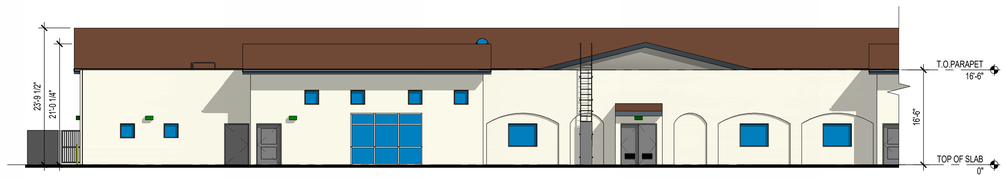
4B PRESENTATION - NORTH ELEVATION - WING A
3/32" = 1'-0"



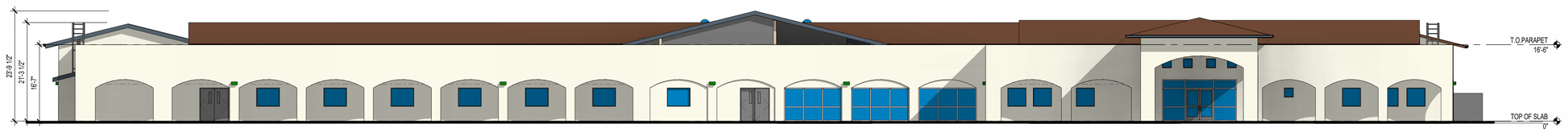
4A PRESENTATION - NORTH ELEVATION - WING B
3/32" = 1'-0"



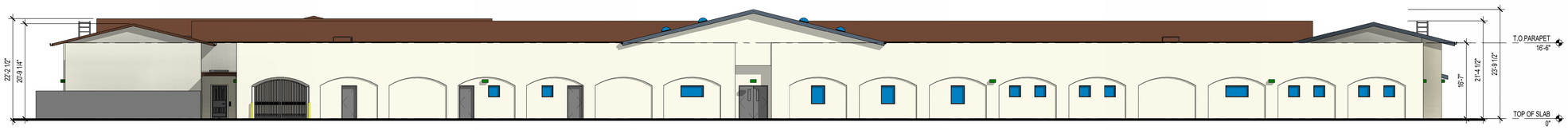
3B PRESENTATION - SOUTH ELEVATION - WING D & A
3/32" = 1'-0"



3A PRESENTATION - SOUTH ELEVATION - WING C
3/32" = 1'-0"



2 PRESENTATION - EAST ELEVATION
3/32" = 1'-0"



1 PRESENTATION - WEST ELEVATION
3/32" = 1'-0"

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AGENCY STAMP

NewGen Health

dsk architects
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1539 Sawtelle Blvd, Suite 14, Los Angeles, CA 90025
t: 310.254.2263 / f: 415.839.7584
6700 Koll Center Parkway, Suite 110, Pleasanton, CA 94566
t: 925.484.5245 / f: 925.484.5206
663 Hill Street, San Luis Obispo, CA 93405
t: 805.541.4864 / c: 805.459.0806

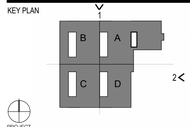
:DRAFT, NOT FOR CONSTRUCTION:

CONSULTANT

PROJECT NAME
SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

FACILITY INFO
SHANDIN HILLS BEHAVIORAL HEALTH CENTER
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

KEY PLAN



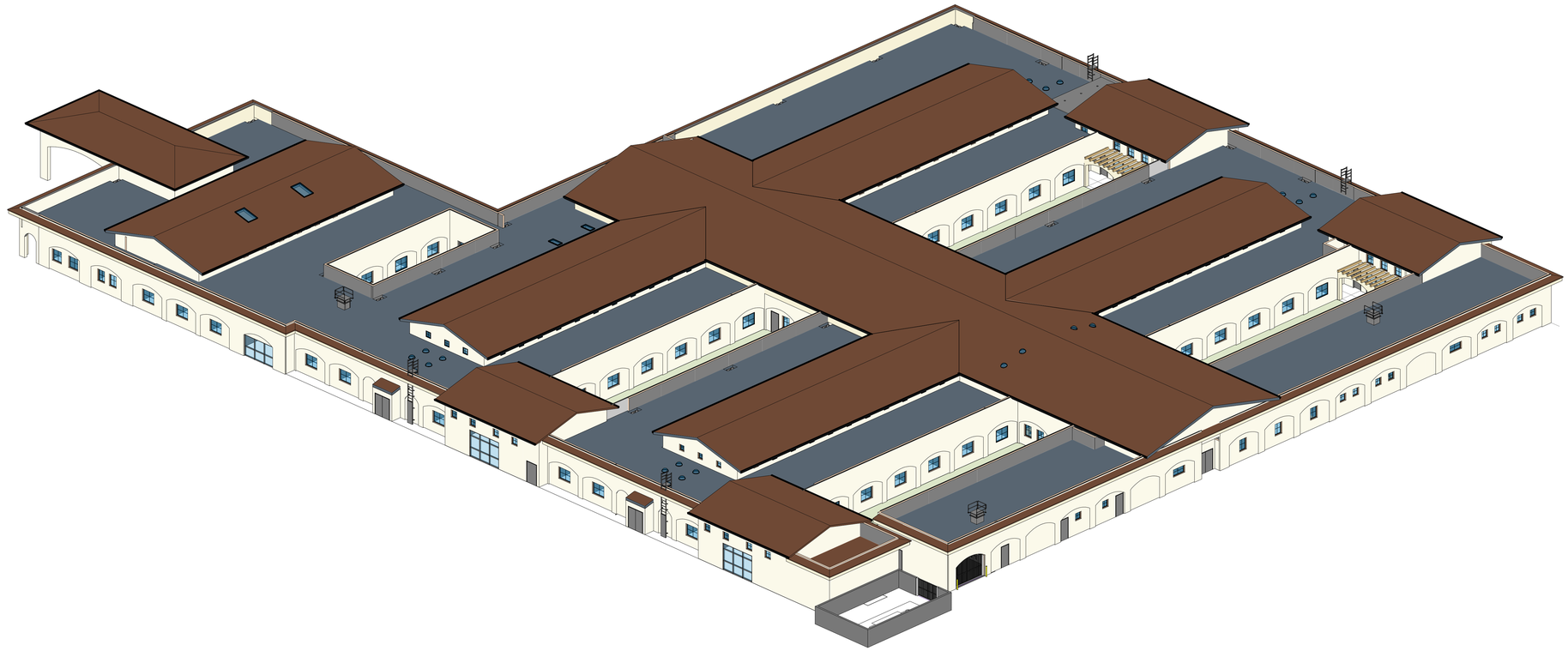
PROJECT ISSUE DATE: 2024/02/29

DATE	NO.	REVISIONS

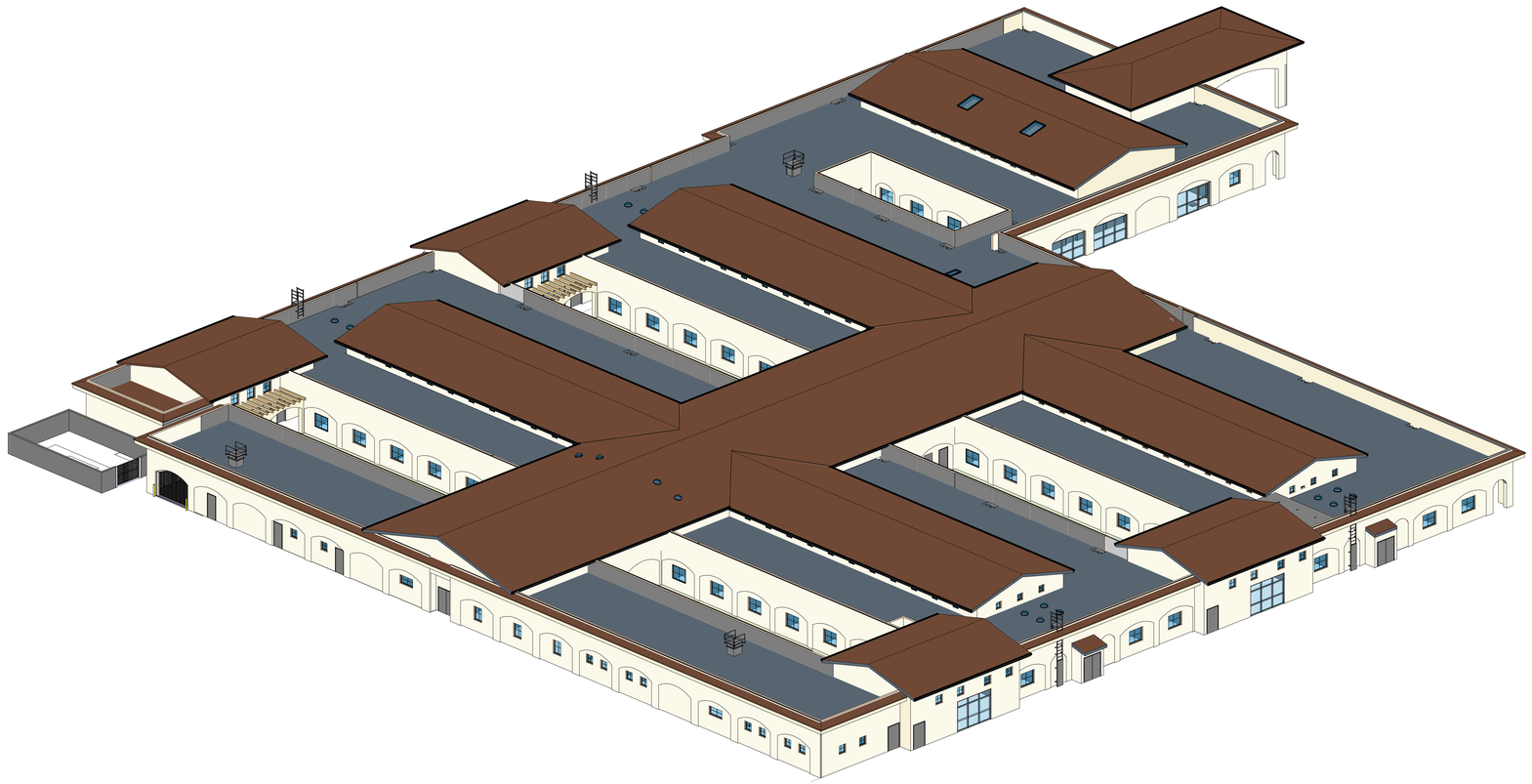
DRAFTER: Author
PM: RJ
REVIEWER: RD
DSK JOB NO: 21025

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
PR4.00



2 3D ISOMETRIC - NORTHWEST



1 3D ISOMETRIC - SOUTHEAST

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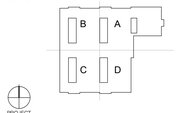
CONSULTANT

PROJECT NAME

SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

FACILITY INFO
SHANDIN HILLS BEHAVIORAL HEALTH CENTER
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

KEY PLAN



PROJECT ISSUE DATE: 2024/02/29

DATE	NO.	REVISIONS

DRAFTER: Author REVIEWER: RD
PM: RJ DSK JOB NO: 21025

SHEET TITLE

3D ISOMETRIC

SHEET NUMBER

PR5.00



4 EXTERIOR RENDERING - COURTYARD
12" = 1'-0"

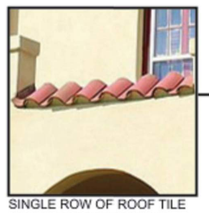


3 EXTERIOR RENDERING - SOUTHWEST CORNER
12" = 1'-0"



2 EXTERIOR ELEVATION - ENTRY
12" = 1'-0"

DESIGN DETAIL - PARAPET



SINGLE ROW OF ROOF TILE AT THE PARAPET AT THE PERIMETER OF THE BUILDING

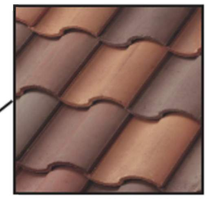
DESIGN DETAIL -ARCADE



COVERED WALKWAY ARCHADE OR PILASTER ARCHADE THROUGHOUT THE BUILDING

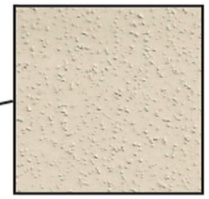


ROOF MATERIAL

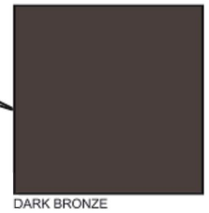


MNFG: WESTLAKE ROYAL ROOFING*
TYPE: BARCELONA
COLOR: SANTA CATARINA*

EXTERIOR FINISH MATERIAL



WINDOW FRAME & MULLIONS



DARK BRONZE

* BASIS OF DESIGN - COLOR FINISH AND PRODUCT TO BE APPROVED BY ARCHITECT AND CLIENT.

1 EXTERIOR FINISH MATERIALS
N.T.S.

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NewGen Health

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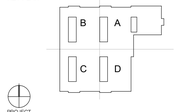
SHANDIN HILLS MENTAL HEALTH REHABILITATION CENTER (MHRC)

FACILITY INFO
SHANDIN HILLS BEHAVIORAL HEALTH CENTER
4164 N 4TH AVE, SAN BERNARDINO, CA 92407

KEY PLAN



PROJECT ISSUE DATE: 2024/02/29

DATE	NO.	REVISIONS

DRAFTER: AJ
PM: RJ
REVIEWER: RD
DSK JOB NO: 21025

SHEET TITLE

EXTERIOR FINISH MATERIALS & RENDERS

SHEET NUMBER

PR6.00

EXHIBIT F

Public Comments

Thalia Chavez
1240 W 45th St, San Bernardino
92407

1/08/2023

Planning Department
San Bernardino County

Project number: PROJ-2022-00173
APN: 0265-141-12, 15, and 24.

Dear Anthony DeLuca,

I have an objection to the New Gen Healthcare building proposal that was sent to me for the following reasons.

1. I have concerns for the safety of my children. I understand the building may not neighbor my backyard fence, but the possibility of someone jumping the fence and entering my backyard terrifies me. According to my neighbor, a patient of Sandhill Hills has already jumped over their fence a few years ago.
2. We will not be made aware of what level of patients/clients this facility will care for. How will we know that there are child molesters or sex offenders in general attending this facility and would if they loiter in my neighborhood.
3. As of right, our community is quiet and I am afraid of the noise this facility can generate since it will be larger than Shandin Hills.

My overall concern is for the safety of the children in my community and so do my neighbors. How would this affect our property value if we decided to sell our home? What will be done with the walls that are currently in place? I know I do not want bard wire to be seen from my backyard. I moved to this area for a reason and now it feels like my home is no longer going to be safe. I understand that mental health is an epidemic in this country and it might be easier for a company to come in and take over property that is already established as such but there are many abandoned spaces/ areas that this can be placed in.

Sincerely,

Thalia Chavez

From:	Jan windhousend
To:	DeLuca, Anthony
Cc:	Knaus, Kimberly; Flores, Mario; Pang, Sonia; Ball, Jennifer; Beasley, Sylvia; Thalia; Fred Shorett; Ben Reynoso; Helen Tran; Neighborhood Association Council SB NAC
Subject:	New Gen Healthcare 4164 4th Avenue San Bernardino PROJ-2022-00173 parcels 065-141-12, 15 and 24
Date:	Thursday, February 2, 2023 1:47:43 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Greetings,

I have been contacted by residents in the adjacent area by contact through the Neighborhood Association Council of San Bernardino. There is no active Neighborhood Association for their area. I am the president of the Arrowhead Farms Neighborhood Association which is the County island in which this project is located.

The homeowners are in the City of San Bernardino and are concerned about their safety given the expansion of what has been the Shandin Hills Behavioral Center.

This project is clearly within the sphere of influence of San Bernardino City. The San Bernardino City Development Code [sec 19.04.030 (2)(T)] standards Social Services Uses/Centers has provisions for such uses with a Conditional Use permit for high density zoning (RM,RMH, any RH) within 1000 feet of residential. The neighborhood surrounding this project is zoned Residential Suburban.

Everyone ccd on this email has asked to be kept informed about this project. Please reply all, so we can know what is happening.

Respectfully submitted,

Jan Windhausen, President
Arrowhead Farms Neighborhood Association

From: ksingersoll@verizon.net
To: DeLuca, Anthony
Subject: Opposed to Proposed Project in Residential Area PROJ-2022-00173 New Glen Healthcare
Date: Monday, March 6, 2023 10:07:45 AM

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To whom it may concern,

We live in the area of the proposed project for assessor parcel 0265-141-12,15, and 24 for the New Glen Healthcare and we are totally opposed to having this project built in our residential neighborhood. It is going to bring down the value of our homes, it is going to be in my back yard which I totally oppose, we already have a building back there with all kinds of strange things gong on in the empty field. I can see the existing old facility from my backyard and it is an eye sore on top of it being a non residential home.

We would like to be notified of any upcoming hearings as we would like to attend and voice our opinions.

Our neighborhood is a residential area that needs to stay a residential area with regular single family homes. San Bernardino is already so full of areas that are terrible with homes and businesses mixed together and it makes the property values drop. Why cant the city start taking care of the neighborhoods they have and quit allowing the mixed use of zoning. other beautiful cities have residential areas and separate business areas and separate medical areas.

Sincerely,

Steve and Kathy Ingersoll
4595 Orange Drive
San Bernardino, CA 92407

PS: Other neighbors have also been opposed to this new project in our development.