



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: January 22, 2026

AGENDA ITEM #2

Project Description

APN: 0230-031-67 and 0230-031-68
Applicant: TK Management Services
Community: Fontana Sphere of Influence
Location: 8428 Banana Ave, Fontana
Project No: PROJ-2024-00130
Staff: John Nsofor, Planner AICP
Rep: Kevin Kent
Proposal: A Policy Plan Amendment to amend the land use category designation from Low Density Residential (LDR) to Medium Density Residential (MDR) on two parcels totaling 4.85 acres; a Zoning Amendment to amend the land use zoning district from Single Residential (RS) to Multiple Residential (RM) on two parcels totaling 4.85 acres; Tentative Tract Map No. 20727 to subdivide two parcels into 68 lots for condominium development; and a Conditional Use Permit for the construction of a 68-unit condominium complex with associated community amenities and infrastructure on a 4.85 acre site.

Vicinity Map



65 Public Hearing Notices Sent on: November 25, 2025, and December 16, 2025

Report Prepared By: John Nsofor, Planner

SITE INFORMATION:

Parcel Size: Approximately 4.85 acres

Structures: The site currently contains one single family residence and accessory structures.

Table 1 – Site and Surrounding Land Uses and Zoning:

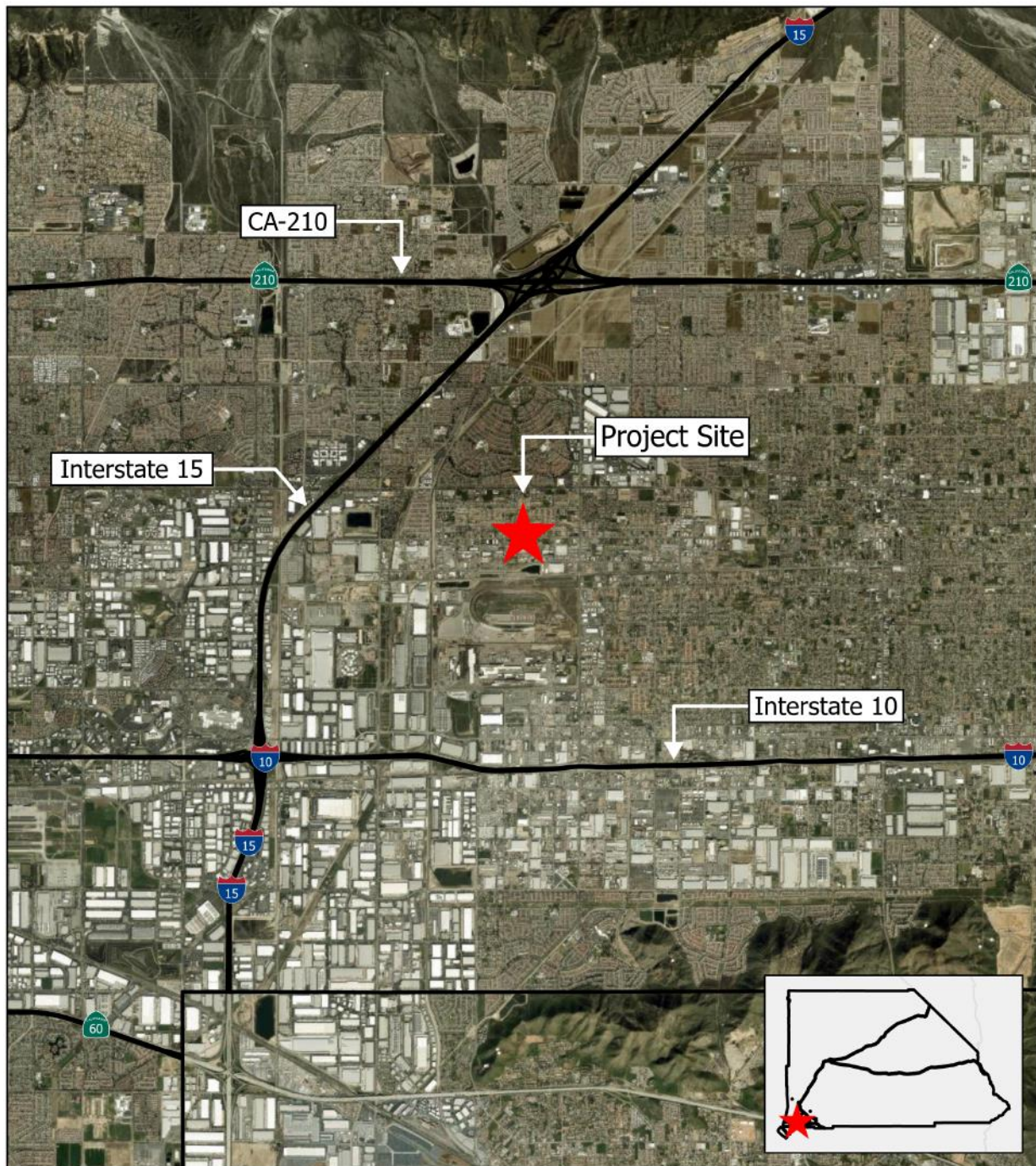
AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
Site	Single family residential unit	Low Density Residential (LDR)	Single Residential (RS)
North	Single family residential units	Low Density Residential (LDR)	Single Residential (RS)
South	Single family residential units; Outdoor automotive storage	Medium Density Residential (MDR)	Multiple Residential (RM)
East	Single family residential units	Low Density Residential (LDR)	Single Residential (RS)
West	Single family residential units	Low Density Residential (LDR)	Single Residential (RS)
Agency		Comment	
City Sphere of Influence:		City of Fontana	None
Water Service:		San Gabriel Valley Water Agency	Suitable water resources exist.
Sewer Service:		City of Fontana	EHS Conditions of Approval Provided

STAFF RECOMMENDATION: That the Planning Commission recommend that the Board of Supervisors¹ **ADOPT** the Mitigated Negative Declaration; **ADOPT** the Findings for approval of the Policy Plan Amendment, Zoning Amendment, Conditional Use Permit, and Tentative Tract Map; **ADOPT** a Policy Plan Amendment from Low Density Residential to Medium Density Residential on two parcels totaling 4.85 acres; **ADOPT** a Zoning Amendment from Single Residential to Multiple Residential on two parcels totaling 4.85 acres; **APPROVE** the Conditional Use Permit to allow for the construction and operation of a 68-unit condominium development, subject to the attached Conditions of Approval; **APPROVE** Tentative Tract Map No. 20727 to subdivide two parcels into 68 parcels to allow for condominium development, subject to the attached Conditions of Approval; and **DIRECT** Land Use Services Department staff to file a Notice of Determination.²

¹ Unless modified, the recommendation included within this Staff Report shall serve as the Planning Commission's written recommendation to the Board of Supervisors in accordance with Government Code Sections 65354 and 65855.

² For private party initiated Policy Plan and Zoning Amendments, the Planning Commission shall either disapprove the application or recommend to the Board that the proposed or a modified amendment be made. In the case of disapproval, the decision of the Planning Commission shall become final unless appealed to the Board of Supervisors.

FIGURE 1 – REGIONAL MAP



Scale: 1:99,000

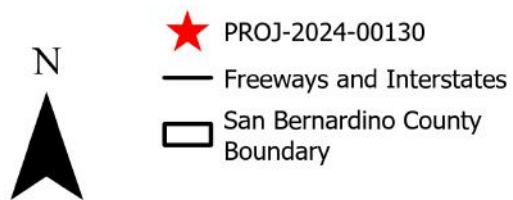
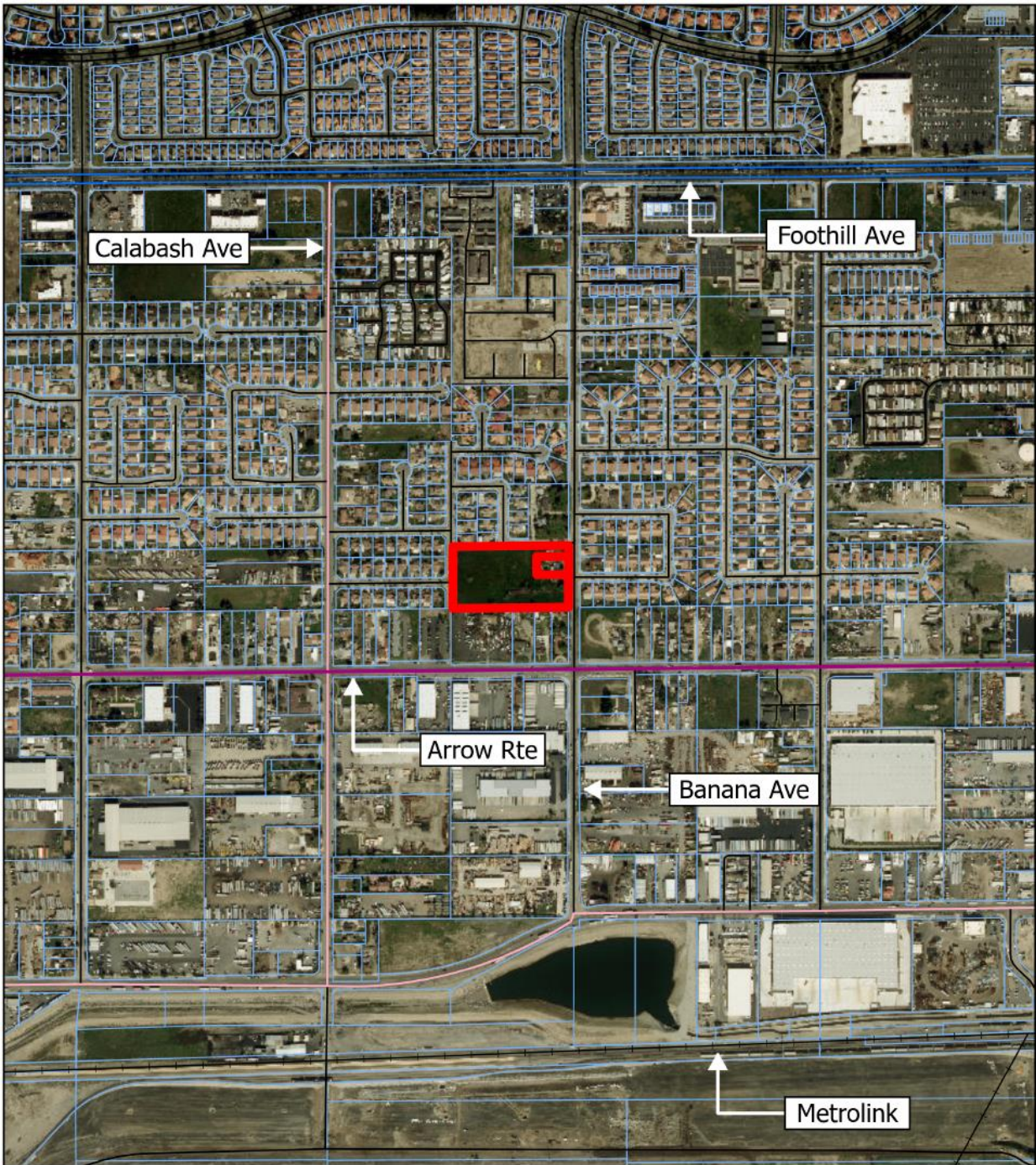


FIGURE 2 – VICINITY MAP



Scale: 1:10,000



-  PROJ-2024-00130
-  Parcels
-  State Highway
-  Major Arterial




-  Controlled/Limited Access Collector
-  Local
-  USA Railroads

FIGURE 3 – LAND USE CATEGORY MAP: PROPOSED

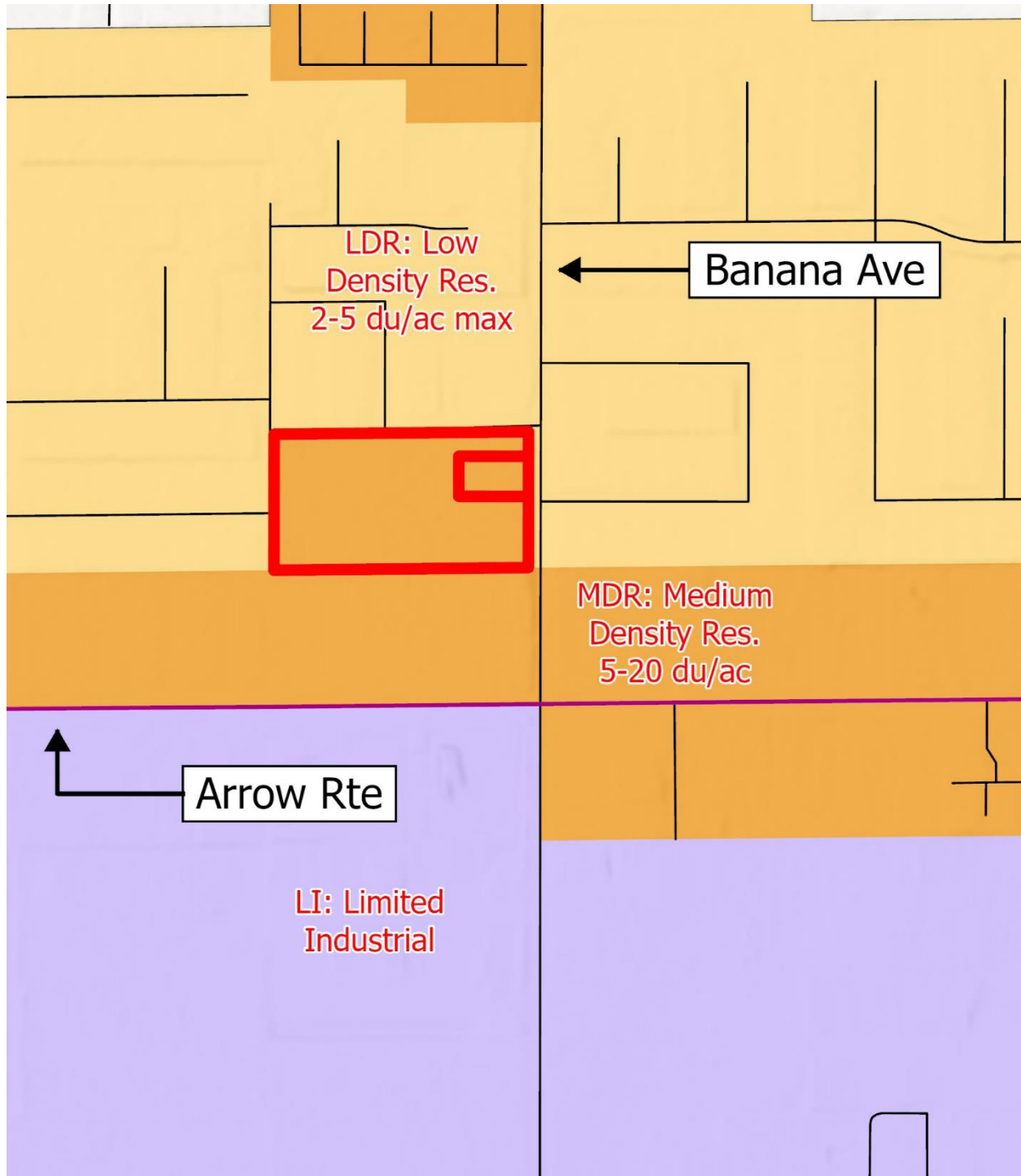


FIGURE 4 – ZONING MAP DESIGNATION: PROPOSED

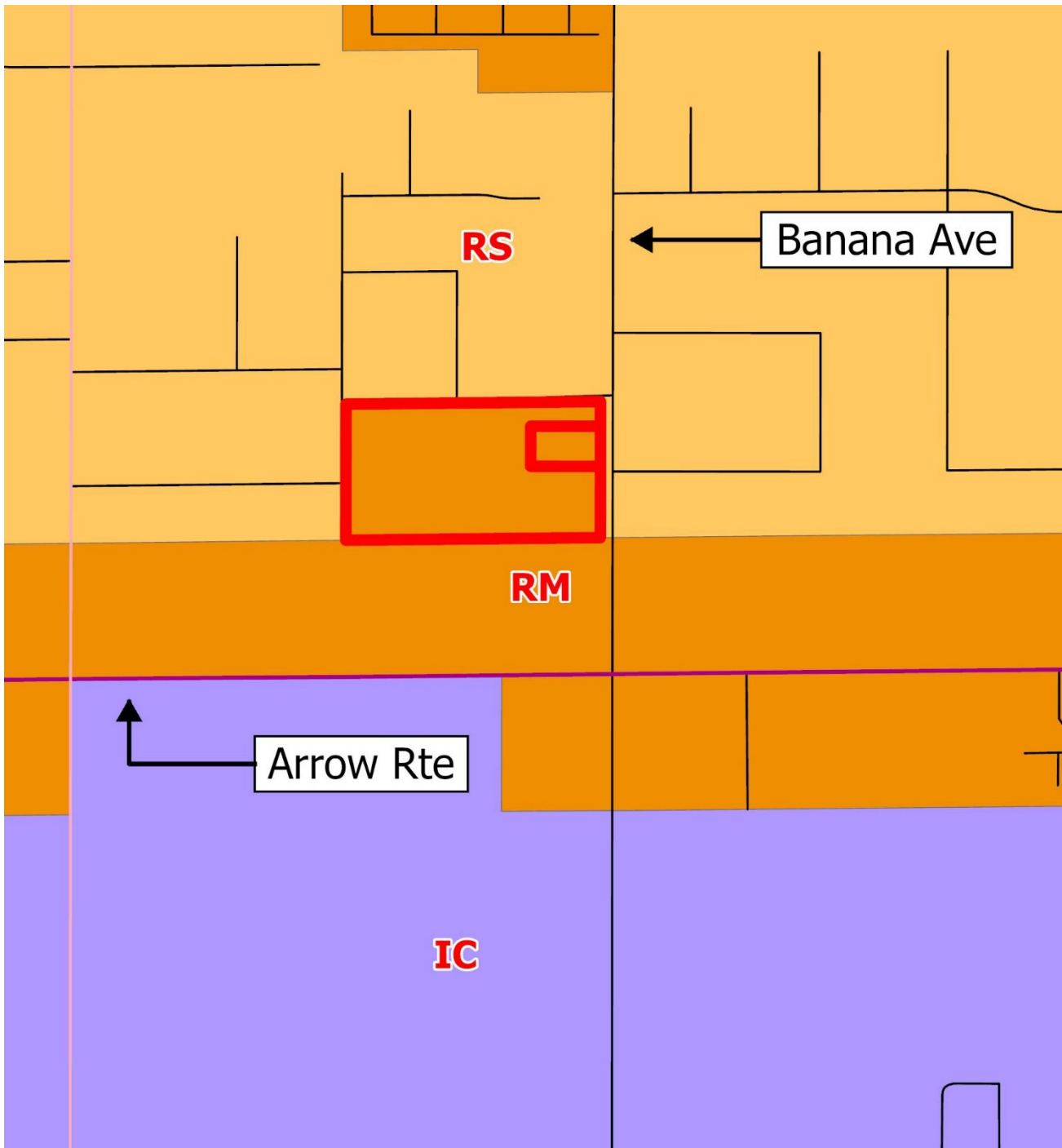


FIGURE 5 – VIEW FROM WESTERN PROPERTY LINE LOOKING SOUTHEAST



**FIGURE 6 – VIEW FROM SOUTHEAST CORNER OF THE SITE
BANANA AVENUE LOOKING WEST**



FIGURE 7: SITE PLAN

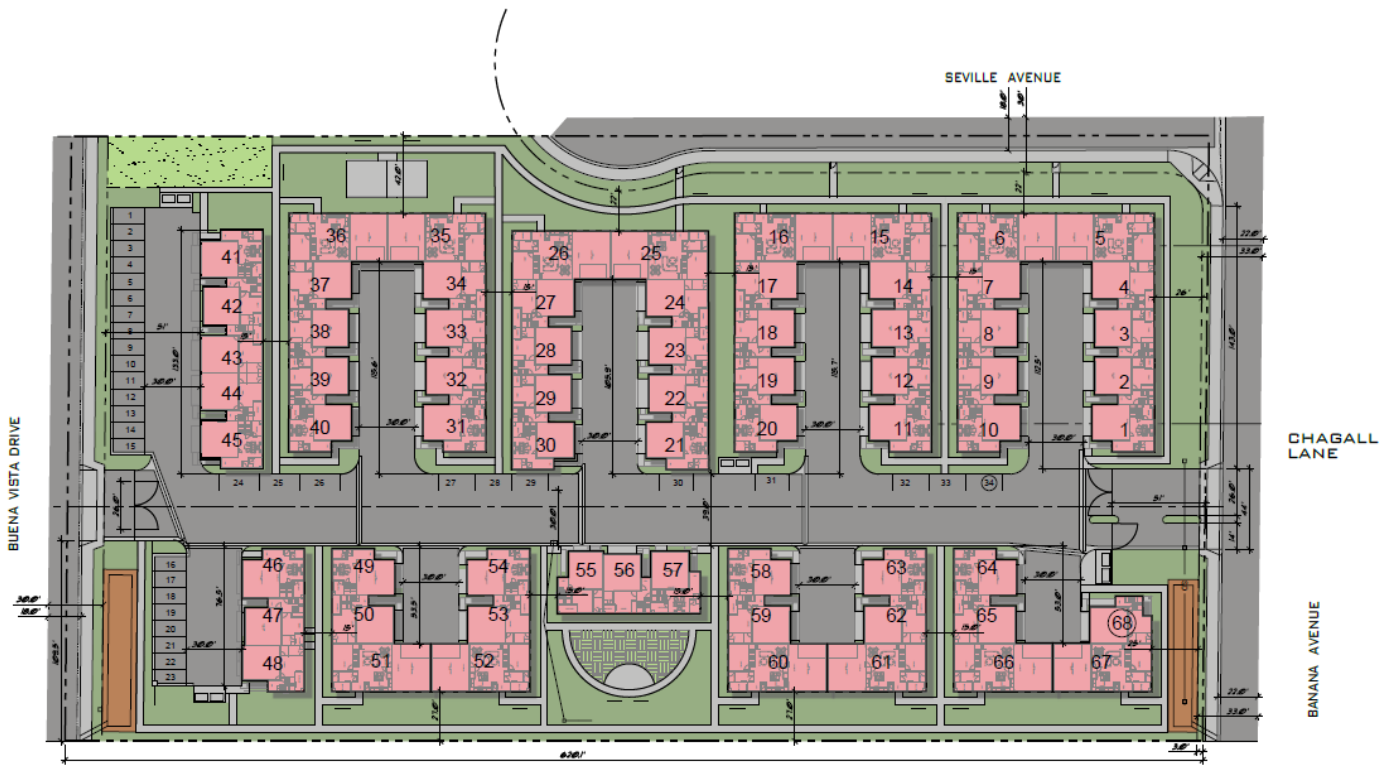
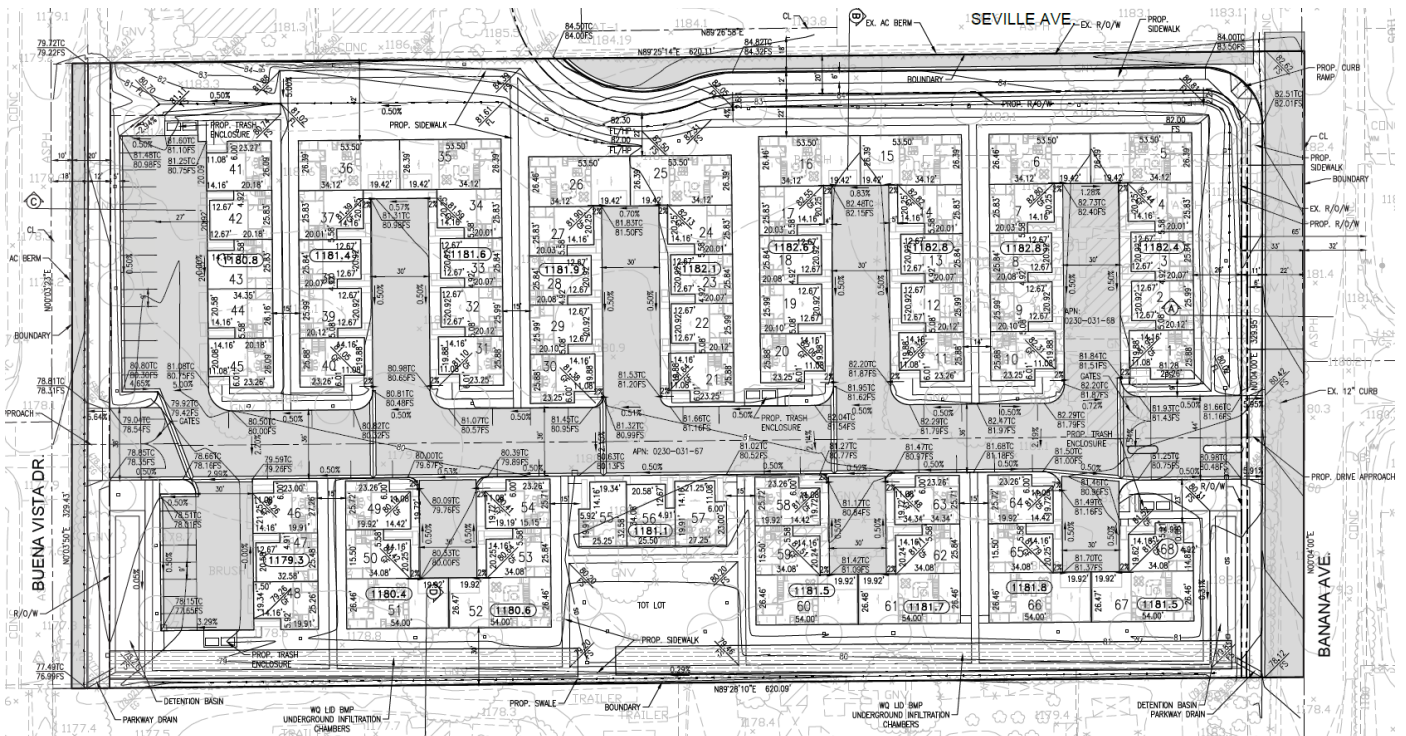


FIGURE 8: TENTATIVE TRACT MAP



PROJECT DESCRIPTION AND BACKGROUND

Proposed Project

TK Management Services (Applicant) proposes a Policy Plan Amendment, Zoning Amendment, Conditional Use Permit, and Tentative Tract Map to allow for the development of 68 condominium units on 68 parcels on 4.85 acres (Project). The Policy Plan Amendment would modify the land use category designation from Low Density Residential (LDR) to Medium Density Residential (MDR). The Zoning Amendment would modify the land use zoning district designation from Single Residential (RS) to Multiple Residential (RM). Both the Policy Plan Amendment and Zoning Amendment would be applied to both existing Project parcels (APNs 0230-031-67 and 0230-031-68). The Tentative Tract Map would subdivide the existing Project parcels (APNs 0230-031-67 and 0230-031-68) into 68 parcels, as well as delineate roadway areas and shared open spaces. The Conditional Use Permit includes the construction of 68 condominium units, private driveways and roads, community open space features, and water/wastewater/stormwater infrastructure.

Property History

Review of the parcel history for both Projects parcels (APNs 0230-031-67 and 0230-031-68) reveals that the single-family residence located on parcel APN 0230-031-67 was constructed in June 1985. Archival aerial imagery shows that Parcel APN 0230-031-68 has remained largely vacant, with only the detached storage structure occupying the parcel since at least 1994.

Project Location

The Project Site is located on two parcels, APNs 0230-031-67 and 0230-031-68. The Project boundary, inclusive of both parcels, is south of Seville Avenue, east of Buena Vista Drive, and west of Banana Avenue. The Project site is approximately 0.36 miles south of Historic Route 66, and 1.8 miles west of Interstate 15.

The Project is within the City of Fontana Sphere of Influence and is bound by single-family residential development on the north, south, east and west. The Project is also adjacent to outdoor automotive parking to the south.

PROJECT ANALYSIS

Policy Plan Amendment

The Project includes a Policy Plan Amendment to change the Land Use Category designation of the Project Site from Low Density Residential (LDR) to Medium Density Residential (MDR) to allow for the development of higher density residential uses (68 condominium units) with the approval of a CUP. The proposed Policy Plan Amendment is consistent with the Countywide Plan Policy Plan.

Table 2: Policy Plan Consistency

POLICY		CONSISTENCY	
Goal LU-1 Fiscally Sustainable Growth: Growth and development that builds thriving communities, contributes to our Complete County, and is fiscally sustainable			
Policy LU-1.2 Infill Development: We prefer new development to take place on existing vacant and underutilized lots where public services and infrastructure are available.		Consistent. The Project would build out an approximately 4.9-acre portion of the county currently containing one single family unit. The Project would utilize and improve existing infrastructure and provide more housing to the Valley Region; the County's most populous region.	
Goal LU-2 Land Use Mix and Compatibility: An arrangement of land uses that balances the lifestyle of existing residents, the needs of future generations, opportunities for commercial and industrial development, and the value of the natural environment.			
Policy LU-2.1 Compatibility with Existing Uses: We require that new development is located, scaled, buffered, and designed to minimize negative impacts		Consistent. The Project is located on and adjacent to residentially zoned portions of the County. Due to the escalation of residential	

on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.	development intensity, the Project has been designed to buffer new structures from adjacent single-family homes through the placement of perimeter walls and the placement of buildings away from the perimeter of the site.
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.	Consistent. The Project would require a Policy Plan Amendment and Zoning Amendment to modify existing land use designations. However, proposed uses would be consistent with neighboring land use designations and would be consistent with the residential use of the surrounding area. The Project would not introduce new residential uses to a residentially developed area of the County.
Policy LU-2.6 Coordination with Adjacent Entities: We require that new and amended development projects notify and coordinate with adjacent local, state, and federal entities to maximize land use compatibility, inform future planning and implementation, and realize mutually beneficial outcomes.	Consistent. The Project has undergone environmental review which inherently provides opportunity for coordination with interested governmental agencies at the federal, state, and local level. Additionally, noticing and project information has been shared with the City of Fontana due to the Project's location within the City of Fontana Sphere of Influence.
Policy LU-2.9 Suburban Lifestyles in the Valley Region: We intend that new residential development in the unincorporated Valley region offer a suburban lifestyle that is similar to that of adjacent cities.	Consistent. While often higher density than single family detached housing, condominium developments such as the one proposed for the Project would be consistent with the notion of suburban living. The condominiums proposed for the Project would provide private entry, parking, and open space for each unit.
Goal H-1 Housing Production and Supply: A broad range of housing types in sufficient quantity, location, and affordability levels that meet the lifestyle needs of current and future residents, including those with special needs.	
Policy H-1.1 Appropriate Range of Housing: We encourage the production and location of a range of housing types, densities, and affordability levels in a manner that recognizes the unique characteristics, issues, and opportunities for each community.	Consistent. The Project would provide an alternative housing type in comparison to the single-family residences in the Project's immediate area, further diversifying the housing availability in the area. While not specifically identified in the County's 6 th Cycle Housing Element Update, the rezoning of these underdeveloped parcels will be consistent with Program 1's goal of efficiently developing to increase the County's housing capacity.

Zoning Amendment

The Project includes a Zoning Amendment to change the land use zoning district designation from Single Residential (RS) to Multiple Residential (RM) for both parcels of the Project Site (APNs 0230-031-67 and 0230-031-68) to create vertical consistency with the Policy Plan Amendment noted above. The Project would amend the zoning designation for the associated parcels but would not require further amendments to the County's Development Code. The proposed Project consists of 68 units on approximately 4.85 acres, or

approximately 14 du/ac. This would be consistent with the Valley Region Multiple Residential allowed density of 11 – 20 du/ac. The Project was prepared in a manner consistent with multifamily development standards listed in Chapter 84.15 of the Development Code, including the following condominium-specific sections:

- Section 84.16.040 which provides guidelines for site layout and building orientation for all multifamily projects.
- Section 84.16.080 which provides additional specific design guidelines for projects containing 20 or more units.

Table 3: Development Code Consistency

Standard	Code	Project	Meets Code
Use (Multiple Dwelling 50+)	CUP Required	CUP Prepared	Yes
Min Lot Size ¹	10,000 sf (W: 60 ft/D: 100 ft)	W: 620.09/D: 329.95	Yes
Min Density	11 du/ac (density bonus allows additional units)	68 du/ 4.85 ac = 14.02 du/ac	Yes
Max Density	20 units per acre	13.6 du/ac	Yes
Max coverage	60%	30%	Yes
Front Setback	25 ft	26 ft	Yes
Side (int)	5 ft. on one side, 10 ft. on other	30 ft	Yes
Side (str)	15 ft (local) 25 ft (collector+)	32 (exist) 30 ft (prop)	Yes
Rear	15 ft	27+	Yes
Interior Rear to Rear	15 ft	15 ft	Yes
Max Height	45 ft	37 ft	Yes
Parking	2.5 per unit: 170 1 covered stall per unit (inclusive): 68 min	175 136	Yes
1. Condominium subdivisions allow for lot sizes to be reduced to accommodate each unit.			

Tentative Tract Map

The Tentative Tract Map would allow the subdivision of two parcels into 68 parcels for the development of condominium structures. The proposed Tentative Tract Map would delineate parcels for each of the 68 proposed condominium units as well as proposed roadway improvements, open spaces, and pedestrian access improvements.

The Tentative Tract Map was prepared in a manner consistent with subdivision requirements in Division 7 of the Development Code, including the following condominium-specific sections:

- Section 87.04.030(a) requires the preparation of a tentative map for proposed condominium projects.
 - A Tentative Tract Map (TTM No. 20727) has been prepared for this Project.
- Section 87.06.030(B) removes minimum parcel area requirements for condominium projects.
 - The 68 condominium lots have been designed to accommodate each unit and private open space consistently with this Development Code Section. Project lots range in size from 748 square feet to 1,430 square feet.

- Section 84.16.070(b)(4) which requires the provision of a minimum of seven points worth of amenities listed on Table 84-12 with at least one being worth four points.
 - The Project proposes open play and recreation areas, outdoor cooking spaces, pedestrian walking and seating areas, and a pickle ball court which would total eight points of amenities.

Conditional Use Permit

The development of 50 or more residential units in the Multiple Residential zone requires the preparation of a Conditional Use Permit. The Conditional Use Permit prepared for the Project would allow the construction and operation of a 68-unit condominium development on approximately 4.85 acres. The Conditional Use Permit would also allow for the development of shared and private open space and recreational features within the site.

Additionally, the conditional use permit includes both onsite and offsite roadway and infrastructure improvements consisting of:

- Onsite
 - Private streets.
 - 44-foot gated driveway on Banana Avenue.
 - 26-foot gated driveway on Buena Vista Drive.
 - Pedestrian connections along all private streets to individual units and common areas and amenities.
 - Covered parking areas containing 39 parking stalls.
 - Four trash enclosures each sized for two 3-cubic yard dumpsters.
 - Two above ground water quality infiltration basins on Banana Avenue and Buena Vista Drive
 - Two underground water quality infiltration features.
- Offsite
 - Offsite sidewalk improvements along Banana Avenue, Buena Vista Avenue, and Seville Avenue.

Specific site design features are noted below in the Site Design section of this staff report.

SITE DESIGN

Architecture

The architectural character of Project will reflect the Spanish Revival style, consistent with the surrounding neighborhoods and commonly seen in Southern California architecture. Common thematic features of the Project will be repeated for each unit and structure:

- Low pitched gable roofs.
- Low profile tile roof material.
- Stucco finish.
- Arched entry.
- Stucco over foam window and door trim.
- Front porches.

Window frames and door shapes will reflect an overarching Spanish architectural style for each unit. Windows will be dual paned vinyl with mullions. Each unit structure will be up to 37 feet high, consistent with Development Code Table 82-9A. Each roof will be pitched and finished with tile shingles. Exterior wall materials will consist of the following:

- Stucco finish with light lace finish colors earth tones.
- Stucco over foam plant-ons.
- Clay pipe accents.
- Wrought iron.
- Stucco columns.
- Wrought iron features.

FIGURE 8: ELEVATION PERSPECTIVES



Front



Rear

FIGURE 9: FRONT EXTERIOR ELEVATION FACING INTERNAL ROADWAYS



FIGURE 10: SIDE EXTERIOR ELEVATION FACING INTERNAL ROADWAYS AND AMENITIES

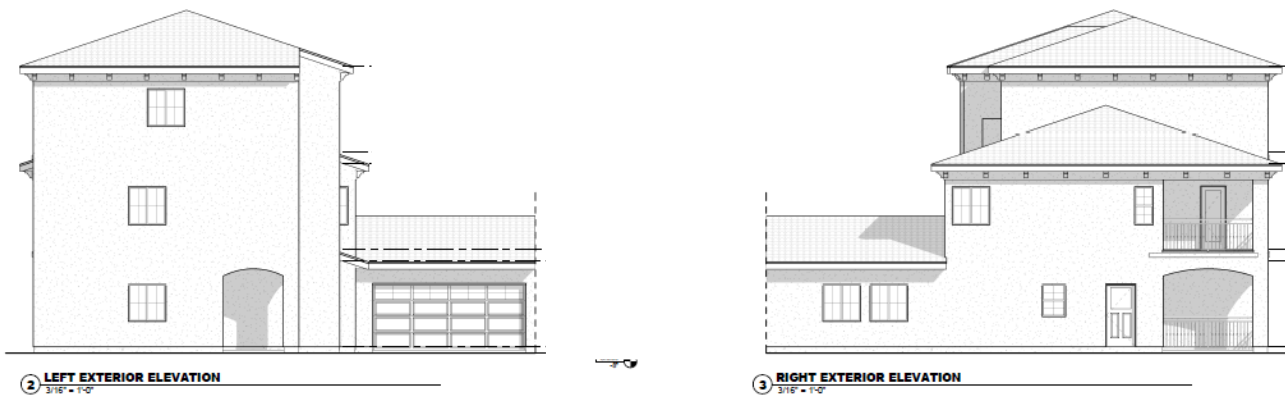
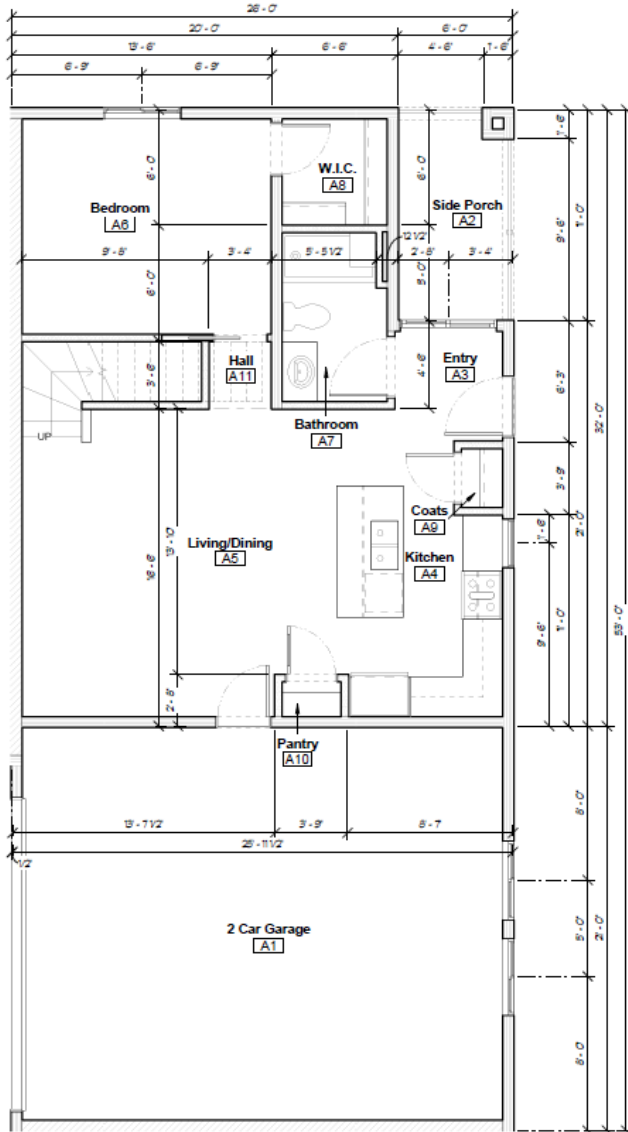


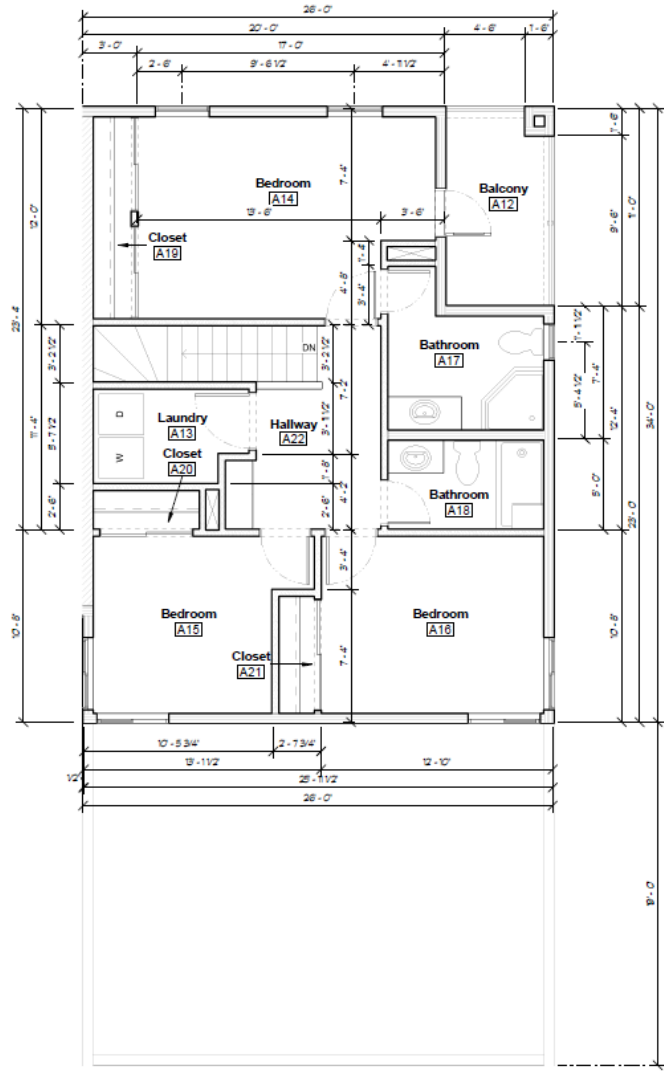
EXHIBIT 11: REAR ELEVATION FACING ADJACENT CONDO UNITS



FIGURE 12: PLAN 1 FLOOR PLAN (4 BEDROOMS)

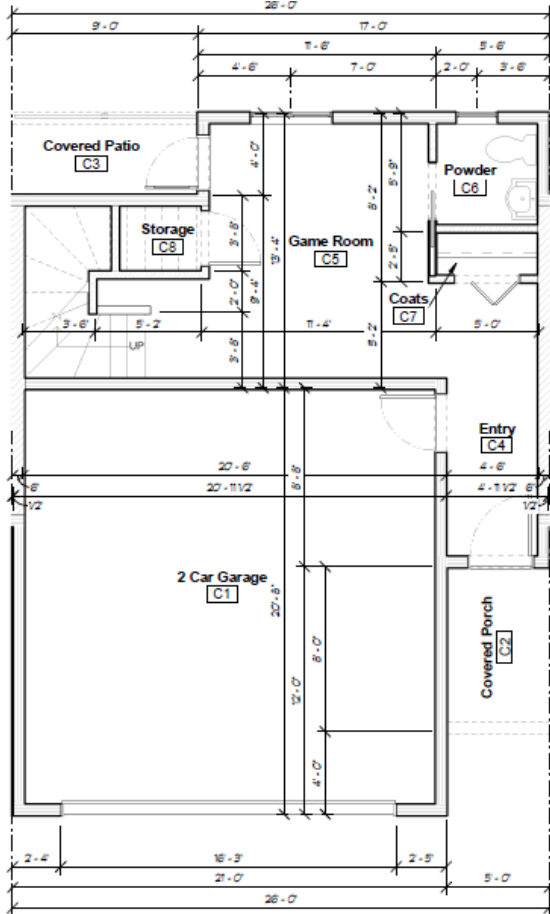


First Story

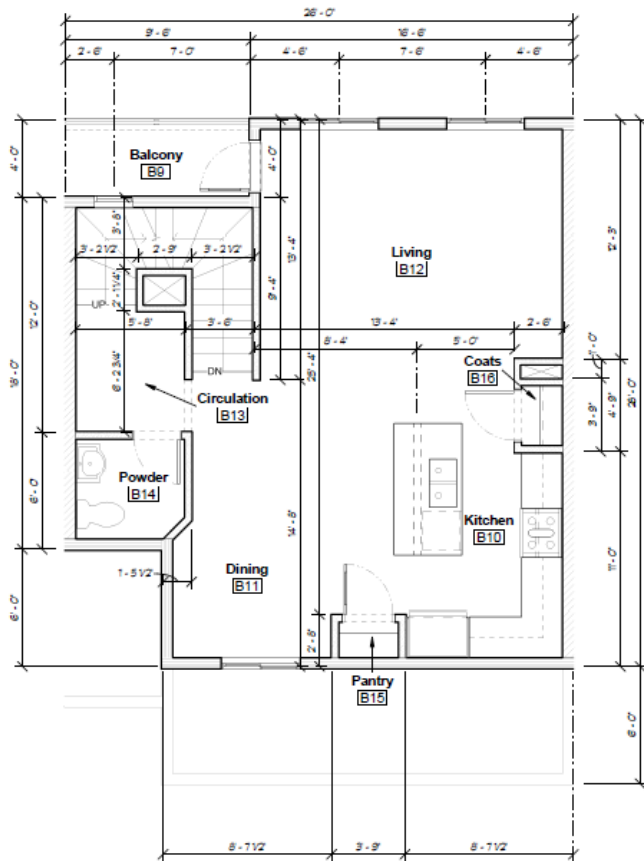


Second Story

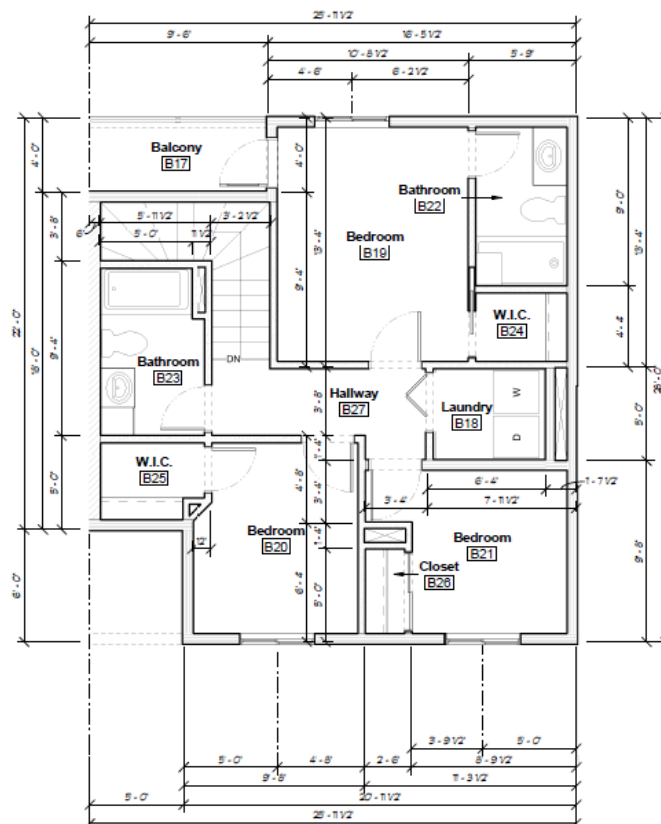
FIGURE 13: PLAN 2 FLOOR PLAN (4 BEDROOMS)



First Story

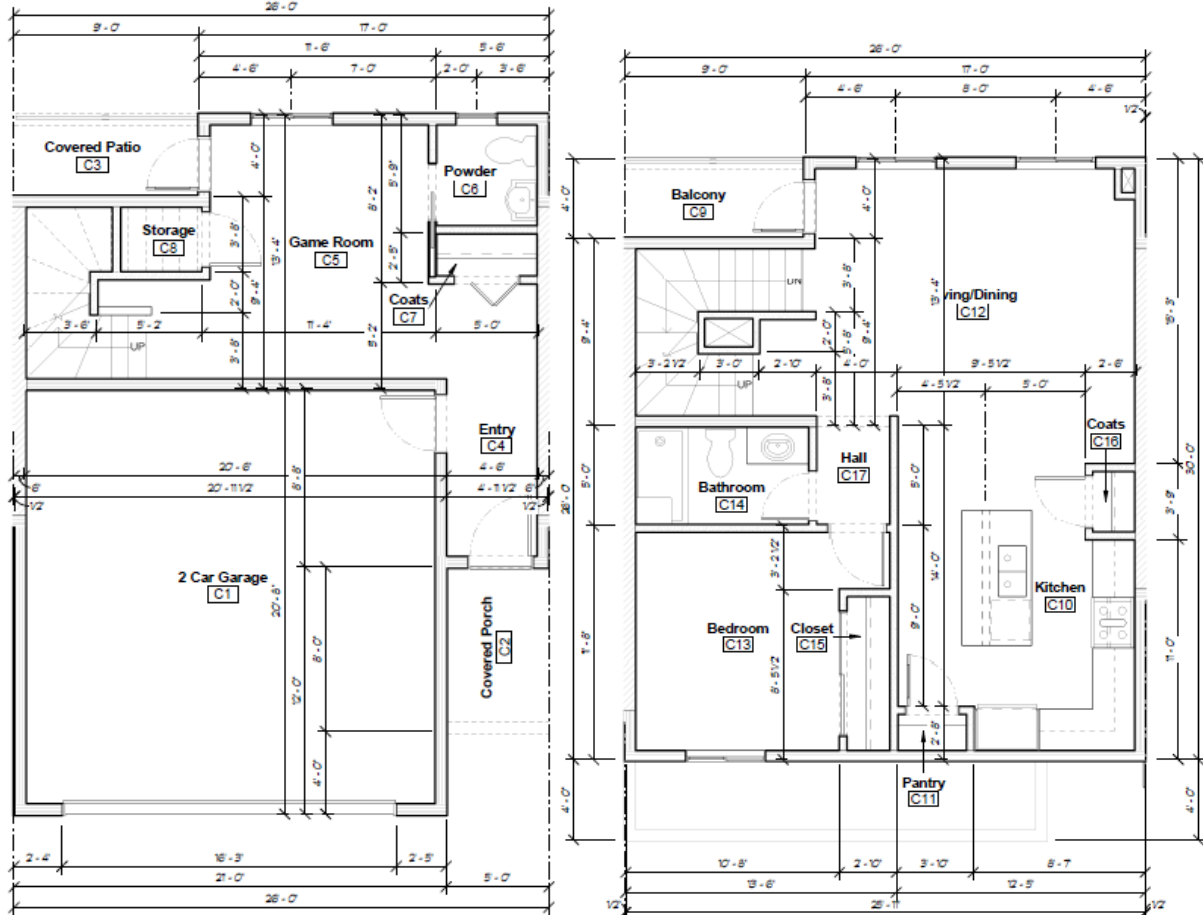


Second Story



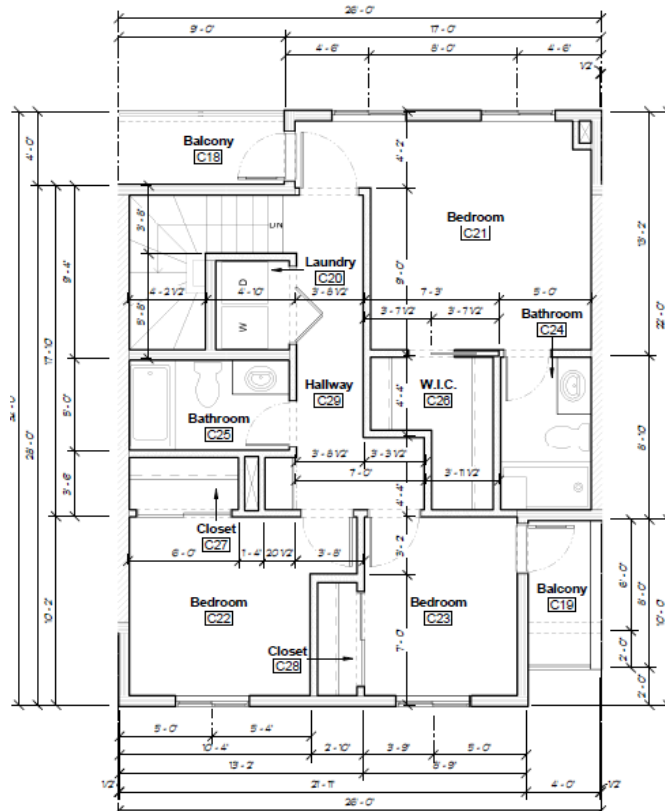
Third Story

FIGURE 14: PLAN 3 FLOOR PLAN (4 BEDROOMS)



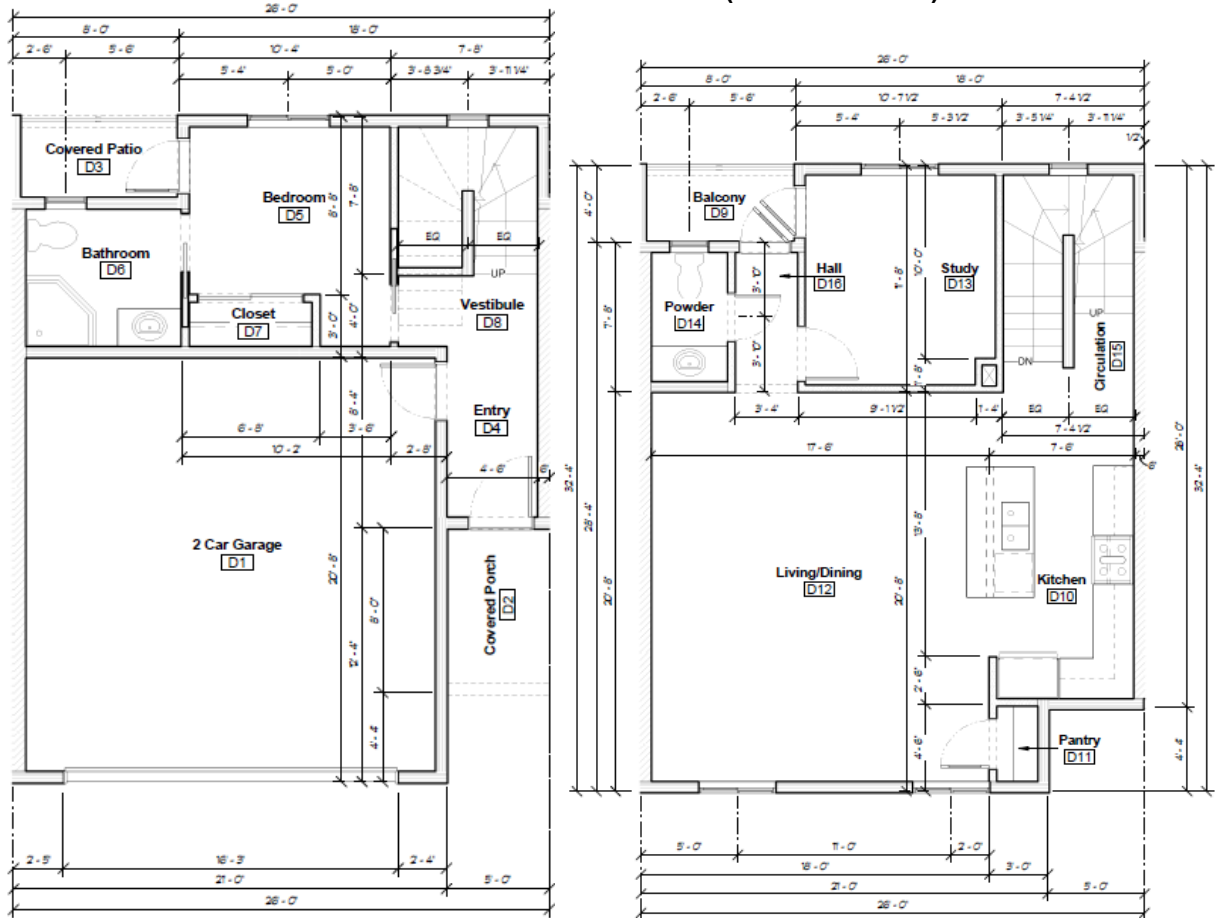
First Story

Second Story



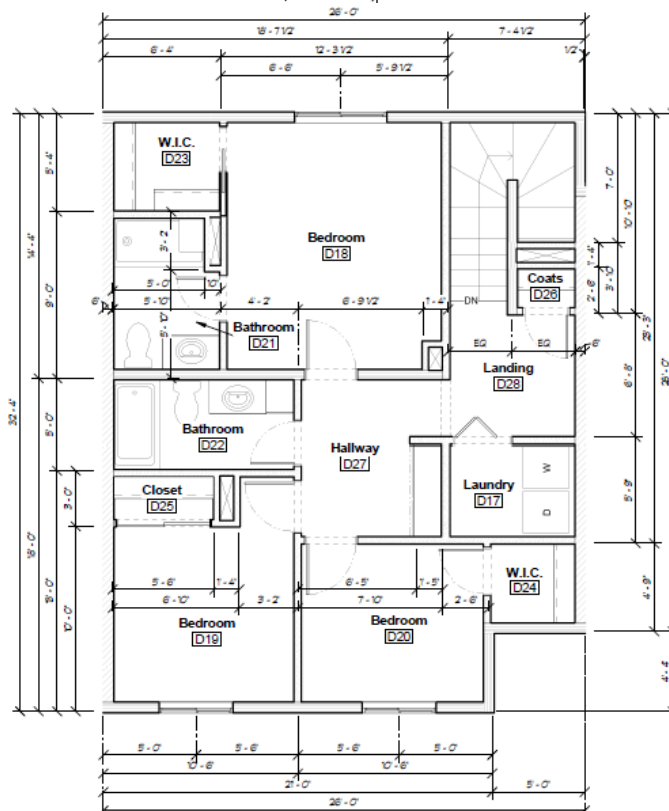
Third Story

FIGURE 15: PLAN 4 FLOOR PLAN (4 BEDROOMS)



First Story

Second Story



Third Story

Floor Plans

The Project includes a condominium complex containing four, two and three-story floor plans distributed throughout the site. The floor plans range between 1578 to 1915 square feet with 2-car attached garages.

- PLAN 1: 2 Story 4 bedrooms, 3 ½ bath, 2 car garage - 1578 square feet.
- PLAN 2: 3 Story 4 bedrooms, 3 ½ bath, 2 car garage - 1657 square feet.
- PLAN 3: 3 Story 4 bedrooms, game room, 3 ½ bath, 2 car garage - 1850 square feet.
- PLAN 4: 3 Story 4 bedrooms, study, 3 ½ bath, 2 car garage - 1915 square feet.

Open Space and Recreation Areas

Per Development Code Section 84.16.070(b)(4) the Project is required to provide a minimum of seven points worth of amenities listed on Table 84-12 of the County Development Code with at least one being worth four points.

The following open space and recreational amenities are proposed for the Project to enhance community interaction, health, and character.

- Open Play Field will accommodate passive play opportunities and small-scale activities. No sport lighting will be permitted. (1 Point)
- Barbecue Picnic Facilities in multiple designated areas on the southern portion of the Project site. including a picnic table, freestanding barbecues, hot coal container, and trash container. (1 Point)
- Tot Lot Play Area including playground structures and equipment for various age groups. (1 Point)
- Gazebo/Shade Structure will be implemented into the Tot Lot Play Area affording a view of the community. This group facility will have picnic benches and trash containers. (1 Point)
- Pickle ball court for community health, interaction, and community. (4 Points)

Total Points: 8

Private and community open space is designed to surround the exterior of the Project site. This is meant to create a park-like setting.

Landscaping

The Project includes the preparation of a landscape plan. The plan specifies all landscaping and hardscape elements of the development plan. Water conservation will be provided through low water using plant materials, water efficient irrigation and weathered-based controllers. Landscape area basin is included for storm water infiltration through vegetation swales, and underground system. Shade trees are strategically placed throughout the community open space, and park areas.

Walls and Fences

The wall and fences for the development plan shall be made of decorative materials, which are compatible with the overall architectural character of the development and surrounding neighborhoods.

- North Property Line: 6-foot tan split face 1 side wall with tan precision cap.
- South Property Line: 6-foot tan split face 1 side wall with tan precision cap with 6- feet.
- West Property Line: 6-foot split face 1 side wall with tan precision cap. Decorative Wrought Iron gated entrance and exit.
- East Property Line: 6-foot tan split face 1 side wall with tan precision cap Decorative wrought iron gated entrance and exit.
- Private Yard Fencing: 3-foot vinyl picket fencing.

Monumentation and Signs

Entry Monumentation for Avila Collection will enhance the entry to give the community identity and a welcome feeling to existing neighborhoods. The Banana Avenue and Buena Vista Drive entries will each have monument signage with landscaped accents.

Lighting

Exterior Light Fixtures will relate to the Spanish Revival architectural style of the units. The scale of the fixtures will be considered in relation to the wall or architectural feature on which it is mounted or adjacent to. These will include Wall-hung or ceiling – hung ornamental coach lights with translucent glass.

Circulation and Parking

Cordoba Collection interior private street will be 30-36' feet. Each unit within the community will have a two car garage. There are 39 designated parking stalls throughout the community; 2 designated for handicap parking for a total of 41 parking stalls; and 68 2- car garages for a total of 177 parking stalls. This is a combined total average of 2.60 parking stalls per unit.

The Project will provide two points of access to the community in accordance with San Bernardino County Fire Protection District conditions for this Project. There will be two entrance points and exits off Banana Avenue and Buena Vista Street.

Pedestrian walking paths connect to all amenities within the community. The paths will meander throughout the open spaces connecting to homes and all other amenities.

Offsite roadway improvements will include the following improvements:

- 5- foot sidewalk along Seville Avenue, Banana Avenue, and Buena Vista Drive.
- Drought tolerant landscaping along pedestrian paths.
- Handicap ramps.
- Monument Entry Signage on Banana Avenue, and Buena Vista Drive.
- Street Lights.

PROJECT NOTICE

In accordance with Section 84.27.070 of the Development Code, a Notice of Hearing was sent to all property owners within 300 hundred feet of the external boundaries of the Project boundary. A total of 65 Project notices were sent to surrounding property owners and interested agencies/associations on November 25, 2025, and on December 17, 2025. Six comments were received during the notice period. The comments expressed disinterest in the Project due to the potential for increased traffic on adjacent roadways and conflicts with community character.

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by the Applicant for review and use by the County for the proposed Project for the purpose of complying with the California Environmental Quality Act (CEQA). On November 17, 2025, a Notice of Intent (NOI) was prepared and distributed with an initial 30-day public review period scheduled to conclude on December 17, 2025. This review period was extended to January 22, 2026. The purpose of the NOI was to inform and advise public agencies, surrounding landowners, and members of the public that an IS/MND for the Project was being prepared. The notice was extended to allow additional comments from community members and allow for further coordination to address their concerns.

During the NOI review period, the County received two comment letters on the IS/MND from:

- An individual (Alejandro Aguilar) requesting bidding information for future construction.
- An individual (Husam Elyo) requested access to the CEQA document and a contact number.

All written comments received during the initial public review period at the time of publication of this staff report are presented in Exhibit B. Responses will be provided at the close of the comment period ending on January 22, 2026 and will be included in the Final IS/MND . The Draft IS/MND concludes that the Project will not have a significant effect on the environment with the implementation of mitigation measures related to the Project's potential impacts on biological resources, cultural resources, and tribal cultural resources. All other resource areas were determined to be less than significant or no impact.

AB 52/SB 18 CONSULTATION

An Assembly Bill 52 (AB 52)/Senate Bill 18 (SB 18) notice was sent to the Native American Heritage Commission (NAHC) and to the tribes listed below on July 9, 2025, regarding the proposed Project. The NAHC responded with a letter dated July 24, 2025, and provided a list of Tribes having cultural affiliation with the project region. Notices were subsequently sent to 11 tribes with three (3) tribes responding.

RECOMMENDATION:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

1. ADOPT the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Exhibit A);
2. ADOPT the Findings for approval of the Policy Plan Amendment, Zoning Amendment, Tentative Tract Map, and Conditional Use Permit (Exhibit C);
3. ADOPT a resolution amending the Land Use Category designation from Low Density Residential to Medium Density Residential on two parcels (APNs 0230-031-67 and 0230-031-68) totaling 4.85 acres;
4. ADOPT an ordinance amending the Land Use Zoning District designation from Single Residential to Multiple Residential on two parcels (APNs 0230-031-67 and 0230-031-68) totaling 4.85 acres;
5. APPROVE Tentative Tract Map No. 20727 to subdivide two parcels (APNs 0230-031-67 and 0230-031-68) into 68 condominium lots, subject to the Conditions of Approval;
6. APPROVE a Conditional Use Permit to construct a 68-unit condominium complex with associated community facilities and infrastructure improvements as shown on the approved site plan, subject to the Conditions of Approval (Exhibit C); and
7. APPROVE Tentative Tract Map No. 20727 to subdivide two parcels into 68 parcels to allow for condominium development, subject to the attached Conditions of Approval
8. DIRECT the Land Use Services Department to file a Notice of Determination in accordance with the California Environmental Quality Act.

ATTACHMENTS:

EXHIBIT A: Public Review IS/MND

<https://lus.sbcounty.gov/wp-content/uploads/sites/48/Banana-Ave-68-Units-Draft-IS-11.3.25.pdf>

EXHIBIT B: Conditions of Approval

EXHIBIT C: Findings: Policy Plan Amendment, Zoning Amendment, Tentative Tract Map, and Conditional Use Permit

Exhibit D: AB 52/SB 18 Notice and Comments

EXHIBIT E: Public Hearing Notice, CEQA Notice of Intent, and Public Comments

EXHIBIT A

Initial Study/Mitigated Negative Declaration

County of San Bernardino

Banana Avenue 68-Unit Residential Development
8428 Banana Avenue
Fontana, California

Lead Agency:



County of San Bernardino Land Use Services
385 N. Arrowhead Ave.,
San Bernardino, CA 92415

Technical assistance provided by:



Lilburn Corporation
1905 Business Center Drive
San Bernardino, CA 92408

November 2025

TABLE OF CONTENTS

PROJECT LABEL	1
PROJECT CONTACT INFORMATION	1
PROJECT SITE SUMMARY	1
PROJECT DESCRIPTION	2
EVALUATION FORMAT	11
I. AESTHETICS	13
II. AGRICULTURE AND FORESTRY RESOURCES	16
III. AIR QUALITY	19
IV. BIOLOGICAL RESOURCES	26
V. CULTURAL RESOURCES	33
VI. ENERGY	37
VII. GEOLOGY AND SOILS	42
VIII. GREENHOUSE GAS EMISSIONS	46
IX. HAZARDS AND HAZARDOUS MATERIALS	49
X. HYDROLOGY AND WATER QUALITY	53
XI. LAND USE AND PLANNING	59
XII. MINERAL RESOURCES	60
XIII. NOISE	62
XIV. POPULATION AND HOUSING	67
XV. PUBLIC SERVICES	69
XVI. RECREATION	72
XVII. TRANSPORTATION	74
XVIII. TRIBAL CULTURAL RESOURCES	79
XIX. UTILITIES AND SERVICE SYSTEMS	83
XX. WILDFIRE	88
MANDATORY FINDINGS OF SIGNIFICANCE	91
SUMMARY OF MITIGATION MEASURES	94
REFERENCES	96

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:	0230-031-67 & -68	USGS Quad:	Fontana 7.5
Applicant:	Fidaee (Fred) Asad Fidaee Trucking Company 26344 Antonio Circle Loma Linda, CA 92354	T, R, Section:	T01S, R06W, Sec. 10
Location	8428 Banana Avenue, Fontana, San Bernardino County 92316		
Project No:	PROJ-2024-00130	Community	Countywide Plan
Rep	Second Supervisorial District: Jesse Armendarez	LUC: Zone:	Low Density Residential (LDR) Single Residential (RS)
Proposal:	Approval of a Tentative Tract Map (TTM) and Conditional Use Permit (CUP) to develop a 68-unit condominium development on approximately 5.01 acres. The Proposed Project also includes a General Plan Amendment (GPA) and zone change.	Overlays:	Biotic Resources, Burrowing Owl

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: John Nsofor Planner
Phone No: (909) 387-3025 **Fax No:**
E-mail: John.Nsofor@lus.sbcounty.gov

PROJECT SITE SUMMARY

The Project Site is currently occupied by two single-family residences and a barn/poultry house structure, all of which would be demolished under separate permits. The site is surrounded by residential uses to the north, south, east, and west. Power poles exist along the eastern boundary of the property along Banana Avenue. Chain link fencing currently surrounds the Project Site on the north, south, west and eastern boundaries. The Project Site is relatively flat with elevations ranging from approximately 1,100 to 1,200 feet above mean sea level (amsl). With the exception of the existing structures, the site is occupied by scattered mature trees, seasonal grasses and weeds, and scattered debris. No other significant features are noted.

Surrounding Land Uses and Setting:

The Project Site is within unincorporated San Bernardino County within the Sphere of Influence (SOI) of the City of Fontana. The area is heavily developed with a mix of residential, commercial, and industrial properties and uses. The County of San Bernardino Land Use Plan Map Land Use Zoning Districts show the Project Site is within the Single Residential (RS) zoning designation. To the north, south, east, and west of the Project Site are single family residences in the RS zone, while the four parcels to the south of the Project Site are within the RM zone and in residential use. The following table lists the existing land uses and zoning district designations of the site and surrounding properties.

Table 1: Surrounding Land Use and Zoning

AREA	Existing Land Use	Land Use Category	Zoning
Site	Two Single Family Residences, barn structure	Low Density Residential (LDR)	Single Residential (RS)
North	Single-Family Residences	Low Density Residential (LDR)	Single Residential (RS)
South	Single-Family Residences and Storage	Medium Density Residential (MDR)	Multiple Residential (RM)
East	Single Family Residences	Low Density Residential (LDR)	Single Residential (RS)
West	Single Family Residences	Low Density Residential (LDR)	Single Residential (RS)

Project Site Location, Existing Site Land Uses and Conditions

The Project Site consists of two parcels totaling approximately five-acres located on Banana Avenue 0.4 miles south of Historic Route 66, just north of Arrow Route Blvd. The Proposed Project is within the jurisdiction of the County of San Bernardino within the SOI of the City of Fontana. The Project Site is currently largely vacant with a dilapidated barn/poultry house structure to be demolished on the larger parcel (4.40 acres) while the smaller parcel (0.45 acres) is occupied by two single family residences to be demolished as part of the Proposed Project (see Site Photos). The vacant portion of the site currently supports weeds, grasses, and trees.

PROJECT DESCRIPTION

Fidaee Trucking Company (Applicant) is proposing to develop a 68-unit condominium development (*referred to as Cordoba Collection*) on two parcels of approximately five acres total, located in unincorporated San Bernardino County within the City of Fontana sphere of influence (see Figure 1-*Regional Location*), and more specifically located at 8428 Banana Avenue within the 2nd Supervisorial District (see Figure 2-*Project Vicinity*). The Project Site is currently designated Low Density Residential (LDR) according to the San Bernardino County Countywide Plan 2020, with a zoning designation of Single Residential (RS). The Project Applicant is requesting approval of a Policy Plan Amendment to change the land use from Low Density Residential (LDR), to Medium Density Residential (MDR), and a Zone Change from Single Residential (RS) to Multiple Residential (RM). The Proposed Project also seeks approval of a Conditional Use Permit (CUP) and Tentative Tract Map (TTM 20727) to subdivide two (2) parcels into 68 parcels to allow for condominium development. The 68 units would be within 10 buildings

having maximum heights of between 22 feet and 36 feet 2 inches (see Figure 3 – Elevations). Each condominium would include a 2-car garage, private patio, and balconies. The Proposed Project amenities would include a play field, pickleball court, tot lot, shade cover with barbecue, and seated areas, twenty-one (21) guest parking spaces would be provided on site (see Figure 4 - *Site Plan*). The development would be maintained and governed by a Homeowners Association (HOA).

Infrastructure Improvements:

Improvements to the Proposed Project would include the following: construct onsite infrastructure including new internal streets, curb, gutter, sidewalk. Internal roads would provide for a two-way path of travel with direct access to all buildings as well as paved vehicle parking areas throughout the Project Site. The interior private street will be 30-36' feet. Each home within the community will have 2 car garages. There are 39 designated parking stalls throughout the community, 2 designated for handicap parking for a total of 41 parking stalls and 68 two-car garages for 177 parking stalls combine total avg 2.6 parking stalls per home. The onsite sidewalks will connect all onsite amenities. This will also connect to offsite public sidewalk to connect pedestrians to schools, parks and other community amenities.

Primary access to the Project Site would be provided via a full access gated driveway at Banana Avenue and secondary access driveway at Buena Vista Drive. The Banana Avenue driveway would be 48 feet in width and the driveway from Buena Vista Drive would be 36 feet in width. Also included are, new drainage infrastructure, wet and dry utilities, and related infrastructure improvements.

Offsite improvements will include street widening, street completion, sidewalks, handicap ramps, parkway landscaping, curb & gutter, lighting, stripping and safety. To ensure the maximum safe travel and visibility on streets, sidewalks, walking paths, and open space areas by avoiding physical and visual isolated spaces through visibility, accessibility, and lighting. Off-site improvements are identified in Table 2 below

Table 2: Offsite Street Improvements

Street Improvements (SIPs)	Banana Avenue 329 linear feet	Seville Avenue 400 linear feet	Buena Vista Drive 329 linear feet
Street Widening	22'	8'	8'
Parkway	11'	-	
Landscaping	6'	6'	6'
Sidewalk	5'	5'	5'
Curb & Gutter	Yes	Yes	Yes
Handicap Ramps	3	-	-
Landscape Parkways	Yes	Yes	Yes
Decorative Block Walls	6'	6'	6'
Water Main Connection	Yes	-	Yes
Fire Hydrant	Yes	-	-
Backflow	Yes	-	-
Sewer main	Yes	-	-
Underground utilities	Yes	-	-
Driveway Approach	48'	-	36'
Streetlights	Yes	Yes	Yes

Stormwater

Proposed drainage is overland and by sheet flow generally in a southwesterly direction. Runoff will be via surface flow to area drains around buildings and to inlets to be located throughout paved drives.

As there are no existing regional storm drain facilities serving the immediate area, the project will be required to reduce 100-year developed runoff to 90% of the existing 25-year condition, per county detention basin guidelines.

This required detention is proposed to be incorporated into the project Low Impact Development BMP, which will consist of two underground infiltration systems, situated in the southerly corners of the site, with the westerly system discharging out to Buena Vista Drive, and the easterly system draining out to Banana Avenue. Overflows from this system will be reduced to a level at or below the existing condition and will flow through proposed parkway drains.

Water Infrastructure:

The Project would receive water service from the Fontana Water Company. The Project would construct 8-inch public domestic water lines onsite to connect with an existing 8-inch water main along Banana Avenue. The new onsite water system would be compliant with the California Plumbing Code (Title 24) for efficient use of water.

Wastewater Infrastructure:

Sewer service would be provided by the City of Fontana via proposed privately maintained onsite lift constructed in a proposed 8-inch sewer main along Banana Avenue north to Foothill Boulevard.

General Plan and Zoning:

The Project Site has an existing Land Use Category designation of Low Density Residential (LDR) and Land Use Zoning District designation of Single Residential (RS) that allows 2 to 5 dwelling unit per acre. Implementation of the Proposed Project would require approval of a Policy Plan Amendment and a Land Use Zoning District amendment. The Policy Plan Amendment would re-designate the Project Site from Low Density Residential (LDR) to Medium Density Residential (MDR). The Land Use Zoning District amendment would change the zoning of the Project Site from Single Residential (RS) to Multiple Residential (RM) to allow a density of 5 to 20 dwelling units per acre.

Discretionary Approvals and Permits

In accordance with Sections 15050 and 15367 of the State CEQA Guidelines, the County is the designated Lead Agency for the Proposed Project and has principal authority and jurisdiction for CEQA actions and Project approval. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a Proposed Project.

The discretionary actions to be considered by the County as part of the Proposed Project include:

- **Policy Plan Amendment:** to increase the allowed density from Low Density Residential (LDR) with an allowable 2-5 dwelling units per acre (du/ac) to Medium Density Residential (MDR) to allow 5-20 du/ac.
- **Zoning District Amendment:** to change the zoning from Single Residential (RS) to Multiple Residential (RM).
- **Conditional Use Permit:** To allow for the construction and operation of a 68-unit condominium development.
- **Tentative Tract Map Approval:** to subdivide the Project Site into 68 condominium units for residential use.
- **Grading Permits:** to allow for excavation (cut) and embankment (fill) grading activities.
- **Encroachment Permits and right-of-way improvements:** to improve the frontage of Buena Vista Drive and Banana Avenue.
- **Septic System Removal Permit:** to allow for removal of the septic system remnants on site.

ADDITIONAL APPROVAL REQUIRED BY OTHER AGENCIES

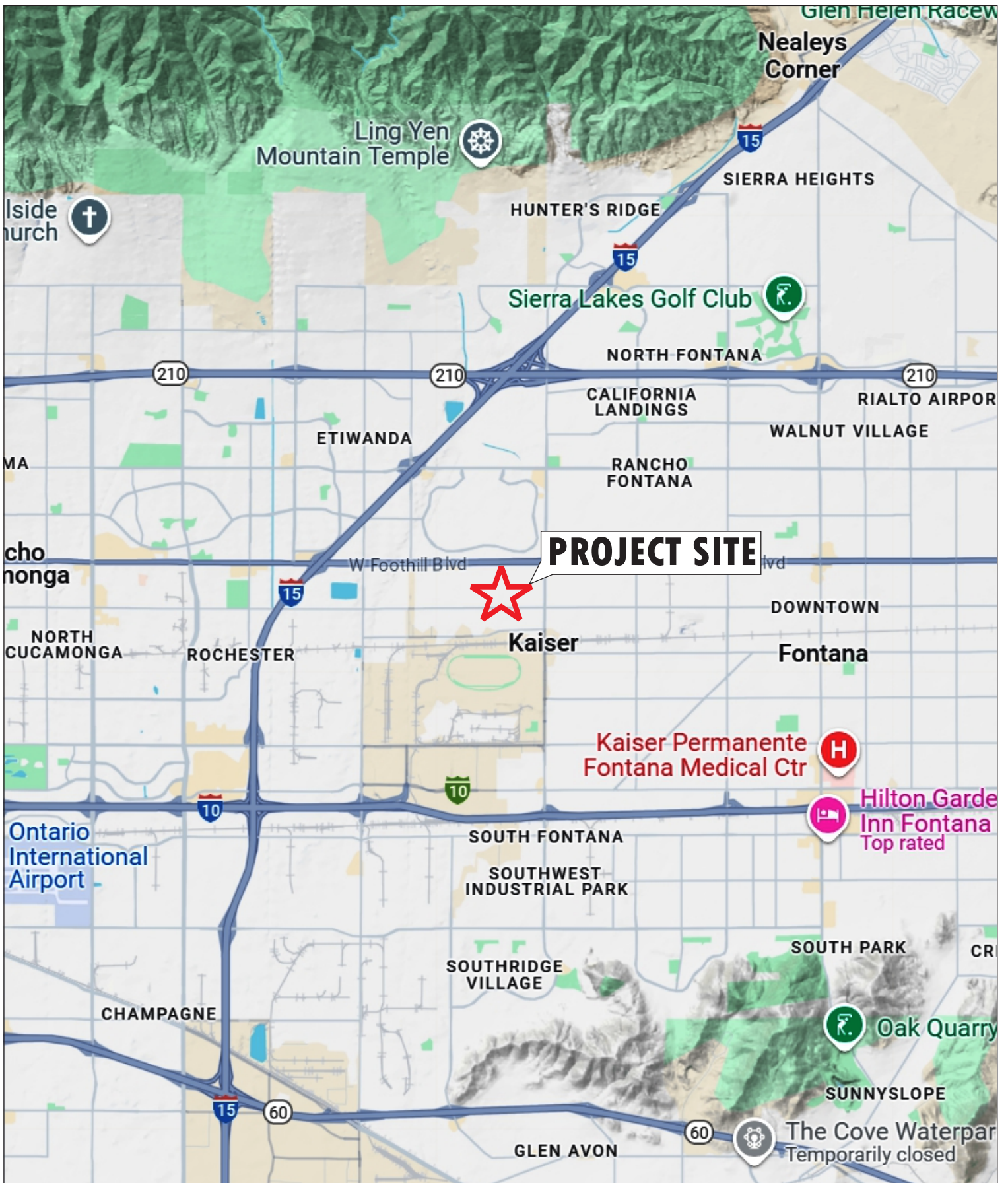
Federal: None

State of California: State Water Quality Control Board-Santa Ana Region

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

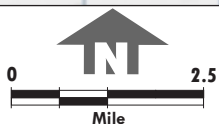
Regional: South Coast Air Quality Management District

Local:



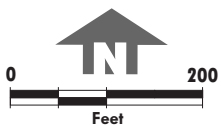
REGIONAL VICINITY

BANANA AVENUE PROJECT
County of San Bernardino, California



LILBURN
CORPORATION

FIGURE 1



LILBURN
CORPORATION

VICINITY MAP

BANANA AVENUE PROJECT
County of San Bernardino, California

FIGURE 2

1 FRONT PERSPECTIVE

[illegible]

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 confidentiality, etc.?

The County of San Bernardino initiated environmental review under CEQA for the Proposed Project. Opportunity to consult letters pursuant to AB52 and SB18 were sent to the California Native American tribes which had previously submitted general consultation request letters pursuant to 21080.3.1(d) of the Public Resources Code, as well as to the Native American Heritage Commission (NAHC). The opportunity to consult period ranged from July 28, 2025 until October 28, 2025. See Table 3 below for a summary of comments and responses. Tribal Correspondence is available in Appendix K.

Table 3: AB-52 Consultation Summary

Tribe	Contact Name	Date	Consultation Requested	Response
Yuhaaviatam of San Manuel Nation (YSMN)	Kristen Tuosto	8/4/25	Yes	YSMN requested: the Cultural report (including DPR forms if sites are identified); Geotechnical report (if required for the project); Project plans showing the depth of proposed disturbance. Mitigation provided by the Tribe 10/8/25
Gabrieleeño Band of Mission Indians–Kizh Nation	Andrew Salas	8/4/25	Yes	Formal consultation requested and a meeting is requested. Email consultation initiated. Provided with site plan and cultural report.
Yuma Quechan Indian Tribe	Jill McCormick	8/19/25	No	Defer to local tribes
Agua Caliente Band of Cahuilla Indians	Anthony Kline	8/4/25	No	Outside of tribes traditional territory, defer to local tribes

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
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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.

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

Less than Significant Impact: No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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)

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 in the required Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact requiring mitigation to be reduced to a level that is less than significant as indicated in the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agricultural / Forest Resources	<input type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology / Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards / Hazardous Materials
<input type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance

LEAD AGENCY DETERMINATION

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 will be prepared.
X	Although the proposed project could have a significant effect on the environment, there will 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 will 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: (Planner)

Date

Signature: (Planning Manager)

Date

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Substantially degrade an existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; Policy Plan Natural Resources Map, *NR-3 Scenic Routes & Highways*; San Bernardino County Countywide Plan/Policy Plan Final EIR 2020

Impact Analysis

a) Have a substantial adverse effect on a scenic vista?

Less than Significant Impact. The Project Site is located within the City of Fontana Sphere of Influence, in an unincorporated area of San Bernardino County. The San Bernardino Countywide Plan/Policy Plan Final EIR does not identify any scenic vistas within the vicinity of the Proposed Project; however, the Countywide Plan Draft EIR states that a feature or vista can be considered scenic if it provides a vista of undisturbed natural areas. The only scenic features that can be seen from the Project area are the San Gabriel Mountains to the north located approximately five miles from the Project Site. There are two single-family homes directly south of the Project Site that have unobstructed views of the mountains. The Proposed Project includes construction of three-story buildings which would partially obstruct the views of the mountains from the two residences. All other residential uses in the vicinity would not be impacted by the addition of the 36'2" high buildings partially obstructing any of the existing views. Largely non-residential uses exist south of the Project Site that would not be substantially impacted. Therefore, the Proposed Project would have less than significant adverse impacts on scenic vistas and no mitigation measures are required.

- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

Less than Significant Impact. The Project Site is adjacent to Banana Avenue, which is not designated as State scenic route or County Scenic Route, nor is it eligible for such designation. The closest Scenic Highway is Route 210, located approximately 17 miles east of the Project Site.¹ Structures on the Project Site would be limited to the maximum height of 38 feet, as is allowed within the Multiple Residential (RM Zone). No rock outcroppings or other scenic resources exist onsite. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

- c) *Substantially degrade an existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Less than Significant Impact. The Proposed Project is located within an urbanized area and has two existing single family residences and a barn/poultry house building, both of which would be demolished under separate permits. The Proposed Project would involve the development of a 68-unit condominium development on an approximately five-acre site, which when developed in accordance with development standards of the RM zone, would be consistent in height to the nearby residences. The Proposed Project would not conflict with any County policies or other regulations governing scenic quality. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less than Significant Impact. Currently light is being generated onsite from the existing residences onsite. The Proposed Project would generate additional lighting when compared to the existing uses. The lighting would be designed in compliance with the San Bernardino County Development Code 83.07.060. This ordinance minimizes direct glare and prevents excessive lighting, thereby minimizing light trespass and pollution caused by inappropriate or misaligned light fixtures and promotes common courtesy among neighbors. The Proposed Project would be designed to adhere to these lighting standards, and demonstration of compliance would be required prior to the issuance of a building permit.

Additionally, during Project construction, nighttime lighting may be used within the construction staging areas to provide security for construction equipment. Due to the distance between the construction area and motorists on adjacent roadways, such security lights may result in glare to motorists. However, this potential impact would be reduced to a less than significant level through compliance with County light and Glare standards outlined in Section 83.07.050. The Applicant shall provide evidence to the County that any temporary nighttime lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging area or direct broadcast of security lighting into the sky. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

¹ San Bernardino Countywide Plan Natural Resources Element Map NR-3 Scenic Routes & Highways, [NR-3 Scenic Routes & Highways](#). Accessed April 15, 2025

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

II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; Policy Plan Natural Resources Element, Map *NR-5 Agricultural Resources*; California Department of Conservation, California Important Farmland Finder

Impact Analysis

- 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?*

Less than Significant Impact. The Proposed Project is located within an urbanized area according to the US Census Bureau.² Neither the Project Site nor the adjacent and surrounding properties are designated for agricultural use. Also, the California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project Site as "Urban and Built-Up Land" and is not designated as Prime, Unique, or Grazing farmland, or considered Farmland of Statewide or Local Importance, according to the Farmland Mapping and Monitoring Program.³ The Project Site is not designated as agricultural, according to the Policy Plan. The Proposed Project would not convert Prime or Unique Farmland, or Farmland of Statewide or Local Importance. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

- b) *Conflict with existing zoning for agricultural use or a Williamson Act contract?*

No Impact. The Project Site is not covered by a Williamson Act Contract.⁴ The Project Site is not designated as agricultural, according to the Countywide Plan. According to the San Bernardino County Assessor, the subject parcels have been in residential use since at least 1973.⁵ The Proposed Project would not result in conflicts with existing zoning for agriculture use, or a Williamson Act Contract. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- 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))?*

No Impact. The development of the Project Site would not result in rezoning of forest land that would conflict with the zoning of, or need for other rezoning of forest land, timberland, or timberland zoned for timberland production. No forest land occurs at the Project Site or within the immediate vicinity. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. The Project Site consists of disturbed grass lands and does not support forest land. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

² [Urban and Rural](#) Accessed 4.24.25

³ <https://maps.conservation.ca.gov/dlrp/cif/> Accessed February 3, 2025.

⁴ San Bernardino Countywide Plan. NR-5 Agricultural Resources. <https://www.arcgis.com/apps/webappviewer/index.html?id=fcb9bc427d2a4c5a981f97547a0e3688> Accessed February 3, 2025.

⁵ San Bernardino County Assessor, [ARC GIS Public Mapping Utility](#) Accessed February 3, 2025

- 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?*

No Impact. The Project Site is not zoned for or currently involved in agricultural or forest land use. The Proposed Project would not result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(Discuss conformity with the South Coast Air Quality Management Plan, if applicable):

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; *CalEEMod Output Data*, prepared by Lilburn Corporation dated April 1, 2025 (Appendix A).

Impact Analysis

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact. The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the SCAB establishes a program of rules and regulations administered by the SCAQMD to obtain attainment of the state and federal ambient air quality standards. The SCAB is classified as an “extreme” nonattainment area for the 2015 Ozone National Ambient Air Quality Standards (NAAQS). The most recent AQMP (AQMP 2022) was developed to address the requirements for meeting this standard and was adopted by the SCAQMD on December 2, 2022. The 2022 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2020 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories. Consistency with the AQMP 2022 for general development projects is determined by demonstrating compliance with local land use plans and/or employment projections.

A project is inconsistent with the AQMP if: (1) it does not comply with the approved general plan; or (2) it uses a disproportionately large portion of the forecast growth increment (change population or employment levels). The County of San Bernardino currently designates the

Project Site as Single Residential (RS) under which the Proposed Project is not an allowable use. The Proposed Project will require a Zone Change to Multiple Residential (RM).

An evaluation of potential air quality impacts related to the buildout under the current zoning (i.e., Single Residential) and the proposed Zone Change (i.e., Multiple Residential) was prepared. Table 4 illustrates operational emissions associated with the current General Plan/Zoning designations and the proposed zone change. As shown, operational impacts resulting from either the existing General Plan/Zoning designations or the zone change would not exceed SCAQMD thresholds.

Table 4
Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Existing Zoning	8.4	1.2	18.8	0.0	2.8	2.0
Proposed Project	21.5	3.1	51.2	0.1	7.5	5.5
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod 2022 Summer Emissions

As shown in Table 4, the difference between emissions from buildout with the existing zoning and emissions from the Proposed Project would be below thresholds.

Southern California Association of Governments (SCAG) projects that the population in unincorporated San Bernardino County will grow from 304,300 to 344,100⁶ between 2020 and 2040. Therefore, an increase of 214 residents, based on an average household of 3.14 persons per household⁷ would not represent a substantial increase in population and can be considered to be within the County's projected growth estimates. As such, the Proposed Project is considered consistent with SCAG's latest growth forecast. Based on the CalEEMod 2022 Annual Emissions data for the Project, the Proposed Project would not result in a conflict or obstruction to the implementation of the AQMP, as such, a less than significant impact would occur, and no mitigation measures are required.

- 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?*

Less than Significant Impact. The Proposed Project's construction and operational emissions were estimated using CALFEMod version 2022. The criteria pollutants estimated include: reactive organic gases (ROG), nitrogen oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and fugitive particulates (PM₁₀ and PM_{2.5}). Two of the analyzed pollutants, ROG and NO_x, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: demolition, site preparation, site grading (fine and mass grading), building construction, paving, and architectural coating. Project construction

⁶ [2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction](#). Accessed August 5, 2025

⁷ San Bernardino Countywide Plan Final EIR adopted 2020 population and Housing Element. Accessed August 5, 2025

emissions were modeled for construction beginning in the year 2025 and to be completed in 2026. The CalEEMod default values were used.. The CalEEMod is routinely revised to account for current year construction fleets as older fleets are mandated to be discontinued. The modeled emissions generated by construction of the Proposed Project are shown in Table 5 and Table 6, which represent summer and winter construction emissions, respectively.

Table 5
Maximum Summer Construction Emissions
(Pounds per Day)

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Construction 2026	1.3	10.3	16.6	0.0	1.0	0.5
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2022 Summer Emissions.

Table 6
Maximum Winter Construction Emissions
(Pounds per Day)

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Construction During 2025	3.4	31.7	31.2	0.0	21.3	11.4
Construction During 2026	26.3	10.3	15.8	0.0	1.0	0.5
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod 2022 Winter Emissions.

As shown in Table 5 and Table 6, construction emissions during either summer or winter seasonal conditions would not exceed the SCAQMD thresholds. Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM₁₀ and PM_{2.5}). Modeling of the estimated emissions incorporates Rule 403 by default as compliance with the rule is required during construction.

Compliance with MDAQMD Rules 402 and 403

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. Although the Proposed Project does not exceed MDAQMD thresholds, the Applicant is required to comply with applicable MDAQMD Rules 402 for nuisance and 403 for fugitive dust control. This would include, but not be limited to the following BACMs and BACTs:

1. 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.
 - a) The Project Proponent shall ensure that watering of the site or other soil stabilization methods shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered

regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.

- b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
- c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
- d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO_x and PM₁₀ levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following BMPs as required by SCAQMD:

- 2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel. Site development will be limited to one acre disturbed per day.
- 3. The contractor shall utilize (as much as possible) pre-coated building materials and coating transfer or spray equipment with high transfer efficiency, such as high volume, low pressure (HVLP) spray method, or manual coatings application such as paint brush, hand roller, trowel, dauber, rag, or sponge.
- 4. The contractor shall utilize water-based or low VOC coating per SCAQMD Rule 1113. The following measures shall also be implemented:
 - Use Super-Compliant VOC paints whenever possible.
 - If feasible, avoid painting during peak smog season: July, August and September.
 - Recycle leftover paint. Take any leftover paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.
 - Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.
 - For water-based paints, clean up with water only. Whenever possible, do not rinse the clean-up water down the drain or pour it directly into the ground or the storm drain. Set aside the can of clean-up water and take it to a hazardous waste center (www.cleanup.org).
 - Recycle the empty paint can.
 - Look for non-solvent containing stripping products.
 - Use Compliant Low-VOC cleaning solvents to clean paint application equipment.
 - Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.
- 5. The Project Proponent shall ensure that the existing power sources are utilized where feasible via temporary power poles to avoid onsite diesel power generation. The operator shall maintain and effectively utilize and schedule onsite equipment in order to minimize exhaust emissions from truck idling.

6. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
7. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code as updated to reduce energy consumption and reduce GHG emissions.
8. The operator shall maintain and effectively utilize and schedule on site equipment and delivery trucks in order to minimize exhaust emissions from truck idling.

Operational Emissions

Operational emissions are categorized as energy (generation and distribution of energy to the end use), area (operational use of the Project), and mobile (vehicle trips). The Proposed Project will not include the manufacture or production of any products onsite; therefore, no industrial type emissions will be generated. The operational mobile emissions were calculated using the estimate of approximately 471 daily net new trips, including 32 new trips during the AM peak hour and 37 net new trips during the PM peak hour. The Proposed Project's long-term operational emissions are summarized below in Table 7 and Table 8.

Table 7
Summer Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile	1.7	1.4	12.6	0.0	2.6	0.7
Area	19.8	1.5	38.4	0.1	4.9	4.8
Energy	0.0	0.3	0.1	0.0	0.0	0.0
Totals	21.5	3.1	51.2	0.1	7.5	5.5
SCAQMD Threshold	55	55	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2022 Summer Emissions.
Emissions represent the daily maximum emissions.

Table 8
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile	1.6	1.4	10.8	0.0	2.6	0.6
Area	19.4	1.4	34.6	0.0	4.8	4.7
Energy	0.0	0.3	0.1	0.0	0.0	0.0
Totals	21.1	3.1	45.5	0.1	7.4	5.4
SCAQMD Threshold	55	55	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2022 Winter Emissions.
Emissions represent the daily maximum emissions.

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. The Proposed Project would not violate any air quality standard or contribute substantially to an existing or projected air quality

violation. Therefore, a less than significant impact would occur, and no mitigation measures are required.

c) *Expose sensitive receptors to substantial pollutant concentrations?*

Less than Significant Impact. Sensitive receptors include residential land uses, schools, day care centers, and other places where people reside, including prisons. The Proposed Project is adjacent to residential developments to the north and south. The Proposed Project would allow for the future development of a 68-unit condominium development and would be of use consistent with surrounding development. As with most development, the greatest source of emissions is from mobile sources, which tend to disperse well out of the local area. As shown in the tables above, all emissions generated from construction and operation of the Proposed Project would be less than SCAQMD thresholds.

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a residence, hospital, convalescent facility or anywhere that it is possible for an individual to remain for 24 hours. Additionally, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. The use of Local Significance Threshold (LSTs) methodology is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. According to SCAQMD LST methodology, LSTs would apply if the Proposed Project includes stationary sources or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site, such as industrial warehouse/transfer facilities. The Proposed Project is the development of a residential use. Therefore, no long term localized significant threshold analysis is warranted.

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: demolition, site preparation, site grading (fine and mass grading), building construction, paving, and architectural coating. Project construction emissions were modeled for construction beginning in the year 2025 and to be completed in 2026. As shown in Table 5 and Table 6, construction emissions during either summer or winter seasonal conditions would not exceed the SCAQMD thresholds. Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM₁₀ and PM_{2.5}). Less than significant impacts are identified or anticipated, and no mitigation measures are required.

d) *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Less than Significant Impact. Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature, and the odor emissions are expected to cease upon the drying or hardening of the odor-producing materials. Due to the short-term nature and limited amounts of odor-producing materials being utilized, less than significant impact related to odors would occur during construction of the Proposed Project.

Furthermore, standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would

be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. Further in accordance with the San Bernardino County Development Code, and San Bernardino County Public Works Solid Waste Management Division a Construction Waste Management Plan will be required to be submitted prior to the commencement of construction of the Project. The purpose of the plan is to provide an estimation of how much construction debris will be generated from your project and describe how it will be managed. At the conclusion of the project, the Project proponent will be required to submit waste hauler invoices, receipts from recycling facilities, landfills, or a reuse certification, as applicable. Operational Project-generated refuse would be stored in covered containers (to be shown on final site plans for County approval) and removed at regular intervals in compliance with the County of San Bernardino's solid waste regulations. The Proposed Project would be also required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☐ Check if project is located in the Biological Resources Overlay or Contains habitat for any species listed in the California Natural Diversity Database

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; *General Biological Resources Assessment and Jurisdictional Delineation* April 2025, rev. September 2025, Jennings Environmental, LLC (Appendix B).

Impact Analysis

a) *Have a substantial adverse effect, 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?

Less than Significant Impact with Mitigation Incorporated. A *Biological Resources Assessment and Jurisdictional Delineation* (BRA) was prepared for the Proposed Project (Appendix B). Jennings Environmental completed a data search for information on common and protected plants and wildlife species known occurrences within the vicinity of the Project Site. The survey identified vegetation communities, habitats that could support special status wildlife species, and recorded all plants and animals observed or detected within the Project boundary. The BRA is designed to address the potential effects of the proposed Project on designated critical habitats and/or any species currently listed or formally proposed for listing as endangered or threatened under the federal Endangered Species Act (ESA) and the California Endangered Species Act (CESA) or species designated as sensitive by the California Department of Fish and Wildlife (CDFW) or the California Native Plant Society (CNPS). Additionally, A general assessment of jurisdictional waters regulated by the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and CDFW was conducted for the proposed Project area.

Designated Critical Habitat and San Bernardino County Biotic Resources Overlay:

The Project Site is not located within or adjacent to any U.S. Fish and Wildlife (USFWS) designated Critical habitat. The Project Site is located within a Countywide Plan mapped area of “Biological Resource Overlay” and identified the Project Site for Burrowing owl (*Athene Cunicularia*) on the San Bernardino County Biotic Resources Overlay.

Literature Review

Prior to performing the field survey, existing documentation relevant to the Project Site was reviewed. The most recent records were reviewed for the following quadrangle containing and surrounding the Project Site: *Fontana, Devore Cucamonga Peak and Guasti*, USGS 7.5-minute quadrangles. The *Devore Cucamonga Peak and Guasti* quads were included in this search due to the site’s proximity to their borders. These databases contain records of reported occurrences of federal- or state-listed endangered or threatened species, California Species of Concern (SSC), or otherwise special status species or habitats that may occur within or in the immediate vicinity of the Project Site. These sources include: California Natural Diversity Database (CNDDB) managed by CDFW (CDFW 2025), U.S. Fish and Wildlife (USFWS) Critical Habitat Mapper (USFWS 2025), California Native Plant Society’s Electronic Inventory (CNPSEI) of Rare and Endangered Vascular Plants of California (CNPS 2025), USFWS threatened and endangered species occurrence GIS overlay, USDA Natural Resources Conservation Service (BRCS) Web Soil Survey, USGS National Map, Calwater Watershed Maps, Environmental Protection Agency My Waters Maps, USFWS Designated Critical Habitat Maps, San Bernardino County Biotic Resources Map.

Results

Habitat and Wildlife

The habitat onsite consists of ruderal/disturbed vegetation and developed/disturbed ground. The Project Site showed signs of current development including two single family residences, previous development (barn and poultry house structure), disking, staging of construction

materials, disposing of construction materials, and vegetation management. Plant species observed on site are; Shot-pod mustard (*Hirschfeldia incana*), Wall barley (*hordeum murinum*), London rocket (*Sisymbrium irio*), Common stork's bill (*Erodium cicutarium*), Jimsonweed (*Datura stramonium*), Peruvian pepper tree (*Schinus molle*), Common sowthistle (*Sonchus oleraceus*), Common fiddleneck (*Amsinckia intermedia*), Cheesweed (*Malva parviflora*), Slender wild oat (*Avena barbata*), Ripgut brome (*Bromus diandrus*), Tree of heaven (*Ailanthus altissima*), Stinging nettle (*Urtica dioica*). None of these plants are documented using the CNPs California Rare Plant Rank (CRPR) of 1 or 2.

is heavily dependent upon the presence of mammal burrows, with ground squirrel burrows. Animal species observed or otherwise detected on or in the vicinity of Project Site during the surveys included house finch (*Haemorhous mexicanus*), house sparrow (*Passer domesticus*), and northern mockingbird (*Mimus polyglottos*).

The Project Site is highly disturbed and is located within a developed portion of the unincorporated area of San Bernardino County. No State and/or federally listed threatened or endangered species or other sensitive species were observed onsite during surveys.

An analysis of the likelihood for the occurrence of all CNDDB-sensitive species documented in the Project area, including a 1-mile buffer surrounding the site is provided in Section 2.1 of Appendix D of the BRA. This analysis takes into account species range as well as documentation within the vicinity of the Project area and includes the habitat requirements for each species and the potential for their occurrence on the site, based on required habitat elements and range relative to the current site conditions. According to the databases, no sensitive habitat, including USFWS-designated critical habitat, occurs within or adjacent to the Project Site.

Burrowing owl (BUOW): The western burrowing owl - *Athene cunicularia* (BUOW) is a state candidate species for endangered status under the California Endangered Species Act. BUOW is also a state and federal Species of Special Concern (SSC). This owl is a mottled, brownish, and sand-colored, dove-sized raptor, with large, yellow eyes, a rounded head lacking ear tufts, white eyebrows, and long legs compared to other owl species. It is a ground-dwelling owl typically found in arid prairies, fields, and open areas where vegetation is sparse and low to the ground. The BUOW being a common choice, in its habitat to provide shelter from predators, and inclement weather, and to provide a nesting place (Coulombe 1971). They are also known to make use of human-created structures, such as cement culverts and pipes, for burrows.

BUOW spends a great deal of time standing on dirt mounds at the entrance to a burrow or perched on a fence post or other low to the ground perch from which they hunt for prey. BUOW frequently hunt by hovering in place above the ground and dropping on their prey from above. They feed primarily on insects such as grasshoppers, June beetles, and moths, but will also take small rodents, birds, and reptiles. They are active during the day and night but are considered a crepuscular owl; generally observed in the early morning hours or at twilight. The breeding season for BUOW is February 1 through August 31. Up to 11, but typically seven to nine eggs are laid in a burrow, abandoned pipe, or other subterranean hollows where incubation is complete in 28-30 days. Young BUOW fledges in 44 days. The BUOW is considered a migratory species in portions of its range, which includes western North America from Canada to Mexico, and east to Texas and Louisiana. BUOW populations in California are considered to be sedentary or locally migratory.

Throughout its range, the BUOW is vulnerable to habitat loss, predation, vehicular collisions, and destruction of burrow sites and the poisoning of ground squirrels (Grinnell and Miller 1944, Zarn 1974, Remsen 1978). BUOW has disappeared from significant portions of their range in the last 15 years and, overall, nearly 60% of the breeding groups of owls known to have existed in California during the 1980s had disappeared by the early 1990s (Burrowing Owl Consortium 1993). The BUOW is not listed under the state or federal Endangered Species Act but is considered both a federal and state Species of Special Concern. The BUOW is a migratory bird protected by the international treaty under the Migratory Bird Treaty Act of 1918 and by State law under the California Fish and Game Code (CDFG Code #3513 & #3503.5).

The site is highly disturbed with compacted soils and current development. The conditions present onsite are not suitable for BUOW. Multiple domestic cats and domestic dogs were observed. The site is highly disturbed. The site showed signs of current development, previous development, disking, staging of construction materials, disposing of construction materials, and vegetation management. The habitat assessment survey was structured, in part, to detect BUOW, which has been observed in the near vicinity of the Project site (within 5 miles). The survey consisted of walking transects spaced to provide 100% visual coverage of the Project site. The result of the survey was that no evidence of BUOW was found in the survey area. No BUOW pellets, feathers, or whitewash were found. No burrowing owl individuals were observed. Based on the habitat assessment for this species, the habitat on-site is not suitable for this species. This species is considered absent from the Project site and the site does not contain suitable habitat for the species. Therefore, no further surveys are recommended or warranted.

Nesting Birds: The Project site and immediate surrounding area provide suitable habitats for nesting birds. There are mature trees on-site and in the immediate vicinity, as well as vacant and occupied structures, that provide bird nesting habitat. As such the Project site is subject to the following nesting bird regulations.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 is intended to ensure the sustainability of populations of all protected migratory bird species. The Act prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service.

California Fish and Game Code

The Project site is also subject to Sections 3503 and 3503.5 of the Fish and Game Code. Section 3503 states, "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto". And Section 3503.5 states, "It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto".

Since there is some habitat within the Project site and adjacent area that is suitable for nesting birds in general, pre-construction surveys are recommended (see MM-BIO-1).

Sensitive Bats: The site does contain a vacant structure and an existing residence with tile roof. These structures can provide potential roosting habitat for sensitive bat species such as, the western yellow bat (*Lasiurus xanthinus*) and the pocketed free-tailed bat (*Nyctinomops femorosaccus*). The structures were surveyed for evidence of these species and none was found. There was no opening in the roof that showed any sign of roosting bats (grease marks, guano, ammonia odor, or audible queues). There are large trees and other tile roofs within the existing residential neighborhood, but no impacts would occur as the proposed project does not authorize the removal of any additional structures or vegetation.

Western yellow bat (*Lasiurus xanthinus*)

The western yellow bat has blonde fur, darkened in the vicinity of its ears. Found throughout Mexico and the southwestern United States, it occupies a large range of habitats including riparian woodlands, desert regions, and tropical forests. The western yellow bat roosts in trees and within dead palm fronds, well-camouflaged by its yellowish fur. This bat migrates south for the winter but does not hibernate. Beetles are the main food source of western yellow bats though they will eat other insects. Mothers usually rear two to four pups annually.

Pocketed free-tailed bat (*Nyctinomops femorosaccus*)

The pocketed free-tailed bat is dark brown with ears that connect in the center. They get their name from a fold of skin that forms a pocket near their knees. This bat can be found roosting in rock crevices, small caves, and buildings within desert shrub and pine-oak forest habitats. Pocketed free-tail bats tend to have colonies of less than 100 individuals. Their range include the southwestern US and Mexico. This species eats mostly large moths but also beetles and other insects. Mothers have one pup per year.

Although these species were not observed, there is minimal suitable habitat for these species on-site. Therefore, pre-construction surveys are recommended (see MM-BIO-2).

Mitigation Measures:

BIO-1: Pre-construction surveys are recommended: Nesting bird nesting season generally extends from February 1 through September 15 in southern California. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) no more than 3-days prior to Project-related disturbance to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

BIO-2: Since there is minimal suitable habitat for these species, pre-construction surveys are recommended. Suitable habitat and/or signs of bat use to look for during the daytime preliminary field assessment include guano, urine staining, and culled insect parts on or underneath the bridge. They can be performed during any time of the

year, provided that weather conditions or local flooding do not affect the qualified biologist's ability to do a thorough evaluation. Recent rains or flooding may remove some evidence of bats.

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

No Impact. Three key agencies regulate activities within inland streams, wetlands, and riparian areas in California. The U.S. Army Corps of Engineers (ACOE) Regulatory Branch regulates discharge of dredge or fill materials into waters of the United States. These watersheds include wetlands and non-wetland bodies of water that meet specific criteria. The California Department of Fish and Wildlife (CDFW), through provisions of State of California Administrative Code, is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may adversely be affected. Streams (and rivers) are defined by the presence of a channel bed and banks, and at least an intermittent flow of water. The use of a 404 permit in California is regulated by the State Water Resources Control Board (SWRCB) under Section 401 of the Clean Water Act regulations. The Board has authority to issue a 401 permit that allows the use of a 404 permit in the state.

The site was surveyed for any drainage features that would meet the definition of the Waters of the US (WOUS), Waters of the State (WOS), or CDFW jurisdiction and none were identified. Implementation of the Proposed Project would not result in impacts to riparian habitat. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- 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?*

No Impact. The USACE has the authority to permit the discharge of dredged or fill material in Waters of the U.S. (WOUS) under Section 404 CWA. While the Regional Water Quality Board has authority over the discharge of dredged or fill material in Waters of the State under Section 401 CWA as well as the Porter-Cologne Water Quality Control Act. The Project area was surveyed with 100 percent visual coverage and no drainage features were present on site that met the definition for WOUS. As such, the subject parcel does not contain any wetlands, Waters of the U.S., or Waters of the State. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

- 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?*

No Impact. Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. Habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas.

The foothill areas of the San Gabriel and San Bernardino Mountains and associated washes are considered habitat linkage and wildlife corridors in the Valley Region of the County.⁸ The Project Site is located within a developed area and is approximately 5.0 miles south of the foothills.⁹ Therefore, the Project Site would not be suitable as a native resident or migratory wildlife corridor or for facilitating the movement of any native resident or migratory wildlife species. No impacts are identified or anticipated, and no mitigation measures are required.

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact. The Project Site is highly disturbed by current developments. The plant community on site is ruderal/disturbed vegetation and developed/disturbed ground. The site showed signs of current development, previous development, disking, staging construction materials, disposing of construction materials, and vegetation management. The Proposed Project is the issuance of a Conditional Use Permit, Zone Change, and a General Plan Amendment. No impacts are expected or anticipated, and no mitigation is required.

- 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?*

No Impact. According to the BRA, the Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the California Department of Fish and Wildlife's California Natural Community Conservation Plans Map (August 2023).¹⁰ No impacts are identified or are anticipated, and no mitigation measures are required.

Possible significant adverse impacts have been identified and may occur therefore compliance with Mitigation Measures BIO-1 and BIO-2 would reduce possible impacts to a less than significant level.

⁸ San Bernardino Countywide Plan Final EIR. Biological Resources. Accessed April 15, 2025

⁹ San Bernardino County land use Services Zoning and Overlay Maps – Land Use Services. Accessed April 15, 2025.

¹⁰ <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>. Accessed April 15, 2025.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; *Cultural Resources Study for the 8428 Banana Avenue Project*, March 14, 2025, BFSa Environmental Services, a Perennial Company (Appendix C).

Impact Analysis

The BFSa Environmental *Cultural Resources Study for the 8428 Banana Avenue Project* was prepared to locate and record any cultural resources within the Project and subsequently evaluate any resources as part of the County of San Bernardino environmental review process conducted in compliance within the California Environmental Quality Act (CEQA). The archaeological investigation of the Project included an archaeological records search conducted at the South-Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the Project, or in the immediate vicinity. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC).

California Environmental Quality Act (CEQA)

According to CEQA (§ 15064.5a), the term “historical resource” includes the following:

1. A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the CRHR (Public Resources Code SS5024.1, Title 14 CCR [California Code of Regulations]. Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the

lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (Public Resources Code SS5024.1, Title 14, Section 4852) including the following:

- a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - b) Is associated with the lives of persons important in our past;
 - c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - d) Has yielded, or may be likely to yield, information important in prehistory or history.
4. The fact that a resource is not listed in, or determined eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1[k] of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Section 5020.1(j) or 5024.1.
- a) *Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

Less than Significant Impact with Mitigation. The Cultural Resources Investigation (Appendix C) is summarized herein. The purpose of the assessment was to identify and document any cultural resources that may potentially occur within the Project Site. The investigation was completed for compliance with the California Environmental Quality Act (CEQA), as amended and the San Bernardino County policies and guidelines. Historic land use data was compiled by BFSA through institutional records search, archival research, an intensive cultural resource survey of the entire approximately five-acre Project Site, and the preparation of a technical report.

Conditions were generally good, but ground visibility was poor throughout the archaeological survey that took place on February 19, 2025, due to the presence of the buildings and overgrown vegetation. The survey resulted in the identification of two standpipes, two single-family residences, a detached garage, and a poultry house. The three buildings and poultry house were constructed between 1930 and 1966 and the two standpipes constructed at an unknown date are likely associated with the expansion of agricultural groves between 1935 and 1953. These resources meet the age threshold under the National Register (36 CFR 60.4) and the California Code of Regulations (CCR § 4852) to require evaluations of potential eligibility to the California Register of Historical Resources (CRHR). Because these resources would be impacted by development, their evaluation was needed to address potentially significant impacts on historical resources. BFSA evaluated the resources as part of this study.

While the resources meet the age threshold of 50 years to be evaluated, they were not designed by an architect of importance, do not possess any architecturally important elements, and the owners were not historically significant to the community. Therefore, the resources do not meet the criteria to be eligible for the CRHR. Although the historic resources were evaluated as not CEQA-significant, the potential exists that unidentified cultural resources may be present that are related to the historic use of the area since at least the

1930s. Based upon this potential, archaeological monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. Should potentially significant cultural deposits be discovered, mitigation measures will be implemented to reduce the effects of the grading impacts. If prehistoric cultural resources are discovered, Native American monitoring would be required for all subsequent earthwork for the Project. Therefore, archaeological monitoring is recommended for any earth disturbing activities within the Project area.

With implementation of Mitigation Measure **CUL-1**, the Proposed Project would not have a significant impact on undiscovered historical or prehistoric resources.

- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

Less than Significant Impact with Mitigation. The archaeological survey conducted by BFSA was an intensive reconnaissance consisting of a series of survey transects across the Project. While the entire Project was accessible, ground surface visibility was poor due to the presence of buildings and overgrown vegetation.

Given that the prior development within the site might have masked archaeological deposits, and based upon the limited visibility during the survey, there is a potential that buried archaeological deposits are present within the Project boundaries. Based upon this potential, monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. However, in the event that any archaeological resources are inadvertently discovered, all construction work in the immediate vicinity of the discovery shall stop and a qualified archaeologist shall be consulted to determine if further mitigation measures are warranted. Mitigation Measure **CUL-2** would reduce impacts to a less than significant level. In accordance with AB 52, government to government tribal consultation with interested tribes may result in the request for tribal monitoring to take place prior to ground disturbing activities.

- c) *Disturb any human remains, including those interred outside of formal cemeteries?*

Less than Significant Impact with Mitigation. The cultural resources investigation conducted by BFSA did not include any excavation, however, construction and demolition activities could potentially disturb human remains interred outside of a formal cemetery. Thus, the potential exists that human remains may be unearthed during earthmoving activities associated with Project construction. If human remains are discovered during construction activities, the Project proponent would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097, et. seq., which requires that if the coroner determines the remains to be of Native American origin, he or she would be notified by the Native American Heritage Commission, who would then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated. Therefore, no significant adverse impacts are identified or anticipated. Additionally, Native American Tribes with interest in the area request participation in any finding of human remains as presented in Mitigation Measure **CUL-3** would reduce impacts to a less than significant level.

Mitigation Measures:

CUL-1: Inadvertent Discoveries: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to 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 Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact 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.

CUL-2: Monitoring and Treatment Plan: If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within **TCR-1**. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

CUL-3: Discovery of Human Remains: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

Possible significant adverse impacts have been identified or anticipated and therefore Mitigation Measures CUL-1 through CUL-3 are required to reduce impacts resulting from inadvertent discoveries to a less than significant level.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; California Energy Consumption Database; Title 24 Building Energy Efficiency Standards; CalEEMod Output Data, Lilburn Corporation, April 1, 2025 (Appendix A).

Regulatory Framework

Building Energy Conservation Standards

The California Energy Conservation and Development Commission (California Energy Commission) adopted Title 24, Part 6, of the California Code of Regulations, Energy Conservation Standards for new residential and nonresidential buildings. Title 24 ensures building designs conserve energy. The requirements allow for the opportunities to incorporate updates of new energy efficiency technologies and methods into new developments. In June 2015, the California Energy Commission (CEC) updated the 2016 Building Energy Efficiency Standards. Under the 2016 Standards, residential buildings are approximately 28 percent more energy efficient than the previous 2013 Energy Efficiency Standards. The 2016 Standards improved upon the previous 2013 Standards for new construction of and additions and alterations to residential and nonresidential buildings. The CEC updated the 2019 Building Energy Efficiency Standards in May 2018. The 2022 Title 24 standards state that residential buildings are anticipated to be approximately 7 percent more energy efficient. When the required rooftop solar is factored in for low-rise residential construction, residential buildings that meet the 2022 Title 24 standards would use approximately 53 percent less energy than residential units built to meet the 2016 standards.¹¹

Senate Bill 350

Senate Bill (SB) 350 was signed into law in October 2015. SB 350 establishes new clean energy, clean air and greenhouse gas reduction goals for 2030. SB 350 also establishes tiered increases to the Renewable Portfolio Standard: 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030.¹²

Senate Bill 100

Senate Bill 100 (SB 100) was signed into law in September 2018 and increased the required Renewable Portfolio Standards. SB 100 requires the total kilowatt-hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable

¹¹ [Building Energy Efficiency Standards | California Energy Commission](#) Accessed April 9, 2025

¹² [Clean Energy and Pollution Reduction Act - SB 350 \(ca.gov\)](#) Accessed April 9, 2025

resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.¹³

Impact Analysis

- a) *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?*

Less Than Significant Impact.

Fuel

During construction of the Proposed Project, transportation energy consumption is dependent on the type of vehicles used, number of vehicle trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Temporary transportation fuel use such as gasoline and diesel during construction would result from the use of delivery vehicles and trucks, construction equipment, and construction employee vehicles. Additionally, most construction equipment during grading would be powered by gas or diesel. Based on output from CalEEMod 2022 and as shown on Table 9, the Proposed Project construction activities would consume an estimated 30,219.77 gallons of diesel fuel for operation of heavy-duty equipment. Tables 9 through 12 show the modeled fuel consumption for all construction activities.

As shown in Table 10, all construction worker trips are from light duty autos; it is estimated 9,490.58 gallons of fuel will be consumed. Fuel consumption from construction vendor (material deliver) trips is 2,282.59 gallons, as shown on Table 11. Fuel consumption from hauling trucks is 988.00 gallons, as shown in Table 12. Construction worker, hauling truck, and vendor fuel consumption are based on CalEEMod's default data for vehicles miles traveled (VMT). Construction would represent a "single-event" diesel and gasoline fuel demand and would not require continuous or permanent commitment of these fuel resources. Impacts related to transportation energy use during construction would be temporary and would not require the use of additional use of energy supplies or the construction of new infrastructure.

During operations of the Proposed Project, fuel consumption would result from resident vehicle trips. Project VMT were modeled with 50% of the automobile fuel efficiency of 24 miles per gallon (mpg) and 7 mpg, to be conservative. The Proposed Project would result in an estimated 149,335.5 gallons of fuel consumption per year based on the model default value of 1,320,440.0 miles driven.

¹³ [SB 100 Joint Agency Report \(ca.gov\)](#) Accessed April 15, 2025

Table 9
Construction Equipment Fuel Consumption Estimates

Phase	Number of Days	Offroad Equipment Type	Amount	Hours per Day	Horsepower	Load Factor	Total Fuel Consumption (gal diesel fuel)
Demolition	20	Concrete/Industrial Saws	1	8	33	0.73	226.64
	20	Rubber Tired Dozer	2	8	367	0.4	2485.03
	20	Excavators	3	8	36	0.38	386.10
Site Preparation	5	Rubber Tired Dozer	3	8	367	0.4	931.89
	5	Tractors/Loaders/Backhoes	4	8	84	0.37	292.40
Grading	8	Graders	1	8	148	0.41	205.44
	8	Excavators	1	8	36	0.38	51.48
	8	Rubber Tired Dozer	1	8	367	0.4	497.01
	8	Tractors/Loaders/Backhoes	3	8	84	0.37	350.88
Building Construction	230	Cranes	1	7	367	0.29	9064.54
	230	Forklifts	3	8	82	0.2	5323.05
	230	Generator Sets	1	8	14	0.7	1120.87
	230	Tractors/Loaders/Backhoes	3	7	84	0.3	8826.84
	230	Welders	1	8	46	0.45	2239.57
Paving	18	Pavers	1	8	81	0.4	288.05
	18	Paving Equipment	2	6	89	0.3	406.93
	18	Rollers	2	6	36	0.3	173.75
Architectural Coating	18	Air Compressors	1	6	37	0.4	30,219.77
Total Fuel Used in Gallons							30,219.77

Note: Compression-Ignition Engine Brake-Specific Fuel Consumption (BSFC) Factors are based on Horsepower: United States Environmental Protection Agency. 2021. Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES3.0.2. September 2021. Available at: <https://www.epa.gov/system/files/documents/2021-08/420r21021.pdf>.

Table 10
Construction Worker Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Fuel Consumption (gallons)
Demolition	20	15	18.5	231.25
Site Preparation	5	17.5	18.5	67.45
Grading	8	15	18.5	92.50
Building Construction	230	49	18.5	8687.29
Paving	18	20	18.5	277.50
Architectural Coating	18	9.7	18.5	134.59
Total Construction Worker Fuel Consumption				9,490.58

Source: Assumptions for worker fuel consumption are consistent with CalEEMod 2022 defaults.

Note: Compression-Ignition Engine Brake-Specific Fuel Consumption (BSFC) Factors are based on Horsepower: United States Environmental Protection Agency. 2021. Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES3.0.2. September 2021. Available at: <https://www.epa.gov/system/files/documents/2021-08/420r21021.pdf>.

Table 11
Construction Vendor Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Fuel Consumption (gallons)
Demolition	20	--	10.2	--
Site Preparation	5	--	10.2	--
Grading	8	--	10.2	--
Building Construction	230	7.2	10.2	2,282.59
Paving	18	--	10.2	--
Architectural Coating	18	--	10.2	--
Total Construction Vendor Fuel Consumption				2,282.59

Source: Assumptions for vendor fuel consumption are consistent with CalEEMod 2022 defaults.
Note: Compression-Ignition Engine Brake-Specific Fuel Consumption (BSFC) Factors are based on Horsepower: United States Environmental Protection Agency. 2021. Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES3.0.2. September 2021. Available at: <https://www.epa.gov/system/files/documents/2021-08/420r21021.pdf>.

Table 12
Construction Hauling Trucks Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Fuel Consumption (gallons)
Demolition	20	12.9	20	193.33
Site Preparation	5	0	20	0.00
Grading	8	29.8	20	794.67
Building Construction	230	0	20	0.00
Paving	18	0	20	0.00
Architectural Coating	18	0.0	20	0.0
Total Construction Hauling Trucks Consumption				988.00

Source: Assumptions for hauling truck fuel consumption are consistent with CalEEMod 2022 defaults.
Note: Compression-Ignition Engine Brake-Specific Fuel Consumption (BSFC) Factors are based on Horsepower: United States Environmental Protection Agency. 2021. Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES3.0.2. September 2021. Available at: <https://www.epa.gov/system/files/documents/2021-08/420r21021.pdf>.

Trip generation and VMT generated by the Proposed Project were considered less than significant. The Proposed Project does not include uses or operations that would inherently result in excessive or wasteful vehicle trips and VMT or associated wasteful vehicle energy consumption. It is not expected to result in a substantial demand for energy that would require expanded supplies or the construction of other infrastructure or expansion of existing facilities.

Electricity

Southern California Edison (SCE) provides electricity to the Project Site. The Proposed Project would replace the existing uses with a 68-unit condominium development. The CalEEMod output estimates that the Proposed Project would consume 0.329702 GWh

annually. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. According to the California Energy Commission, the residential sector of the SCE planning area consumed 39400.222464 GWh of electricity in 2022.¹⁴ The overall increase electricity demand of the Proposed Project would represent approximately 0.0008368 percent of the overall 2022 SCE residential consumption. However, the Proposed Project would include solar panels to meet the 2022 Building Energy Efficiency Standards to reduce electricity demands from SCE. Based on the projected Project consumption versus annual consumption in the SCE planning area the Project would not lead to a wasteful, inefficient, or unnecessary use of electricity. Therefore, projected electrical demand would not significantly impact SCE's level of service.

Natural Gas

The Project Site is located within the service area of Southern California Gas (SoCal Gas). The Proposed Project's estimated annual natural gas demand is 12,812.76 therms. The Proposed Project will create a permanent increase demand for natural gas. According to the California Energy Commission, the natural gas consumption of the SoCalGas residential sector was 1,281,276 therms in 2022.¹⁵ The Proposed Project's estimated annual natural gas consumption, using the output from CalEEMod, compared to the 2022 annual natural gas consumption of the overall residential sector in the SoCal Gas Planning Area would account for approximately 0.0005632 percent of the total natural gas consumption. Therefore, projected natural gas demand would result in a less than significant impact to SoCal Gas level of service.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact. As noted above, the Proposed Project's total impact on regional energy supplies would be negligible. Construction impacts would be temporary and would not require the use of additional use of energy supplies or the construction of new infrastructure. The Proposed Project would be required to comply with the latest California Building Code (CBC) and California Green Building Standards Code (CALGreen Code) pertaining to energy conservation standards in effect at the time of construction. The Proposed Project would include installation of solar panels, to meet the 2022 Building Energy Efficiency Standards in Title 24, Part 6. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant, and no mitigation is required.

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

¹⁴ California Energy Commission. [Electricity Consumption](#). Accessed September 11, 2025.

¹⁵ California Energy Commission. [Natural Gas Consumption](#). Accessed September 11, 2025.

VII. GEOLOGY AND SOILS

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

(Check if project is located in the Geologic Hazards ☐ or Paleontological Resources Overlay District ☐):

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; *Report of Geotechnical Evaluations and Soil Infiltration Testing for WQMP-BMP Stormwater Disposal Design*, Soils Southwest, Inc., April 16, 2024 (Appendix D); *Paleontological Assessment for the 8428 Banana Avenue Project*, March 27, 2025, BFS Environmental Services, a Perennial Company (Appendix E).

Impact Analysis

- a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*
- i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*
 - ii. *Strong seismic ground shaking?*
 - iii. *Seismic related ground failure, including liquefaction?*
 - iv. *Landslides?*
- i) **Less than Significant Impact.** The Project Site does not occur within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone.¹⁶ According to the San Bernardino County Policy Plan, Hazard Element Map *HZ-1 Earthquake Fault Zone*, the Cucamonga Fault is located approximately 4.7 miles north, and the San Jacinto Fault is located approximately 9.3 miles east from the Project Site. Although the potential for rupture onsite cannot be dismissed, it is considered low due to the absence of known faults within the immediate vicinity. Nonetheless, the Proposed Project would be required to comply with the California Building Code (CBC) requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Protection District. Compliance with these codes and standards would address potential impacts resulting from an earthquake event. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- ii) **Less Than Significant Impact.** No active faults pass through the Project Site¹⁷ However, 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. According to the current CBC, the Project Site is considered within Seismic Zone 4, as a result, it is likely that during life expectancy of the structures built moderate to severe ground shaking may have potential adverse effects on the Project Site. The design of any structures onsite would incorporate measures to accommodate projected seismic ground shaking in accordance with the CBC and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance can ensure that the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury, or death, involving seismic ground shaking. Impacts due to seismic activity would be less than significant.
- iii) **No Impact.** Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soil loses shear strength due to ground shaking and behave as fluid. Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. Ground failure associated with liquefaction can result in severe damage to structures. The Project Site is not located in an area susceptible to liquefaction.¹⁸ As reported in the Report of Geotechnical Evaluations and Soil Infiltration Testing for WQMP-BMP Stormwater Disposal Design (Appendix D), no shallow-depth groundwater or layers considered impermeable to water was encountered. The report concluded that the Project

¹⁶ San Bernardino Countywide Plan. HZ-1 Earthquake Fault Zones. April 24, 2025

¹⁷ San Bernardino Countywide Plan Draft EIR. Geology and Soils. Figure 5.6-1 "Alquist-Priolo Fault Zones and County Fault Hazard Zones. April 24, 2025

¹⁸ Countywide Plan Hazards Element, [HZ-2 Liquefaction & Landslides](#), Accessed April 24, 2025

Site is considered non-susceptible to seismically induced soils liquefaction. Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

- iv) **No Impact.** Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project Site is not located within an area susceptible to landslides.¹⁹ Furthermore, the Project Site is in an area of relatively flat topography. The potential for seismically induced landslides to occur is considered low as there are no nearby hills or other features that would be susceptible to landslides. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

b) *Result in substantial soil erosion or the loss of topsoil?*

Less than Significant Impact. Implementation of the Proposed Project would disturb more than one acre of soil. Therefore, the Proposed Project is subject to requirements of the State Water Resources Control Boards General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion during construction and post construction. The Proposed Project will comply with NPDES requirements during and after construction, including compliance with a site-specific SWPPP which meets State General Construction Permit requirements. Adherence to BMPs would ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. Therefore, less significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?*

Less than Significant Impact. The Project Site is relatively flat with no prominent geological features occurring on or within the vicinity of the Project Site. The elevation of the Project Site ranges from approximately 1,100 to 1,200 feet amsl. The Project Site is not within an area susceptible to liquefaction or landslides.²⁰ Seismically induced lateral spreading involves lateral movement of soils due to ground shaking. Due to the Project Site being relatively level, the potential for seismically induced lateral ground spreading would be less than significant according to Appendix D. Also, according to the United States Geological Survey (USGS) the Project Site is not within a land area susceptible to subsidence or collapse.²¹ Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

Less than Significant Impact. Expansive soils are composed of fine-grained silts and clays which are subject to swelling and contracting. The amount of swelling and contracting is

¹⁹ Countywide Plan Hazards Element, [HZ-2 Liquefaction & Landslides](#), Accessed April 24, 2025

²⁰ San Bernardino Countywide Plan Final EIR. Geology and Soils. Figure 5.6-3 "Liquefaction and Landslide Susceptibility." April 24, 2025

²¹ [Subsiding Areas in California | USGS California Water Science Center](#) Accessed August 5, 2025

subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. Based on review of the USDA Natural Resources Conservation Service: Web Soil Survey for the subject area, the soil classification for the subject area is identified as being Tujunga loamy sand (TuB), 0 to 5 percent slopes with the upper soils consisting of loamy sand approximately 60 inches below existing grade. TuB soil is considered well-draining and has no clay materials. Thus, making it non-expansive in nature. Less than impacts are identified or anticipated, and no mitigation measures are required.

- 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?*

No Impact. The Proposed Project would connect to an existing City of Fontana sewer collection system. No septic tanks or alternative wastewater disposal are proposed. No impacts would be anticipated, and no mitigation measures are required.

- f) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Less than Significant Impact. According to the Paleontological Report prepared by BFS Environmental Services (Appendix E), the Project occurs in an area mapped as coarse, very young Holocene alluvial deposits, deposits of which are too young and too coarse to contain paleontological resources. This rock unit has a low paleontological sensitivity. As a result, there is little to no potential for the Project to adversely impact significant paleontological resources. Therefore, paleontological monitoring is not recommended during earth disturbance activities. A Paleontological Resource Impact Mitigation Program is not warranted. Less than significant impacts are expected or anticipated, and no mitigation is required.

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

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; CalEEMod Output by Lilburn Corporation (Appendix A); Transportation Screening Assessment by Ganddini Group (Appendix H); San Bernardino County Greenhouse Gas Reduction Plan Update 2021

Impact Analysis

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less than Significant Impact. San Bernardino County adopted its "Greenhouse Gas Emissions Reduction Plan" (GHG Reduction Plan) in December 2011. The GHG Reduction Plan was updated in June 2021 (GHGRP Update). A review standard of 3,000 metric tons of carbon dioxide equivalents (MTCO₂e) per year will be used to identify projects that require the use of the Screening Tables or a project-specific technical analysis to quantify and mitigate Project emissions. Screening tables are a menu of options of energy efficiency improvements, renewable energy options, water conservation measures, and other options that provide predictable GHG reductions. Projects that result in GHG emissions exceeding the County's screening threshold of 3,000 MTCO₂e per year would be required to use the Screening Tables and identify measures for emission reduction. Each option within the Screening Tables includes point values based upon the GHG reduction that option would provide for a development project. Developers that choose options from the Screening Tables totaling 100 points or more will be determined to have provided a fair-share contribution of GHG reductions and, therefore, are considered consistent with the GHGRP Update.

The levels of GHG reductions designed into the Screening Tables are consistent with the State goal of achieving 40 percent below 1990 levels of emissions by 2030.

Project GHG emissions were calculated using CalEEMod version 2022. Construction anticipated to begin in 2025, used CalEEMod default values to estimate construction emissions, such as the worker and vendor trips and trip lengths. The operational mobile emissions were calculated using the vehicle trip generation estimates from the Transportation Screening Assessment (TSA), dated February 20, 2025, prepared for the Proposed Project by Ganddini Group. The TSA determined that the Proposed Project will generate approximately 471 daily new trips, including 32 trips during the AM peak hour and 37 trips during the PM peak hour. Construction and operational emissions are shown in Table 13 and Table 14.

Table 13
Greenhouse Gas Construction Emissions
(Metric Tons per Year)

Source/Phase	CO ₂	CH ₄	N ₂ O	R ¹
2025	112	0.0	0.0	0.0
2026	310	0.0	0.0	0.1
Total (MTCO₂e)	425			
Construction Amortized 30 Years	14.2			

Source: CalEEMod.2022 Annual Emissions.

1) Common refrigerant GHGs used in air conditioning and refrigeration equipment.

Table 14
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	CO ₂	CH ₄	N ₂ O	R ¹	CO ₂ e
Mobile	478	0.0	0.0	0.7	487
Area	22.2	0.0	0.0	--	22.8
Energy	120	0.0	0.0	--	120
Water	4.3	0.1	0.0	--	7.26
Waste	4.5	0.4	0.0	--	15.7
Refrigeration	--	--	--	0.1	0.1
Operational MTCO ₂ e					653.1
Construction Amortized 30 Years	14.2				
Total (MTCO ₂ e)	667.2				
County Screening Threshold	3,000				
Significant	No				

Source: CalEEMod.2022 Annual Emissions.

1) Common refrigerant GHGs used in air conditioning and refrigeration equipment.

The Proposed Project is anticipated to generate 667.2 MTCO₂e, which would not exceed 3,000 MTCO₂e per year. In addition, the Proposed Project includes installation of solar panels, to meet the 2022 Building Energy Efficiency Standards in Title 24, Part 6, which would reduce the Proposed Project's greenhouse gas emissions. A less than significant impact would occur, and no mitigation measures are required.

- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Less than Significant Impact. The Proposed Project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Any project that does not exceed 3,000 MTCO₂e per year would be considered to be consistent with the GHG Reduction Plan and determined to have a less than significant individual and cumulative impact for GHG emissions. The Proposed Project is anticipated to generate MTCO₂e which would not exceed the County Screening Threshold. Project design and operation would comply with the San Bernardino County Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards related to appliance efficiency regulations, and green building standards. The

California Title 24 Building Code contains energy efficiency standards for residential buildings. These standards address energy efficiency in lighting, water, heating, and air conditioning, as well as the effects of the building envelopes (e.g., windows, doors, walls and roofs, etc.) on energy consumption. The Proposed Project would comply with the Title 24 California Green Building Standards.

The County's emission reduction targets for the year 2030 discussed in this GHGRP Update are consistent with the goals identified in SB 32 and the corresponding Scoping Plan, which identifies statewide GHG reduction targets by 2020 and 2030. It is important to note that 2030 is only a milestone in GHG reduction planning. To be consistent with the State regulations, the County would need to look beyond 2030 and take into consideration Executive Order EO B-55-18, which calls for achieving statewide carbon neutrality by 2045. The 2030 target will keep the County on a right trajectory to meet the State of California 2045 emission goals.²²

The County's Permit Implementation Tracker Tool (PITT) is integrated into the County's permit application tracking system that will help the County track GHG reductions achieved through implementation of the GHG reduction measures within the GHGRP Update, to monitor the plan's implementation progress, and to share findings with stakeholders, partners, and the community. Through the PITT the County will be able to automatically derive estimates for annual GHG reductions achieved by State, County, and local reduction measures to track progress toward meeting the County's GHG reduction targets.²³

The GHGRP Update may be used as GHG mitigation in the Countywide Plan, which is an update of the County's General Plan to demonstrate that the County's GHG reduction targets are aligned with State goals for reducing GHG emissions to a level less than cumulatively considerable.²⁴

The Proposed Project would not conflict with or obstruct a state or local plan adopted for GHG reduction. Less than significant impacts are identified or anticipated, and no mitigation measures are recommended.

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

²² [GHG-Reduction-Plan-Update-Greenhouse-Gas-Reduction-Plan-Update-Adopted-9-21-2021.pdf](#) page 38. Accessed September 24, 2025

²³ [GHG-Reduction-Plan-Update-Greenhouse-Gas-Reduction-Plan-Update-Adopted-9-21-2021.pdf](#) page 48. Accessed September 24, 2025

²⁴ [GHG-Reduction-Plan-Update-Greenhouse-Gas-Reduction-Plan-Update-Adopted-9-21-2021.pdf](#) page 9. Accessed September 24, 2025

IX. HAZARDS AND HAZARDOUS MATERIALS

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

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020

Impact Analysis

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less than Significant Impact. Construction of the Proposed Project would require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. All materials required during construction would be kept in compliance with State and local regulations and BMPs. Although these materials could be stored onsite during construction activities, the Proposed Project would be required to comply with the guidelines established by the SWPPP. The management of hazardous materials during the Proposed

Project's construction phase would not result in a significant impact. Operations would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public. Impacts from operations would be less than significant. Hazardous materials are highly regulated in California, including the methods in which they are transported, used and stored. The Proposed residential development would not result in the routine transport, use or storage of significant quantities of hazardous materials. The City relies on the assistance of the Fire Department and the County's Department of Environmental Health to regulate the use of hazardous materials. A less than significant impact is anticipated, and no mitigation measures are required.

- 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?*

Less than Significant Impact. Through the construction process, any hazardous materials used onsite would be handled and stored in accordance with all Federal, State, and County regulations. Future residences would store and use various chemicals for routine housekeeping and landscaping maintenance. However, none of these chemicals would be used in sufficient quantities to pose a threat to humans or the environment. Due to the minimal quantities of hazardous materials being used and stored onsite, a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials is not anticipated. Additionally, any hazardous materials would be delivered, handled, and stored in compliance with all Federal, State, and County regulations.

The Proposed Project does include the demolition of existing structures onsite; therefore, a Demolition Permit is required. Per the San Bernardino County Department of Building and Safety, a Demolition Permit is necessary for the partial or complete removal of any permitted building or structure. This includes the removal of the foundation, water lines, sewer lines, gas lines and the demolition of any septic systems and wells. Prior to starting demolition, the developer is required to submit a plot plan showing the location and description of all structures proposed for demolition and any necessary supporting documentation. Plans will go through the plan review process, which involves reviews to verify compliance with the San Bernardino County Countywide Plan, California Building Codes, San Bernardino County Fire Code, San Bernardino County Development Code, South Coast Air Quality Management District or Mojave Desert Air Quality Management District, and/or any required laws and regulations. A less than significant impact is anticipated, and no mitigation measures are required.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact. The nearest school is Almond Elementary School located approximately 0.3 miles northeast of the Project Site. No schools exist within a quarter mile of the Project Site. As a residential development, the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or known proposed school. No impacts are identified or anticipated, and no mitigation measures are required.

- 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?*

No Impact. According to the California Department of Toxic Substances Control EnviroStor (accessed 2/03/2025), the Project Site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.²⁵ Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- 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 for people residing or working in the project area?*

No Impact. The Project Site is not within an airport safety review area or Airport Runway Protection Zone²⁶. The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project Site is Ontario Airport. Located approximately 6.5 miles southwest of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less than Significant Impact. The Project Site does not contain any emergency facilities. The San Bernardino Countywide Plan Final EIR does not identify the Project Site or the vicinity as an emergency evacuation area. The nearest evacuation routes are the east west running Foothill Boulevard to the north of the project Site, and Interstate 10 to the south of the Project Site which also runs east west. The roads immediately surrounding the site are not classified as evacuation routes according to Policy Map PP-2 of the Personal & Property Protection Element of the San Bernardino Countywide Plan 2020.²⁷ During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County of San Bernardino. Project operations would not interfere with an adopted emergency response or evacuation plans. The driveways at Banana Avenue and Buena Vista Drive would be maintained for ingress/egress at all times. A less than significant impact is anticipated, and no mitigation measures are required

- g) *Expose people or structure, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

Less than Significant Impact. The Project Site is not located within a High or Very High Fire Hazard Severity Zone.²⁸ The Project Site and surrounding area are urbanized and located over four miles north of the nearest fire hazard designated area.²⁹ A portion of the Proposed Project is undeveloped with vacant land with two existing vacated residences located in the eastern portion of the Project Site. Due to the site being surrounded by developed property and consisting primarily of vacant property devoid of native vegetation (i.e., fuel), there is a

²⁵ EnviroStor. <https://www.envirostor.dtsc.ca.gov/public/map/>. Accessed February 3, 2025.

²⁶ San Bernardino Countywide Plan. HZ-9 Airport Safety and Planning Areas. Accessed February 3, 2025.

²⁷ San Bernardino Countywide Plan, Policy Map [PP-2 Evacuation Routes](#) Accessed August 6, 2025

²⁸ San Bernardino Countywide Plan Final EIR. Hazards and Hazardous Materials. Figure 5.8-4" Fire Severity and Growth Areas in the Valley and Mountain Regions." Accessed April 15, 2025

²⁹ Countywide Plan Policy Map. HZ-5 Fire Hazard Severity Zones. Accessed April 15, 2025

less than significant threat of wildfire occurring in the surrounding area. Additionally, there are no intermixed wildland areas within the vicinity or adjacent to the Project Site.

In addition, three fire stations serve the Fontana SOI: Station 72 at 15380 San Bernardino Avenue in the Fontana SOI; Station 74 at 11500 Live Oak Avenue in the City of Fontana; and Station 73 at 8143 Banana Avenue in the City of Fontana. Implementation of the Proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires resulting in a less than significant impact and no mitigation is required.

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

X. HYDROLOGY AND WATER QUALITY

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
	i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; *Preliminary Drainage Study*, Encompass Associates, Inc August 7, 2024, (Appendix F); *Preliminary Water Quality Management Plan*, Encompass Associates, Inc., August 7, 2024 (Appendix G); *Geotechnical Investigation*, April 29, 2024, GeoTek, Inc. (Appendix D); Policy Plan Hazards Element, Maps HZ-4 Flood Hazards.

Impact Analysis

- a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?*

Less than Significant Impact. A Preliminary Drainage Study (Appendix F) and a Preliminary Water Quality Management Plan (Appendix G) were prepared by Encompass Associates, Inc. Proposed Project would disturb approximately five (5) acres and would therefore be subject to the National Pollutant Discharge Elimination System (NPDES) permit. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more.³⁰ The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a SWPPP. The SWPPP is based on the principles of BMPs to control and abate pollutants. The SWPPP must include BMPs to prevent Project-related pollutants from impacting surface waters.

The Regional Water Quality Control Board (RWQCB) has issued an area wide MS4 NPDES Storm Water Permit for the cities of San Bernardino County, the San Bernardino County Flood Control District and the unincorporated areas of San Bernardino County. The implementation of NPDES permits ensures that the State and Federal mandatory standards for the maintenance of clean water are met.³¹

In addition, the County requires the preparation of a Final Water Quality Management Plan (WQMP) for development projects that involve the creation of 10,000 sq ft² or more of impervious surface collectively over the entire site and parking lots of 5,000 sq ft² or more exposed to storm water. A Preliminary WQMP (Appendix G) was prepared for the Proposed Project. The information provided for the Preliminary WQMP should give sufficient detail to identify the major proposed site design and LID BMPs and other anticipated water quality features that impact site planning. Final Project WQMP must specifically identify all BMP incorporated into the final site design and detailed information to help determine the applicable development category, pollutants of concern, watershed description, and long-term maintenance responsibilities for the project, and any applicable water quality credits as described in the Preliminary WQMP. The WQMP is intended to comply with the requirements of the County of San Bernardino and the NPDES Area wide Stormwater Program requiring the preparation of a WQMP. All BMPs included as part of the Project WQMP are required to be maintained through regularly scheduled inspection and maintenance and are described in detail in Section 4 of Appendix G on pages 4-1 through 4-27. The Land Use Services Department, Land Development Division review and approval of the WQMP would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

³⁰ State Water Resources Control Board, [Microsoft Word - wgo_2009_0009_factsheet_01232013](#) p.7, Accessed August 6, 2025

³¹ [Stormwater | Santa Ana Regional Water Quality Control Board](#) Accessed August 5, 2025

- b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Less than Significant Impact. Water supply to the Project Site would be provided by the Fontana Water Company (FWC), a division of San Gabriel Valley Water Company. Fontana Water Company's service area covers approximately 52 square miles with boundaries including the San Gabriel Mountains to the north, and the Riverside Countyline to the south. FWC serves most of the City of Fontana, portions of the cities of Rialto and Rancho Cucamonga, and unincorporated areas of San Bernardino County.³²The FWC diverts and receives Lytle Creek surface water and produces groundwater from the Lytle, Rialto, and No-Man's Land Basins. FWC asserts extensive water rights to these sources of supply pursuant to longstanding court judgments.³³The FWC has developed a cooperative recharge program that is being successfully implemented to help replenish groundwater, using the State Water Project and local runoff³⁴.

Groundwater recharge facilities do not occur in the vicinity. The Proposed Project's demand for domestic water service would not substantially deplete groundwater supplies (refer to Section XIX a). Moreover, implementation of the Proposed Project BMPs would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing runoff from the Proposed Project to be utilized as a resource that can eventually be used for groundwater recharge. Therefore, because storm water flows onsite would be infiltrated, the Proposed Project would not have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, impacts would be less than significant, and no mitigations are required.

- 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;*

Less than Significant Impact. Erosion is the wearing away from the ground surface as a result of the movement of wind or water, and siltation is the process by which water becomes dirty due to fine mineral particles in the water. Soil erosion could occur due to a storm event. Thus, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for discharges of storm water associated with construction activity. The Construction General Permit requires the development and implementation of a SWPPP for construction activities. The SWPPP must list BMPs to avoid and minimize soil erosion. Examples of BMPs include sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, sweep roadway from track-out, and rumble strips. BMPs applicable to the Proposed Project will be subject to County approval and provided in contract bid documents. Adherence to BMPs by the contractor would prevent substantial soil erosion or the loss of topsoil. Any disturbed areas would be re-vegetated where possible.

³² 2020 Upper Santa Ana River Watershed. Integrated Regional Urban Water Management Plan-Part 1. Pages 2-10. Accessed March 24, 2025.

³³ Fontana Water Company. 2020 Urban Water Management Plan. Accessed March 24, 2025.

³⁴ Fontana Water Company. 2020 Urban Water Management Plan. March 24, 2025.

The Preliminary Drainage Study (Appendix F) states that the proposed drainage is overland and by sheet flow generally in a southwesterly direction. Runoff would be via surface flow to area drains around buildings and to inlets to be located throughout paved drives. As there are no existing regional storm drain facilities serving the immediate area, the Project would be required to reduce the 100-year developed runoff to 90 percent of the existing 25-year condition, per county detention basin guidelines. This required detention is proposed to be incorporated into the Project Low Impact Development BMP, which would consist of two underground infiltration systems, situated in the southerly corners of the site, with the westerly system discharging out to Buena Vista Drive, and the easterly system draining out to Banana Avenue. Overflows from this system would be reduced to a level at or below the existing condition and would flow through proposed parkway drains. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- ii.) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;*

Less than Significant Impact. According to the Preliminary WQMP (Appendix G), the Project Site's impervious area would be minimized as much as possible under proposed conditions. The Proposed Project has two drainage areas. The Proposed Project is anticipated to increase peak flows and runoff volumes due to the proposed paving and increased impervious area. Drainage Area 2 has 11,248 square feet of impervious surface. The increase in flow rate would be mitigated onsite as to reduce the total site discharge to 90 percent of the pre-development conditions per the San Bernardino County Hydrology Manual. Because there are no storm drain facilities adjacent to the Project Site and there is no sufficient elevation to accommodate an outlet for an onsite detention basin, the only option to mitigate storm water flow is an underground infiltration/retention system. This system has been designed to capture storm flows from the 100-year event and provide enough capacity in order to reduce the total site discharge to 90 percent of the predeveloped condition. Therefore, the Proposed Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or offsite. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- 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*

Less than Significant Impact. The Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-Year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.³⁵ The Proposed Project would utilize two underground storm infiltration chambers. Drainage Area 1 comprises the west portion of the Project Site and is 89,739 square feet with 26,024 square feet of pervious and 63,715 square feet impervious (buildings, pavement, sidewalks, and driveways). Drainage 1 ultimately discharges to Buena Vista Drive as surface flow via a parkway drain once the underground infiltration system volume is exceeded. Drainage 2 is situated on the east portion of the Project Site and is 115,094 square feet with 33,377 square feet pervious and 81,717 square feet impervious (buildings, pavement, sidewalks, and driveways). Drainage Area 2 ultimately discharges onto Banana Avenue as surface flow via a parkway drain once the underground

³⁵ Federal Emergency Management Agency (FEMA) Flood Map Service. <https://www.fema.gov/flood-maps>. Accessed April 24, 2025

infiltration volume is exceeded. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

iv.) Impede or redirect flood flows?

Less than Significant Impact. The Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-Year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.³⁶ Proposed drainage is overland and by sheet flow generally in a southwesterly direction. Runoff would be via surface flow to area drains around buildings and to inlets to be located throughout paved drives. As there are no existing regional storm drain facilities serving the immediate area, the Project would be required to reduce the 100-year developed runoff to 90% of the existing 25-year condition, per County detention basin guidelines. This required detention is proposed to be incorporated into the Project Low Impact Development BMP, which would consist of two underground infiltration systems, situated in the southerly corners of the site, with the westerly system discharging out to Buena Vista Drive, and the easterly system draining out to Banana Avenue. Overflows from this system would be reduced to a level at or below the existing condition and would flow through proposed parkway drains. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. Due to the inland distance from the Pacific Ocean and any other significant body of water, tsunamis and seiches are not potential hazards in the vicinity of the Project Site. The closest body of water to the Project Site is Lake Evans in Fairmont Park, Riverside, located approximately 10 miles southeast of the Project Site and approximately 200 feet lower in elevation. The Project Site is within Flood Zone X-Shaded according to the FEMA Panel Number 06071C8653H dated 08/28/2008³⁷. Areas identified as Zone X are located outside of the 0.2 percent annual chance floodplain. The first floor would be required to be elevated at a minimum of one foot above natural highest adjacent ground in compliance with San Bernardino County regulations. No impacts are identified or are anticipated, and no mitigation measures are required.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact. The Project Site is not within an area covered by a sustainable groundwater management plan. The Project Site overlies the Upper Santa Ana Valley Groundwater basin, within the Rialto-Colton Sub-basin, and is managed through the Integrated Regional Urban Water Management Plan.³⁸ The Project would not directly extract groundwater; however, there would be an increase in impervious surfaces which would reduce the amount of water directly percolating into the groundwater table underlying the Project Site. The Preliminary WQMP (Appendix G) is a post-construction management program that ensures the ongoing protection of the watershed basin by requiring structural and programmatic controls. Implementation of the Proposed Project BMPs listed in the WQMP in Section 4 pages 4-1 through 4-27 (Appendix G), would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing

³⁶ Federal Emergency Management Agency (FEMA) Flood Map Service. <https://www.fema.gov/flood-maps>. Accessed April 24, 2025

³⁷ Interoffice Memo. San Bernardino County. Dated October 3, 2023.

³⁸ Upper Santa Ana River Watershed. 2020 Integrated Regional Urban Water Management Plan. Part 1. Accessed April 24, 2025

runoff from the Proposed Project to be utilized as a resource that can eventually be used for groundwater recharge. The Proposed Project would not otherwise substantially degrade water quality as appropriate measures relating to water quality protection would be implemented.

The Preliminary WQMP (Appendix G) is subject to review and approval by the County for compliance with water quality permit objectives. Therefore, the Proposed Project would not conflict or obstruct implementation of a water quality control plan or implementation of a groundwater sustainability plan. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation Measures:

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

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020

Impact Analysis

a) *Physically divide an established community?*

No Impact. As noted in the Project description, the Project Site is occupied by two existing single-family residences as well as a detached garage, and a poultry house which would be demolished as part of the Project. The Project Site is surrounded by single-family residences to the north, south, west and east. The existing land use designations and land use zoning districts surrounding the Proposed Project in all directions are Residential. The Proposed Project would not interfere with movement and access to adjacent properties. 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 Proposed Project would neither physically divide an established community nor cause a significant environmental impact due to conflict with any land use plans or policies. Therefore, no impacts would occur, and no mitigation measures are required.

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?*

No Impact. The Proposed Project includes a General Plan Amendment to amend the General Plan land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR). The land surrounding the Project Site to the north, west, and east is zoned Single Residential (RS). Multiple Residential (RM) zoning is located to the south of the Project Site. With approval of the GPA and zone change, the Proposed Project would be an extension of the land use and zoning of the parcels adjacent to the south and would not conflict with any applicable land use plan, policy or regulation. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; Policy Plan Natural Resources Element, Map NR-4 Mineral Resources Zones

Impact Analysis

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

Less than Significant Impact. In 1975, the California Legislature enacted the Surface Mining and Reclamation Act (SMARA), which, among other things, provided guidelines for the classification and designation of mineral lands. Areas are classified on the basis of geologic factors without regard to existing land use and land ownership. The areas are categorized into four Mineral Resource Zones (MRZs): MRZ-1: An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence; MRZ-2: An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence; MRZ-3: An area containing mineral deposits, the significance of which cannot be evaluated; and MRZ-4: An area where available information is inadequate for assignment to any other MRZ zone.

The San Bernardino County Countywide Plan designates the Project Site as being located within a MRZ-3 area. The Project Site has historically been used for residential purposes, and being surrounded by residential uses, has not been considered viable for mineral extraction. As such, the Proposed Project would not result in the loss of availability of a known mineral resource as the mineral resource was not previously available for extraction. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

- 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?*

Less than Significant Impact. As discussed previously, the Project Site is within a MRZ-3 zone within the County's Policy Plan. However, no mineral extraction activities occur on the site currently, or historically. As such, the Proposed Project would not result in the loss of availability of a known mineral resource as the mineral resource was not previously available

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

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

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration of groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; San Bernardino Countywide Plan Draft PEIR Chapter 5 Environmental Analysis, Section 5.12 Noise, June 2019

Impact Analysis

- 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?*

Less than Significant Impact. Pursuant to section 83.01.080 of the County Development Code, interior noise levels in all single-family residences shall not exceed 45 dBA Day-Night Sound Level (Ldn) emanating from sources outside the residential building.³⁹ The exterior noise levels in single-family residential land use areas should not exceed 60 dBA Ldn for any exterior residential use area. However, an exterior noise level of up to 65 dBA) is permitted, provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technologies.

Construction

The Project Site is currently surrounded by existing residential uses to the north, south, west and east. Project construction activities would increase noise above ambient levels. Construction noise would be temporary and would only occur between 7:00 a.m. to 7:00 p.m. except on Sundays and Federal holidays, thus would be considered exempt from the regulations of Section 83.01.080 (g)(3) of the County Development Code.

³⁹ San Bernardino County. Development Code. Section 83.01.08 Noise. Accessed May 8, 2025

As shown in table 15, construction equipment generates high levels of noise, with maximums ranging from 71 dBA to 101 dBA. Construction of individual developments associated with implementation of the plan would temporarily increase the ambient noise environment and would have the potential to affect noise-sensitive land uses in the vicinity of an individual project. However as stated above, according to the Development Code Section 83.01.080, construction activities are exempt from the noise standards between 7:00 AM and 7:00 PM, except on Sundays and federal holidays.

Table 15
Construction Equipment Noise Emission Levels

Construction Equipment	Typical Max Noise Level (dBA (L_{max}) at 50 feet)	Construction Equipment	Typical Max Noise Level (dBA (L_{max}) at 50 feet)
Air Compressor	81	Pile-Driver (Impact)	101
Backhoe	80	Pile-Driver (Sonic)	96
Ballast Equilizer	82	Pneumatic Tool	85
Ballast Tamper	83	Pump	76
Compactor	82	Rail Saw	90
Concrete Mixer	85	Rock Drill	98
Concrete Pump	71	Roller	74
Concrete Vibrator	76	Saw	76
Crane, Derrick	88	Scarifier	83
Crane, Mobile	83	Scraper	89
Dozer	85	Shovel	82
Generator	81	Spike Driver	77
Grader	85	Tie Cutter	84
Impact Wrench	85	Tie Handler	80
Jack Hammer	88	Tie Inserter	85
Loader	85	Truck	88
Paver	89		

Source: San Bernardino Countywide Plan Draft PEIR page. 5.12-37 Accessed 9.24.25

Operation

Stationary sources of noises may occur from all types of land uses. Residential uses would generate noise from landscaping, maintenance activities, and air conditioning systems. Noise generated by residential use is generally short and intermittent.⁴⁰ According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would result in exposure to or generation of noise levels in excess of standards

⁴⁰ San Bernardino Countywide Plan Draft PEIR page. 5.12-27 Accessed 9.24.25

established in the local general plan or noise ordinance, or applicable standards of other agencies.⁴¹ The Project will be required to meet all noise standards and design features as outlined in the County Development Code through conditions of approval.

The County Development Code (Development Code) Section 83.01.080, Noise, establishes standards concerning acceptable noise levels for both noise-sensitive land uses and noise-generating land uses. Noise limits based on the receiving land use are shown in Table 16 Noise Standards for Stationary Noise Sources.⁴² Areas are designated “noise impacted” if exposed to existing or projected future exterior noise levels exceeding these standards.

Table 16
Noise Standards for Stationary Noise Sources

Affected Land Uses (Receiving Noise)	7:00 AM-10:00 PM L_{eq}	10:00 PM-7:00 AM 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: Development Code Section 83.01.080

The proposed residences will generate noise typically associated with residential neighborhoods and in general, will not create new noise sources that exceed what is typical for residential uses. According to the Transportation Screening Assessment (Appendix H), the Proposed Project is forecast to generate fewer than 100 peak hour trips and does not warrant the preparation of a transportation impact study with LOS analysis based on the County-established screening criteria and LOS impacts may be presumed to be negligible. Operational noise from the residential use and associated traffic generated are not substantial. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

b) Generation of excessive groundborne vibration of groundborne noise levels?

Less than Significant Impact with Mitigation Incorporated. There are several types of construction equipment that can cause vibration levels high enough to impact persons in the vicinity and/or result in architectural or structural damage to nearby structures and improvements. For example, a vibratory roller could generate up to 0.21 PPV at a distance of 25 feet; and operation of a large bulldozer (0.089 PPV) at a distance of 25 feet (two of the most vibratory pieces of construction equipment) as shown in Table 17 below. Groundborne vibration at sensitive receptors associated with this equipment would drop off as the equipment moves away. For example, as the vibratory roller moves further than 100 feet from the sensitive receptors, the vibration associated with it would drop below 0.0026 PPV. It should be noted that these vibration levels are reference levels and may vary slightly depending upon soil type and specific usage of each piece of equipment.⁴³

⁴¹ San Bernardino Countywide Plan Draft PEIR page. 5.12-27 Accessed 9.24.25

⁴² San Bernardino Countywide Plan Draft PEIR page. 5.12-8 Accessed 9.24.25

⁴³ Federal Transit Administration: Transit Noise and Vibration Impact Assessment Manual, 2018. Accessed April 22, 2024

Table 17
Construction Equipment Vibration Source Levels

Equipment		PPV at 25ft. (in/sec)	Approximate at 25ft. (VdB)
Pile Driver (impact)	Upper range	1.518	112
	Typical	0.644	104
Pile Driver (sonic)	Upper range	0.734	105
	Typical	0.170	93
Clam slurry drop (slurry wall)		0.202	94
Hydromill (slurry wall)	In soil	0.008	66
	In rock	0.017	75
Vibratory Roller		0.210	94
Hoe Ram		0.089	87
Large Bulldozer		0.089	87
Caisson Drilling		0.089	87
Loaded Trucks		0.076	86
Jackhammer		0.035	79
Small Bulldozer		0.003	58
Threshold at 25 feet		0.020	78

Source: San Bernardino Countywide Plan Draft PEIR page. 5.12-40 Accessed 9.24.25

Notes: PPV: Peak Particle Velocity, VdB: Vibration Decibels

Construction activity would generate varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Vibration from construction activities rarely reaches levels that can damage structures but can achieve the audible and perceptible ranges in buildings close to the construction site. Table 17 lists reference vibration levels for construction equipment

As shown in Table 17, vibration generated by construction equipment has the potential to be substantial since it has the potential to exceed the FTA criteria for human annoyance of 78 VdB and architectural damage of 0.2 in/sec if closer than 25 feet to the source. However, groundborne vibration is almost never annoying to people who are outdoors, so it is usually evaluated in terms of indoor receivers.⁴⁴ Implementation of mitigation measure NOI-1 is recommended if PPV and VdB levels are exceeded.

NOI-1: Individual projects that use vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, near sensitive receptors shall be

⁴⁴ San Bernardino Countywide Plan Draft PEIR page. 5.12-40 Accessed 9.24.25

evaluated for potential vibration impacts. If construction-related vibration is determined to exceed the maximum level of 0.2 in/sec PPV at residential structures per Development Code Section 83.01.090 additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver).⁴⁵

- 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?*

No Impact. The Project Site is not located within an Airport Runway Protection Zone, Airport Noise Contours or an Airport Safety Review Area.⁴⁶ The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport is Ontario International Airport, which is located approximately 6.4 miles southwest of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

⁴⁵ San Bernardino Countywide Plan Draft PEIR page. 5.12-59 Accessed 9.24.25

⁴⁶ San Bernardino Countywide Policy Plan Map HZ-9 "Airport Safety & Planning Areas." Accessed April 22, 2025

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020

Impact Analysis

- 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)?*

Less than Significant Impact. Population in the unincorporated area of the County is anticipated to increase by 39,800 between 2020 and 2040 (13.1% increase) and the average person per household was 3.41 countywide and 3.23 when limited to unincorporated areas.⁴⁷ The Project Site is within unincorporated San Bernardino County and the Proposed Project includes a 68-unit condominium development. Implementation of the Proposed Project would generate a population growth of approximately 220 people (based on 3.23 people per household). The Proposed Project would account for approximately 0.66% of the projected 20-year growth in unincorporated San Bernardino County. The Project Site is currently designated Low Density Residential (LDR) according to the San Bernardino Countywide Plan 2020, with a zoning designation of Single Family Residential (RS). The Project Applicant is requesting approval of a General Plan Amendment to change the land use from Low Density Residential (LDR), to Medium Density Residential (MDR), and a Zone Change from Single Residential (RS) to Multiple Residential (RM). The Project Site is approximately five acres, which is below the allowed maximum density. Therefore, population growth from the Proposed Project is already anticipated from buildout of the Planning Area. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

Less than Significant Impact. The Project would replace the two single-family residences with a multi-family residential development providing 68 condominium units, which is more than makes up for the single-family residences that would be demolished. Therefore, implementation of the Proposed Project would not require construction of replacement housing elsewhere as the Proposed Project itself is providing replacement housing in place.

⁴⁷ San Bernardino Countywide Policy Plan Draft EIR. Population and Housing. Table 5.13-5 "Adopted SCAG 2040 Growth Forecasts." Accessed April 23, 2025

Therefore, a less than significant impact would occur, and no mitigation measures are required.

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

XV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Recreation/Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020;

Impact Analysis

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, Recreation/Parks, Other public facilities?*

i. Fire Protection

Less than Significant Impact. According to the San Bernardino Countywide Plan, fire protection, and emergency medical service to the Project Site are provided by the San Bernardino County Fire Protection District (SBCFPD). Fire stations that serve the Project area, include Fontana Station #73, located at 8143 Banana Avenue Fontana, approximately 0.35 miles north of the Project Site; Fontana Station #72 located at 15380 San Bernardino Avenue Fontana, approximately 2.2 miles southeast of the Project Site, and Fontana Station #78 located at 7110 Citrus Avenue Fontana, approximately 2.9 miles northeast of the Project Site.

The Proposed Project would be required to comply with County fire suppression standards and provide adequate fire access subject to County Fire Marshal approval. SBCFPD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Property tax revenues provide funding to offset potential increases

in the demand for fire services. The Proposed Project would receive adequate fire protection services and would not result in the need for new or physical altered fire protection facilities. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

ii. Police Protection

Less than Significant Impact. The San Bernardino County Sheriff's Department (SBCSD) services the unincorporated area of San Bernardino County. The nearest sheriff station is the County Sheriff's Department located at 17780 Arrow Boulevard, approximately 4.7 miles east of the Project Site. SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Increased property and sales tax associated with the direct and indirect improvement of the property would provide funding for necessary service increases to meet growth and demand. Additionally, the Proposed Project is within the Residential zoning district and therefore would not result in the requirement of police protection services that is not already anticipated by the Countywide Plan and evaluated in the Countywide Plan Final EIR. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

iii. Schools

Less than Significant Impact. The Proposed Project would be served by Fontana Unified School District (FUSD). The school district serves approximately 33,910 students in 44 schools.⁴⁸ According to the Developer Impact Fee Analysis prepared by FUSD, impact fees to new residential development are to \$5.17 per square foot of assessable space⁴⁹. The appropriate sum of Developer Impact Fees would be paid by the Applicant to offset impacts to schools. FUSD's student generation rates per dwelling unit are on average, 33,910 students in grades K-12⁵⁰. The student population for the Proposed Project, would be an estimated 132 students (0.6 x 220 persons)⁵¹. Payment of mandatory school fees per residential unit is mandated and the State has determined that payment of these fees is deemed sufficient to offset the Project's impacts. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

iv. Parks

No Impact. Projected population growth of the unincorporated areas of San Bernardino County is approximately 49,680 people at buildout of the Countywide Policy Plan. The unincorporated growth represents a two percent increase of potential users on existing regional park facilities, with an average annual growth rate of 0.10 percent over the planning horizon of 24 years. The amount of regional parkland in the County is 8,515 acres, which is sufficient for the parkland needs of about 3.4 million people if based on the 2007 General Plan standard of 2.5 acres per 1,000 residents. In the updated Countywide Policy Plan, the standard for regional parkland is replaced by an emphasis on maintaining and improving existing facilities and the coordination with other jurisdictions to provide regional park land

⁴⁹ Fontana Unified School District. Developer Fees. <https://www.fusd.net/departments/business-services-division/facilities-maintenance-operations-and-transportation/developer-fees> Accessed March 20, 2025

⁵⁰ <https://www.niche.com/k12/d/fontana-unified-school-district-ca/> Accessed March 20, 2025

⁵¹ San Bernardino Countywide Plan. Public Services. Table 5.14-8 Projected Student Population Growth by Planning Area. Accessed March 25, 2025.

(Policy NR-3.6, Regional parkland). Accordingly, no new and/or expanded facilities would need to be developed due to Countywide Policy Plan buildout, and no additional impacts would occur. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

v. Other Public Facilities

No Impact. The Proposed Project population increase of approximately 220 would not increase demand for other public facilities/services, such as libraries, community recreation centers, and/or animal shelters. The Proposed Proponent would be required to pay the applicable development impact fees, property tax, and utility user tax. As such, implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. No significant impacts are identified or are anticipated, and no mitigation measures are required.

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

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; San Bernardino County Development Code Chapter 84.16

Impact Analysis

- 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 would occur or be accelerated?*

No Impact. Open space requirements as outlined in the San Bernardino County Development Code Multi-Family Residential Development Standards Chapter 84.16.060 includes:

Open Space - Common: For Multi-family projects with 20 or more units. A minimum of 900 square feet of usable common open space shall be provided for active or passive outdoor activity. For every dwelling unit above seven, an additional 125 square feet of usable common open space shall be provided, which equates to 7,625 square feet or 0.17 acres.

Open Space – Private: A minimum of 125 square feet of private open space (e.g., patios, balcony, decks, etc.), a minimum of six feet in width, shall be provided for each dwelling unit. Required private open space areas shall not be used to satisfy any part of the common open space requirement. Enclosure of private open space shall not prevent common open space surveillance by the residents.

The Proposed Project would involve the construction of 68-unit condominium development onsite and would not increase demand for neighborhood and regional parks. The Proposed Project amenities would include a play field, pickleball court, tot lot, shade cover with barbecue, and seated areas, and would comply with section 84.16.070 of the San Bernardino Development Code Multiple Family Common Amenities and Facilities as well as Development Standards, and Design Guidelines for Multi-Family projects with 20 or more units (sections 84.16.060 and 84.16.080). Thus, the Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. San Bernardino County Development Code Section 89.02.010 requires the developer dedicate lands or to pay fees in lieu thereof, or a combination of both, for park or recreational purposes. Therefore, there would

be no impact due to the implementation of the Project related to any contribution to the deterioration of parks and recreational facilities. No mitigation would be required.

- 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?*

No Impact. The Proposed Project includes amenities (play field, pickleball court, tot lot, shade cover with barbecue, and seated areas) that would comply with section 84.16.070 of the San Bernardino Development Code Multiple Family Common Amenities and Facilities as well as Development Standards and Design Guidelines for Multi-Family projects with 20 or more units (sections 84.16.060 and 84.16.080 respectively).

Therefore, implementation of the Project would include the construction of required onsite open space (common and private), as well as recreational amenities as outlined in Section 87.16.070 of the Development Code but does not facilitate the expansion of recreational facilities that might have an adverse physical effect on the environment. No impacts are identified or anticipated, and no mitigation measures are required.

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

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; *Transportation Screening Assessment*, February 20, 2025, Ganddini Group, Inc., (Appendix H).

Impact Analysis

- a) *Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

Less than Significant Impact. A Transportation Screening Assessment was prepared for the Proposed Project by Ganddini Group, Inc (Appendix H). Vehicle trips associated with the Proposed Project are projected to be equivalent to 471 daily net new trips, including 32 occurring during AM peak hours and 37 occurring during PM peak hours. The trip generation satisfies the County-established Level of Service (LOS) screening criteria for projects generating fewer than 100 peak hour trips. Therefore, the Proposed Project does not warrant the preparation of Transportation Impact Study (TIS) with LOS analysis based on the County-established screening criteria.

Existing Roadway System: Regional access to the Project Site is provided by Historic Route 66 located approximately 0.4 miles north of the Project Site and Interstate 10, 2.3 miles south of the Project Site. Key roadways providing local circulation include Cherry Avenue, Arrow Route, Foothill Boulevard, and Calabash Avenue.

Bicycle and Pedestrian Facilities: There are no current or planned bicycle pathways in the Project vicinity. There are also no existing sidewalks fronting the Project Site. However, the Proposed Project would be installing Planned II sidewalks along Banana Avenue⁵². The San

⁵² San Bernardino Countywide Plan. Transportation. Fig.5.16-14 Future Bicycle Facilities-Valley Region. Accessed March 3, 2025.

Bernardino Countywide Plan does not include a plan or policy related to bikeways and trails in the vicinity of the Project Site. Therefore, no conflict with a program plan, ordinance, or policy addressing the circulation system, including bicycle and pedestrian facilities are anticipated. Therefore, no conflict with a program plan, ordinance, or policy addressing the circulation system, including bicycle and pedestrian facilities are anticipated.

Transit Service: The Project Site is within the service area of Omnitrans, a public transit agency serving various jurisdictions within San Bernardino County, with bus service along W Foothill Boulevard (Route 66). Bus Route 66 serves Fontana and Montclair via Foothill.⁵³ The nearest bus stop is located at Banana Avenue and Foothill Boulevard. Transit service is reviewed and updated by Omnitrans periodically to address ridership, budget, and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate.

The Proposed Project would be consistent with the following Goals and policies of the Transportation and Mobility Element of the Countywide Plan.

Goal TM-1 Roadway Capacity

Unincorporated areas served by roads with capacity that is adequate for residents, businesses, tourists, and emergency services

Policy TM-1.7 Fair share contributions

We require new development to pay its fair share contribution toward off-site transportation improvements.

Goal TM-4 Complete Streets, Transit, and Active Transportation

On- and off-street improvements that provide functional alternatives to private car usage and promote active transportation in mobility focus areas.

Policy TM-4.4 Transit access for residents in unincorporated areas

We support and work with local transit agencies to generate a public transportation system, with fixed routes and on-demand service, that provides residents of unincorporated areas with access to jobs, public services, shopping, and entertainment throughout the county.

Less than Significant impacts are identified or anticipated, and no mitigation measures are required.

- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

Less Than Significant Impact. The County TIS Guidelines identify screening criteria for certain types of projects that typically reduce Vehicle Miles Traveled (VMT) and may be presumed to result in a less than significant VMT impact. To qualify for VMT screening, the Project needs only satisfy one of the following screening criteria:

- Local serving land uses
- Projects which generate less than net new 110 daily vehicle trips

⁵³ <https://omnitrans.org/routes/route-66/> Accessed March 3, 2025.

- Projects located within a Transit Priority Area (TPA)
- Projects located within a low VMT area.

Local Serving Land Use Screening

The County TIS Guidelines lists projects that serve the local community, that also have the potential to reduce VMT, and thus are not required to complete a VMT assessment:

- Local-serving K-12 schools
- Local-serving retail less than 50,000 square feet
- 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 RTP/SCS.

The Proposed Project does not include any of the local serving land uses specified above; therefore, the Project does not satisfy the “local servicing land use” screening criteria.

Project Generating Less than 110 Daily Vehicle Trips

This threshold ties directly to the State of California Office of Planning and Research (OPR) technical advisory and notes that CEQA provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the Project is in an area where public infrastructure is available to allow for maximum planned development and the Project is not in an environmentally sensitive area. (CEQA Guidelines, § 15301, subd. (e)(2).) Typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110124 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact.

As noted in the County TIS Guidelines, the following typical development potential generally corresponds to less than 110 daily vehicle trips:

- 11 single-family residential dwelling units
- 16 multifamily, condominium residential dwelling units
- 10,000 square feet of office
- 15,000 square feet of light industrial
- 63,000 square feet of warehousing
- 79,000 square feet of high-cube transload and short-term storage warehouse
- 12 hotel rooms

The Project consists of 68 single family dwelling units which generates more than 110 net new daily trips. Therefore, the ‘projects generating less than 110 daily trips’ screening criteria are not satisfied.

Transit Priority Area (TPA) Screening

A TPA, defined as within one-half mile of a major transit stop or high-quality transit corridor.⁵⁴ ⁵⁵Projects located within, may be presumed to result in a less than significant VMT impact, absent substantial evidence to the contrary. The County TIS Guidelines note that this screening criteria may not apply if a project has a floor area ratio (FAR) less than 0.75, the Project is inconsistent with applicable Sustainable Communities Strategy, or the Project constructs a smaller number of moderate or high-income residential units than the existing number of affordable residential units.

Based on a review of the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool⁵⁶ and the Southern California Association of Governments (SCAG) High Quality Transit Area (HQTa) map, the Proposed Project is located fully within a TPA; therefore, the TPA screening criteria is met.

Low VMT Area Screening

As prescribed in the County TIA Guidelines, the SBCTA VMT Screening Tool was used to assess low VMT area screening for the Project. The VMT Screening Tool was developed using the County travel forecasting model to measure VMT performance for individual jurisdictions and for individual traffic analysis zones (TAZs) within the County transportation region. TAZs are geographic polygons similar to census block groups used to represent areas of homogenous travel behavior. Total daily VMT per service population was estimated for each TAZ. This presumption may not be appropriate if the Project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips.

Based on the VMT Screening Tool results for the Project Site, located within TAZ 53708203, the baseline year (2025) VMT per resident for the Project TAZ is equal to 16.0, which is four percent (4%) or more below the County baseline (18.6 VMT per resident) or the threshold of 17.9 VMT per resident; therefore, the Proposed Project satisfies the County-established screening criteria for projects located in a low VMT area. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

- c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

Less than Significant Impact. The Proposed Project includes the request for a CUP and a Zone Change to allow for the new development of condominiums with access via two driveways. One driveway from Banana Avenue would be 48 feet in width and one driveway from Buena Vista Drive that would be 36 feet in width. The Proposed Project design features would be reviewed and approved during the County's Site Plan review process, County Fire, as well as DPW Traffic and Land Development to ensure that the Project would not impede emergency access to the site and throughout the surrounding residential area. The Project does not include a geometric design feature or incompatible uses that would substantially

⁵⁴ A major transit stop is defined as an existing rail transit station, ferry terminal with bus or rail service, or the intersection of two or more major bus routes with less than 20-minute headways during the peak commute hours (Pub. Resources Code, § 21064.3 and AB 2553).

⁵⁵ Fixed route bus service with less than 15-minute headways during the peak commute hours (Pub. Resources Code, § 21155).

⁵⁶ San Bernardino County Transportation Authority, [SBCTA VMT Screening Tool](#) Accessed August 7, 2025

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

d) *Result in inadequate emergency access?*

Less than Significant Impact. Primary access to the Project Site would be provided via a full access gated drive at Banana Avenue and secondary access driveway at Buena Vista Drive. Internal roads would provide for a two-way path of travel with direct access to all buildings as well as paved vehicle parking areas throughout the Project Site. Development of both driveways is not anticipated to result in significant hazards. Discretionary actions for the Proposed Project by the County of San Bernardino includes approval of the Project design. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

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

XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
a) Listed or eligible for listing in California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; Phase I Cultural Resources Survey and Historic Structure Evaluation dated March 14, 2025 by BFSA Environmental Services, a Perennial Company (Appendix C).

Regulatory Framework

Assembly Bill 52 (AB 52)

Effective July 1, 2015, Assembly Bill 52 (AB 52) amended CEQA to require that: 1) a lead agency provide notice to those California Native American tribes that requested notice of projects proposed by the lead agency; and 2) for any tribe that responded to the notice within 30 days of receipt with a request for consultation, the lead agency must consult with the tribe. Topics that may be addressed during consultation include Tribal Cultural Resources (TCRs), the potential significance of Project impacts, the type of environmental document that should be prepared, and possible mitigation measures and Project alternatives.

Pursuant to AB 52, Section 21073 of the Public Resources Code defines California Native American tribes as “a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of the Statutes of 2004.” This includes both federally and non-federally recognized tribes.

Senate Bill 18 (SB 18)

Prior to the amendment or adoption of General or Specific Plans, local governments (as discussed in my previous blog entitled, “Senate Bill 18 and Cultural Resources Management”) must notify

the appropriate tribal representatives of the opportunity to conduct a consultation with them on matters regarding the preservation and mitigating impacts to sacred places located on land within the local government's jurisdiction and that such land is affected by the plan adoption or amendment.

An SB 18 tribal contact list was requested from the [Native American Heritage Commission \(NAHC\)](#) and the government agency sends each tribal representative a letter extending an invitation to discuss any concerns they may have about the proposed project.

The tribal contacts for this list are maintained by the NAHC but are distinct from the Most Likely Descendent (MLD) list typically received when the project archaeologist requests NAHC to search their sacred lands file. It is suggested that local governments send a written notice by certified mail with a return receipt requested to the tribal representatives. The tribes have 90 days from the date they receive notification to request for a consultation. In addition, prior to adoption or amendment of a General or Specific Plan, local government must refer the proposed action to tribes on the NAHC list that have traditional lands located within the city or county's jurisdiction.

Section 21074(a) of the Public Resource Code defines TCRs for the purpose of CEQA as:

1. Sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - a. included or determined to be eligible for inclusion in the California Register of Historical Resources; and/or
 - b. included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or
 - c. 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Because criteria a and b also meet the definition of a historical resource under CEQA, a TCR may also require additional consideration as a historical resource. TCRs may or may not exhibit archaeological, cultural, or physical indicators.

Sacred Lands File Record Search

A search of the Sacred Lands File by the Native American Heritage Commission (NAHC) in Sacramento, California was requested by BFSa. This search was requested to determine whether there are sensitive or sacred Native American resources in the vicinity of the Project area that could be affected by the Proposed Project. The NAHC was also asked to provide a list of Native American groups that have historic or traditional ties to the Project area who may have knowledge about the Project area. The results of the search of the Sacred Lands File by the NAHC did not indicate the presence of any Native American cultural resources within one mile of the Project area. The NAHC also provided a list of Native American groups that have historic or traditional ties to the Project area who may have knowledge about the Project area. It should be noted that this does not constitute consultation in compliance with AB 52.

Impact Analysis

- a) *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)?*

Less than Significant with Mitigation Incorporated. As concluded in Section 5(a), above, the Historical/Archaeological Resources Survey Report concluded that no “historical resources” are anticipated to be impacted by the Proposed Project. However, the possibility of discovering a significant unanticipated find remains and therefore Mitigation Measure **CUL-1** and Mitigation Measure **CUL-2** shall be implemented to ensure that less than significant impacts to potential historical resources occur. No additional mitigation measures are required.

- b) *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?*

Less than Significant with Mitigation Incorporated. No TCRs were identified within the Project area during AB 52 consultation. The Proposed Project would not result in significant impacts to known TCRs. However, as a result of AB 52 consultation the Tribes identified a potential for the discovery of unknown TCRs during construction, which may result in a significant impact if such resources are found and affected. Impacts to unknown TCRs would be less than significant with the implementation of Mitigation Measures **TCR-1** through **TCR-2**.

As stated in Section 5, above, the Proposed Project will not cause a substantial adverse change in the significance or integrity of Site 36-004276, the only “historical resource” or potential “historical resources” encountered within or partially within the Project Site, and the geoarchaeological analysis suggests that the Project location is low in sensitivity for archaeological remains of prehistoric or early historic origin in buried deposits. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation Measures

Yuhaaviatam of San Manuel Nation

TCR-1: The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in **CUL-1**, of any pre-contact 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 Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

As necessary, and in accordance with Project-Specific consultations conducted with the NAHC and various Tribal entities in association with AB52, SB18, and/or any other legal guidelines relating to Native American consultations, the specific language noted in **CUL-1** and **CUL-2** may change to reflect Project-Specific needs and requirements.

TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the

applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

Note: Yuhaaviatam of San Manuel Nation realizes that there may be additional tribes claiming cultural affiliation to the area; however, Yuhaaviatam of San Manuel Nation can only speak for itself. The Tribe has no objection if the agency, developer, and/or archaeologist wishes to consult with other tribes in addition to YSMN and if the Lead Agency wishes to revise the conditions to recognize additional tribes.

With implementation of the above-listed measures, less than significant impacts would occur.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; *Water Will Serve Letter* September 4, 2024, Fontana Water Company (Appendix I); *Sewer Availability Letter* August 14, 2024, prepared by the City of Fontana Department of Engineering (Appendix J)

Impact Analysis

- 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?*

Less than Significant Impact.

Water: The Project Site is located within the service area of the Fontana Water Company (FWC) as a division of the San Gabriel Valley Water Company. The Proposed Project would include the development of onsite water delivery infrastructure connected to existing FWC water mains along Banana Avenue. The Project Applicant would construct an onsite lift station and 8-inch main to connect to the City's system at Banana and Foothill. The environmental impacts from the construction of water and sewer service lines are negligible. Development of the Proposed Project would result in new impervious surfaces onsite. However, the Proposed Project includes two underground water basins. Drainage Area 1 with the capacity

of 2.06 acre-feet (89,739 CF) and Drainage Area 2 with the capacity of 2.64 acre-feet (115,094 CF) and any excess water shall be conveyed to a proposed reinforced concrete pipe that will connect to the existing 8-inch water main along Banana Avenue. The existing site generally drains to the southwest with a retention volume of 14,115 cubic feet (CF), located within the southwestern portion of the Project Site. As such, direct infiltration of storm water from impervious surfaces would be captured and would allow for groundwater recharge. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Wastewater Treatment: A Sewer will serve letter dated August 14, 2024 (Appendix J) states that sanitary sewer facilities would be provided by the City of Fontana and are conditionally available for connection to the Project Site. The nearest sewer facility is located on Banana Avenue approximately 450 feet south of Foothill Boulevard. The Proposed Project includes an onsite lift station with an 8-inch sewer main going north along Banana Avenue to connect to the City's system at Foothill. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Stormwater Drainage: An onsite storm drain collection system is proposed and is described in the Project's Preliminary Water Quality Management Plan and Section X(c). of this Initial Study. The Proposed Project site has been subdivided into subareas of storm water based on drainage patterns including ridge lines and low-confluence points. The drainage patterns include the roof surface runoff and ground surface runoff areas. Surface drainage runoff in the landscape and hardscape areas would eventually filter into one of two underground infiltration basins onsite. Overflow would drain into an existing storm drain on Banana Avenue and westerly discharging out to Buena Vista Drive.

Electricity: Southern California Edison (SCE) provides electricity to the Project Site. The Proposed Project would replace the existing uses with a 68-unit condominium development. The CalEEMod output estimates that the Proposed Project would consume 0.329702 GWh annually. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions in order to accommodate 68 new residences. According to the California Energy Commission, the residential sector of the SCE planning area consumed 39400.222464 GWh of electricity in 2022.⁵⁷ The overall increase electricity demand of the Proposed Project would represent approximately 0.0008368 percent of the overall 2022 SCE residential consumption. However, the Proposed Project would include solar panels to meet the 2022 Building Energy Efficiency Standards to reduce electricity demands from SCE. Expansion of the electrical utility would be necessary with service lines to connect to the existing transmission line feed along Banana Avenue in order to accommodate 68 new residences. The projected electrical demand would not significantly impact SCE's level of service. Less than significant impact is expected and no mitigation measures are required.

Natural Gas: The Project Site is located within the service area of Southern California Gas (SoCal Gas). The Proposed Project's estimated annual natural gas demand is 12,812.76 therms. The Proposed Project will create a permanent increase demand for natural gas conditions in order to accommodate 68 new residences. According to the California Energy Commission, the natural gas consumption of the SoCalGas residential sector was

⁵⁷ California Energy Commission. [Electricity Consumption](#). Accessed September 11, 2025.

1,281,276 therms in 2022.⁵⁸ The Proposed Project's estimated annual natural gas consumption, using the output from CalEEMod, compared to the 2022 annual natural gas consumption of the overall residential sector in the SoCal Gas Planning Area would account for approximately 0.0005632 percent of the total natural gas consumption. Therefore, projected natural gas demand would result in a less than significant impact to SoCal Gas level of service.

Telephone and Cable: Time Warner Cable and Verizon would provide telecommunication services to the vicinity of the Project area. The Proposed Project is not expected to require the expansion or construction of new communications systems facilities.

Residential development of the Proposed Site has been included in the utility providers' plans and therefore all utilities necessary to serve the Proposed Project are of sufficient capacity and no expansion would be required.

- b) *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

Less than Significant Impact. Water supply to the Project Site would be provided by the FWC, a division of San Gabriel Valley Water Company. The FWC issued a Water Will Serve letter (Appendix I) on September 4, 2024 states that the FWC would have sufficient water resources to provide water service to the Proposed Project. Fontana Water Company's service area covers approximately 52 square miles with boundaries including the San Gabriel Mountains to the north, and the Riverside Countyline to the south. FWC serves most of the City of Fontana, portions of the cities of Rialto and Rancho Cucamonga, and unincorporated areas of San Bernardino County.⁵⁹The FWC diverts and receives Lytle Creek surface water and produces groundwater in the Lytle, Rialto, and No-Man's Land Basins as an agent for FWC, which asserts extensive water rights to these sources of supply pursuant to longstanding court judgments.⁶⁰The FWC has developed a cooperative recharge program that is being successfully implemented to help replenish groundwater, using the State Water Project and local runoff⁶¹.

The Proposed Project is located in the Chino Groundwater Basin. According to the San Gabriel Water Company Fontana Water Company (2020), in 2020, FWC served approximately 48,200 connections and delivered 39,800 acre-feet (averaging about 35 million gallons per day) of potable water to customers. Water demand projections in this UWMP are based on population projections and recent per capita water use for FWC's service area with an anticipated slight rebound in water consumption post-drought. Population projections for FWC's service area were obtained from the Southern California Association of Governments and Traffic Analysis Zone (SCAG/TAZ) population analysis (2020). To reflect the lasting impacts of the 2012-2016 drought conditions on future projected water demands, FWC selected a baseline demand of 165 gallons per capita per day (GPCD) to project future water demands from 2025 through 2045. This baseline per capita consumption is lower than FWC's

⁵⁸ California Energy Commission. [Natural Gas Consumption](#) Accessed September 11, 2025.

⁵⁹ 2020 Upper Santa Ana River Watershed. Integrated Regional Urban Water Management Plan-Part 1. Pages 2-10. Accessed March 24, 2025.

⁶⁰ Fontana Water Company. [Water Sources - Fontana Water Company](#) Accessed March 24, 2025.

⁶¹ Fontana Water Company. [Water Sources - Fontana Water Company](#) Accessed March 24, 2025.

2020 per capita water use target (176 GPCD) and was calculated assuming the 2020 per capita water use will experience an approximate 10 percent increase in water demand due to recovery from drought conservation efforts. The water use projections for 2025 through 2045 assume that FWC's demands will be consistent with this per capita water use (165 GPCD). Table 4-3 reports the projected water demands through the year 2045 and reflects a decrease of greater than 10 percent from FWC's 2015 UWMP 2040 projected potable water demand (53,562 AF).⁶²

Groundwater recharge facilities do not occur in the Project vicinity. The Proposed Project's demand for domestic water service would not substantially deplete groundwater supplies (refer to Section XIX(a)). Moreover, implementation of the Proposed Project BMPs would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing runoff from the Proposed Project to be utilized as a resource that can eventually be used for groundwater recharge. Therefore, because storm water flows onsite would be infiltrated, the Proposed Project would not have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, impacts would be less than significant, and no mitigations are required.

- 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?*

Less than Significant Impact. Wastewater is generated by the interior plumbing system of the Proposed Project and would be discharged into the City of Fontana sewer main. The proposed sewer system is an onsite lift station with an 8-inch sewer main going north along Banana Avenue to connect to the City's system at Foothill. Wastewater treatment services are provided by a regional authority, the Inland Empire Utilities Authority (IEUA). Wastewater collected in Fontana's sewer system is directed to and treated at IEUA's Regional Plants 1 and 4 (RP-1 and RP-4). The treatment capacity of RP-1 is 44 million gallons per day (gpd) and the treatment capacity of RP-4 is 14 million gpd,⁶³ both of these plants have available capacity. Further, a sewer will serve letter stating the sanitary sewer facilities provided by the City of Fontana are conditionally available for connection to the property was received and dated August 14, 2024. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- 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?*

Less than Significant Impact. Solid waste disposal services for Fontana are provided by Burrtec Waste Industries, a private company under franchise agreement with the City of Fontana. Burrtec also operates Fontana's curbside recycling (including green waste recycling) program. All solid waste would be taken to Mid-Valley Sanitary Landfill (MVSL), located at 2390 Alder Avenue in Rialto, California. The MVSL maximum permitted capacity is 101,300,000 cubic yards with a maximum permitted throughput of 7,500 tons per day. As of December 31, 2023, the remaining capacity was 54,219,377 cubic yards.⁶⁴ Proposed Project construction would generate demolition as well as construction waste requiring disposal at

⁶² Fontana Water Company 2020 Urban Water Management Plan p. 4-3 through 4-4. [FWC-2020-UWMP-June-2021-Final.pdf](#)

⁶³ Inland Empire Utilities Authority. Regional Water Recycling Plants No. 1 and 4. Accessed March 18, 2025

⁶⁴ CalRecycle. SWIS Facility/Site Activity Details. Mid-Valley Sanitary Landfill (36-AA-0055). Accessed March 17, 2025.

local landfills. Materials generated during construction would include paper, cardboard, metal, plastics, glass, concrete, lumber scraps and other materials. Section 4.408 of the 2019 California Green Building Standards Code requires that at least 65% of the nonhazardous construction and demolition waste from residential construction operations be recycled and/or salvaged for reuse. Project construction would include recycling and/or salvaging at least 65% of construction and demolition waste in accordance with the 2022 CALGreen. According to CalRecycle's estimated solid waste generation rates operations of the Proposed Project would generate approximately 272 pounds (0.136 tons) of solid waste per day.⁶⁵ Therefore, the Proposed Project is anticipated to be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Less than significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. San Bernardino County, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects which are required to submit a Construction and Demolition Solid Waste Management Plan. The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan would ensure that impacts related to construction waste would be less than significant. A project's waste management plan is to consist of two parts which are incorporated into the Conditions of Approval (COA's) by the San Bernardino County Solid Waste Management Division. As part of the plan, projects are required to estimate the amount of tonnage to be disposed and diverted during construction. Additionally, projects must provide the amount of waste that will be diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary.

Future residents would be required to coordinate with a waste hauler to collect solid waste on a common schedule as established in applicable local, regional, and State programs. The Proposed Project shall adhere to the California Integrated Waste Management Act of 1989 (AB 939), AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), and any other applicable local, State, and federal solid waste management regulations.

The Proposed Project would comply with all federal, State, and local statutes and regulations related to solid waste. Solid waste produced during the construction phase or operational phase of the Proposed Project would be disposed of in accordance with all applicable statutes and regulations. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

⁶⁵ CalRecycle. Estimated Solid Waste Generation Rates. Accessed March 17, 2025.

XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; Policy Plan Hazards Element, Map HZ-4 Flood Hazards, and Map HZ-5 Fire Hazard Severity Zones; San Bernardino County Countywide Plan/Policy Plan Final EIR 2020

Impact Analysis

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The Project Site is bordered by residential development to the north, south, west and east. The Project would be accessed from the main driveway along Banana Avenue. and the driveway along Buena Vista Drive. Both driveways are designed for emergency access pursuant to SBCFPD design standard A-3. The Project Site is not located within a Fire Hazard Severity Zone or State Responsibility Area (SRA)⁶⁶. The Project Site does not contain any emergency facilities, nor is it located adjacent to an emergency evacuation route. The nearest evacuation route to the Project Site is Historic Route 66, located approximately 0.35 miles north of the Proposed Project. The contractor would be required to maintain adequate emergency access for emergency vehicles as required by the fire and police authorities during temporary construction. The Proposed Project would not impair an adopted emergency response plan or emergency evacuation plan. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

⁶⁶ San Bernardino County. County Policy Plan web maps: HZ-5 "Fire Hazard Severity Areas" and HZ-6 Fire Responsibility Areas

- b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

Less than Significant Impact. With no major slopes, elevation onsite ranges from approximately 1,100 to 1,200 feet amsl. The Project Site is not located within a Fire Hazard Severity Zone.⁶⁷ The Project Site is located within an urbanized area and completely surrounded by existing development. It is not located adjacent to or near wildlands. The proposed residential development includes 84,482.56 square-feet of landscape. The Proposed Project would provide buildings with fire safety and fire suppression design elements, and proper landscaping, thereby reducing the risk of wildfire. Compliance with the latest California Fire Code the Proposed Project will minimize exposure of people or structures to a significant risk of loss, injury or death involving wildland fires. A less than significant impact would occur, and no mitigation measures are required.

- c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

Less than Significant Impact. The Proposed Project is not within a Fire Hazard Severity Zone or SRA according to Maps HZ-5 and HZ-6 respectively, of the San Bernardino Countywide Plan Hazards Element.⁶⁸ The Project Site currently has two single-family residences, two standpipes, a detached garage, and a barn/poultry house building that would be demolished prior to construction. The Proposed Project is the development of a 68-unit condominium development with associated infrastructure including landscaping, as well as the following amenities: play field, a pickle ball court, tot lot, shade cover with barbecue, and seated areas. The Proposed Project does not include the installation or maintenance of associated infrastructure that would exacerbate fire risk. The proposed improvements would be made in accordance with development standards for residential development per the San Bernardino County Development Code Table 82-9A Residential Land Use Zoning District Development Standards.⁶⁹ Additionally, new construction is subject to the latest standards of the California Fire Code. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

- 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?*

Less than Significant Impact. Topography of the Project Site is relatively level. As shown on Policy Map HZ-5 of the Countywide Policy Plan, the Project Site is not identified in an area associated with risk of wildland fire. Additionally, the Project Site is not located within a 100-year FEMA Flood Zone Area and there are no dams, reservoirs, or large water bodies near the Project Site, as shown on FEMA Flood Map 06071C8616H. The Project Site is not anticipated to 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

⁶⁷ San Bernardino County. County Policy Plan web maps: HZ-5 "Fire Hazard Severity Areas."

⁶⁸ San Bernardino County. County Policy Plan web maps: HZ-5 "Fire Hazard Severity Areas" and HZ-6 Fire Responsibility Areas

⁶⁹ https://codelibrary.amlegal.com/codes/sanbernardino/latest/sanberncty_ca/0-0-0-167991. Accessed April 14, 2025

changes. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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?*

Less than Significant Impact with Mitigation Incorporated. According to the General Biological Resources Assessment (BRA) and Jurisdictional Delineation no State and/or federally listed threatened or endangered species or other sensitive species were observed onsite during surveys. No plant species with the California Native Plant Society (CNPS) California Rare Plant Rank (CRPR) of 1 or 2 were observed onsite or documented to occur onsite in the relevant databases. No other sensitive species were observed within the Project area or buffer area. The Project Site is highly disturbed, and the habitat onsite is ruderal/disturbed vegetation with and developed/disturbed ground. The Project Site and immediate surrounding area provide suitable habitats for nesting birds. The following mitigation measure should be implemented if future construction happens within the parcel. Therefore, potentially significant impacts could occur if construction occurs during the nesting season. Implementation of Mitigation Measures **BIO-1** and **BIO-2** would mitigate any potentially significant impacts to nesting birds, or sensitive bats.

As included in the Phase I Cultural Resources Investigation, an archaeological records search for a half-mile radius was completed on February 27, 2025. The records search did not identify any resources within the project; however, 8 resources, all historic, were identified within one-

half mile of the Project Site; however, no resources are recorded within the subject property. All of the recorded resources consist of historic sites. These resources include two residences, a detached garage, and a barn/poultry house building constructed over 50 years ago, as well as two sandpipes constructed at an unknown date. A Sacred Lands File search was also requested from the Native American Heritage Commission, which was negative for the presence of any records Native American sacred sites or locations of religious or ceremonial importance within one mile of the Project. Based upon the results of the study, although the historic resources were evaluated as not CEQA-significant, the potential exists that unidentified cultural resources may be present that are related to the historic use of the area since at least the 1930s. There is still a potential to encounter deposits associated with the historic or Tribal occupation and uses of the property, it is recommended that Mitigation Measures **CUL-1 through CUL-3**, and **TCR-1 and TCR-2** be implemented.

- 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)?*

Less than Significant Impact. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor but collectively significant developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

- (a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the Project. The discussion should be guided by the standards of practicality and reasonableness.

The Proposed Project is surrounded by residential development to the north, south, west and east. The Proposed Project would increase residential housing in the County. The construction of such housing would not subject residents to any adverse long-term environmental effects caused by its implementation. Based on the Project's objectives and the lack of any significant adverse environmental impacts, this Project is in compliance with the San Bernardino County Countywide Plan. Impacts associated with the Proposed Project would not be considered individually adverse or unfavorable and is a conditionally acceptable use. No cumulative impacts are identified or anticipated, and no mitigation measures are required.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Less than Significant Impact. Based on the analysis of the Project's impacts in the response to Air Quality, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Noise have been evaluated and found that the development and operation of the Project would result in less than significant adverse effects on human beings, either directly or indirectly. The

County of San Bernardino policies, standards, guidelines, and proposed mitigation measures as provided in this Initial Study would ensure that the Proposed Project would have no substantial adverse effect on human beings, either directly or indirectly on an individual or cumulative basis.

SUMMARY OF MITIGATION MEASURES

The following mitigation measures summarized below were identified to reduce potential impacts to less than significant:

BIOLOGICAL RESOURCES:

BIO-1: Nesting bird nesting season generally extends from February 1 through September 15 in southern California. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) no more than 3-days prior to Project-related disturbance to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

BIO-2: Suitable habitat and/or signs of bat use to look for during the daytime preliminary field assessment include guano, urine staining, and culled insect parts on or underneath the bridge. They can be performed during any time of the year, provided that weather conditions or local flooding do not affect the qualified biologist's ability to do a thorough evaluation. Recent rains or flooding may remove some evidence of bats.

CULTURAL RESOURCES:

CUL-1: Inadvertent Discoveries: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to 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 Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact 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.

CUL-2: Monitoring and Treatment Plan: If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

CUL-3: Discovery of Human Remains: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

NOISE:

NOI-1: Individual projects that use vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to exceed the maximum level of 0.2 in/sec PPV at residential structures per Development Code Section 83.01.090 additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction e.g., drilled piles to eliminate use of vibration-intensive pile driver

TRIBAL CULTURAL RESOURCES:

Yuhaaviatam of San Manuel Nation

TCR-1 The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in CUL-1, of any pre-contact 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 Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

TCR-2 Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

REFERENCES

- California Air Resources Board. California Greenhouse Gas Emission Inventory – 2024 Edition, [Current California GHG Emission Inventory Data | California Air Resources Board](#), accessed 4.4.25
- California Department of Conservation, California Important Farmland Finder, 2022, [DLRP Important Farmland Finder](#), accessed 4.25.25
- California Department of Fish and Wildlife. April 2019. California Natural Community Conservation Planning (NCCP), effective January 1, 2003, [Natural Community Conservation Planning \(NCCP\)](#), accessed 4.16.25
- California Department of Toxic Substances Control, EnviroStor 2025, [EnviroStor](#), accessed 4.14.25
- California Department of Transportation, California Scenic Highway Program - GIS layer representing California Eligible and Officially Designated scenic highway routes, [California Scenic Highways - Overview](#), accessed 4.16.25
- California Energy Commission Efficiency Division. *Title 24: 2019 Building Energy Efficiency Standards*, [2025 Building Energy Efficiency Standards](#), accessed 4.16.25
- California Natural Diversity Database (CNDDB), [California Natural Diversity Database](#), accessed 4.14.25
- CalRecycle. SWIS Facility/Site Activity Details. Mid-Valley Sanitary Landfill (36-AA-0055). <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1880?siteID=2662>, accessed 4.14.25
- City of Fontana. Fontana Water Company 2020 Urban Water Management Plan
- San Bernardino County Code of Ordinances. Updated July 2019.
- San Bernardino County Countywide Plan/Policy Plan. Adopted October 2020.
- San Bernardino Countywide Plan Draft PEIR Chapter 5 Environmental Analysis, Section 5.12 Noise, June 2019
- San Bernardino County Greenhouse Gas Reduction Plan Update 2021
- San Bernardino County Countywide Policy Plan web maps, [Policy Plan – San Bernardino County](#), accessed periodically.
- San Bernardino County Transportation Authority, VMT Screening Tool, [SBCTA VMT Screening Tool](#) Accessed August 7, 2025
- Upper Santa Ana River Watershed. 2020 Integrated Regional Urban Water Management Plan. Part 1.

Project Specific References

Biological Resources Assessment and Jurisdictional Delineation, Jennings Environmental, LLC,
April 2025

CalEEMod Outputs for Banana Avenue Residential Project, April 1, 2025, Lilburn Corporation

City of Fontana, Will Serve Letter-Water Availability Letter, San Gabriel Valley Water Company,
City of Fontana Engineering Department, September 4, 2024

City of Fontana, Will Serve Letter-Sewer Availability Letter-Unincorporated County Area TTM
20727 APNs: 0230-031-67 and -68, August 14, 2024

Cultural Resources Study for the 8428 Banana Avenue Project March 14, 2025, BFSA
Environmental Services, A Perennial Company.

Paleontological Assessment for the 8428 Banana Avenue Project, March 27, 2025, BFSA
Environmental Services, a Perennial Company

Preliminary Drainage Study, August 7, 2024, Encompass Associates, Inc.

Preliminary Water Quality Management Plan, August 7, 2024, Encompass Associates, Inc.

Report on Geotechnical Evaluations and Soil Infiltration Testing for WQMP-BMP Stormwater
Disposal Design, April 16, 2024, Soils Southwest, Inc.

Transportation Screening Assessment, February 14, 2025, Ganddini Group, Inc.

EXHIBIT B



Conditions of Approval

Record:	PROJ-2024-00130	System Date:	03/24/26
Record Type:	Project Application	Primary APN:	0230031670000
Record Status:	In Review	Application Name:	ASAD-SHALABI LLC - TENTATIVE TRACT MAP (RESIDENTIAL)
Effective Date:	04/23/26	Expiration Date:	04/23/29
Description:	SAD-SHALABI- CONCURRENT FILLING- TTM / CUP/ GPA /ZA (RESIDENTIAL)		

A GENERAL PLAN AMENDMENT TO AMEND THE LAND USE CATEGORY FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR), AND A ZONE CHANGE FROM SINGLE RESIDENTIAL (RS) TO MULTIPLE RESIDENTIAL (RM), WITH A CONDITIONAL USE PERMIT AND TTM 20727 TO SUBDIVIDE TWO(2) PARCELS INTO SIXTY-EIGHT(68) PARCEL(S) TO ALLOW 68 CONDOS, LOCATED AT 8428 BANANA AVE, FONTANA CA 92335, IN THE LOW DENSITY RESIDENTIAL (LDR) LAND USE CATEGORY AND THE SINGLE RESIDENTIAL (RS) ZONING DISTRICT; 2ND SUPERVISORIAL DISTRICT; APN 0230-031-67 AND 0230-031-68

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 is conditionally approved to allow the development of 68 condo units and associated amenities, 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 at 8428 Banana Avenue, Fontana, CA 92335 on APNs 0230-031-67 and 0230-031-68.

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 36 months 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 **Continuous 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 PROJ2400130. 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 **Continous 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 **Clear Sight Triangle** - Status: Outstanding

Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic

14 **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.

15 **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.

16 Construction Hours - Status: Outstanding

Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.

17 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.

18 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.

Public Health– Environmental Health Services

19 Noise Levels - Status: Outstanding

Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.

20 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.

21 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.

INFORMATIONAL

Land Use Services - Planning

22 Subdivisions - Additional Permits - Status: Outstanding

The property owner, developer and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These may include: FEDERAL: STATE: COUNTY: LOCAL:

23 Subdivisions - 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.

24 **Subdivisions - Expiration/TPM** - Status: Outstanding

This conditional approval of the Tentative Tract Map shall become null and void unless all conditions have been completed and the Tentative Map has been deemed complete by the County Surveyor for purposes of recordation within 36 months following the effective approval date, unless an extension of time is granted. PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The developer is responsible for initiation of any extension request.

25 **Subdivisions - Extension of Time/TPM** - Status: Outstanding

Where circumstances cause delays, which do not permit compliance with the required recordation time limit, the developer may submit for review and approval an application requesting an extension of time. County Land Use Services may grant such requests for extensions of time in compliance with the State Map Act Section 66452.6. An Extension of Time may be granted upon a successful review of an Extension of Time application, which includes a justification of the delay in recordation, a plan of action for completion and submittal of the appropriate fee, not less than 30 days prior to the expiration date. The granting of an extension request is a discretionary action that may be subject to additional or revised conditions of approval.

26 **Subdivisions - 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.

27 **Subdivisions - Project Account (TT/TPM)** - Status: Outstanding

The Project account number is PROJ2400130. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works and County Counsel). Upon notice, the developer shall deposit additional funds to maintain or return the account to a positive balance. The developer is responsible for all expenses charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000 shall be in the project account at the time of project approval and the initiation of the Condition Compliance Review. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to recordation.

28 **Subdivisions - Project Approval Description (TT/TPM)** - Status: Outstanding

Extension of Time for Tentative Tract Map 20727 for an additional 36 months is approved to subdivide the parcel into three lots and may be recorded in compliance with the conditions of approval, the approved stamped tentative map, and the required Composite Development Plan. The Project is located at 8428 Banana Avenue, Fontana, CA 92335 on APNs 0230-031-67 and 0230-031-68.

29 **Subdivisions - Revisions/TPM** - Status: Outstanding

Any proposed change to the approved Tentative Parcel Map and/or the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

30 **Subdivisions - State and Federal Endangered Species Act** - Status: Outstanding

This approval does not relieve the property owner or project proponent of responsibility to comply with State and Federal Endangered Species Acts. If any sensitive species are identified during grading, building or land disturbing activity, all on-site activities must cease, the California Department of Fish and Wildlife (CDFW) and/or U.S. Fish and Wildlife Service (USFWS) (as applicable) must be contacted to discuss specific mitigation measures and to obtain the necessary incidental take permits. Proof of an incidental take permit from the appropriate agency, or letter stating a permit is not required, must be furnished to the Planning Division. All mitigation measures must be agreed upon and implemented prior to construction activity resuming.

31 **Subdivisions- Condition Compliance** - Status: Outstanding

Condition compliance confirmation for purposes of Parcel Map recordation will be coordinated by the County Surveyor.

County Fire - Community Safety

32 **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.

33 **F03 Fire Condition Letter Expiration** - Status: Outstanding

Fire Condition Letters shall expire on the date determined by the Planning Division or Building and Safety.

34 **F14 Private Road Maintenance** - Status: Outstanding

The applicant shall construct and maintain all such roads. In addition, the applicant shall provide to the Fire Department a signed maintenance agreement as detailed in the General Requirement conditions for ongoing road maintenance and snow removal (where applicable). This shall include all primary and secondary access routes that are not otherwise maintained by a public agency.

35 **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.

36 **F17 Access Road Grade** - Status: Outstanding

Fire access roadways shall not exceed a maximum of twelve (12%) percent grade at any point. Fire access roadways or driveways may be increased to fourteen (14%) percent grade for a distance not to exceed five hundred (500) feet. Fire access roadways providing access to no more than two (2) one or two-family dwellings may be increased to a maximum of sixteen (16%) percent grade not to exceed five hundred (500) feet. Grades across the width of a fire access roadways shall not exceed five (5%) percent. In order to accommodate proper angles of approach and departure, gradient shall not exceed five (5%) percent change along any ten (10) foot section.

37 **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.

38 **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.

39 **F38 Fire Sprinkler-NFPA 13R** - Status: Outstanding

An automatic fire sprinkler system complying with NFPA Pamphlet #13R and Fire Department standards for light Hazard Occupancies under 5,000 sq. Ft and Multi-Residential Occupancies. The applicant shall hire a licensed fire sprinkler contractor. The fire sprinkler contractor shall submit plans with hydraulic calculations, manufacture's 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 required fees shall be paid at the time of plan submittal. Minimum water supply shall be a two (2) inch water meter for Commercial and one and one half (1½) inch for Residential

40 **F60 Solar Plans** - Status: Outstanding

Solar/PV Plans shall be submitted to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

41 **F71 Proposal Changes** - Status: Outstanding

Any changes to this proposal shall require new Fire Department condition letter.

Land Use Services - Land Development

42 **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

43 **Air Quality** - Status: Outstanding

Although the Project does not exceed South Coast Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the South Coast Air Basin 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 PM 10 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.

44 **Diesel Regulations** - Status: Outstanding

The operator shall comply with all existing and future California Air Resources Board and South Coast Air Quality Management District 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. South Coast Air Quality Management District 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.

45 **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.

46 **Mitigation Measures** - Status: Outstanding

Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to grading permit issuance.

Land Use Services - Land Development

47 **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.

48 **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.

49 **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.

50 **FEMA Flood Zone** - Status: Outstanding

Portions of this property lie within X-Shaded and X-Unshaded according to FEMA Panel Numbers 06071C8635J dated 09/26/2014 and 06071C8651H dated 08/28/2008. In compliance with FEMA and/or SBC regulations the following shall apply: There are no elevation requirements for building in flood zone X-Unshaded area, however X-Shaded flood zone will require the first floor to be elevated a minimum 1 foot above natural highest adjacent ground in compliance with SBC regulations.

51 **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.

52 **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.

53 **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/>)

Public Health– Environmental Health Services

54 **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.

Public Works - Surveyor

55 **Corner Records Required Before Grading** - Status: Outstanding

Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances: a. Monuments set to mark property lines or corners; b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel; c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

56 **Monument Disturbed by Grading** - Status: Outstanding

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

Public Works - Traffic

57 **Requirement Prior to Issuance** - Status: Outstanding

Improvements: The applicant shall design their street improvement plans to include the following: Board Resolution No. 2001-141. "No Parking of Commercial Vehicles Over 10,000 Pounds/Tow-Away Zone" on Seville Avenue from Monaco Street to 0.03 Miles East of Monaco Street

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Planning

58 **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.

59 **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.

60 **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.

61 **GHG - Landscaping** - Status: Outstanding

Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.

62 **GHG - Lighting** - Status: Outstanding

Lighting. Lighting design for building interiors shall support the use of: - Compact fluorescent light bulbs or equivalently efficient lighting. - Natural day lighting through site orientation and the use of reflected light. - Skylight/roof window systems. - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare. - A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day. Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.

63 **GHG - Plumbing** - Status: Outstanding

Plumbing. All plumbing shall incorporate the following: - All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards. - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3. - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.

64 **GHG - Recycling** - Status: Outstanding

Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.

65 GHG - Title 24 Energy Efficiency Requirements - Status: Outstanding

Meet Title 24 Energy Efficiency requirements. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended: - Incorporate dual paned or other energy efficient windows, - Incorporate energy efficient space heating and cooling equipment, - Incorporate energy efficient light fixtures, photocells, and motion detectors, - Incorporate energy efficient appliances, - Incorporate energy efficient domestic hot water systems, - Incorporate solar panels into the electrical system, - Incorporate cool roofs/light colored roofing, - Incorporate other measures that will increase energy efficiency. - Increase insulation to reduce heat transfer and thermal bridging. - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.

66 Mitigation Measures - Status: Outstanding

Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to building permit issuance

67 Signs - Status: Outstanding

All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards: a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable. b. All sign lighting shall not exceed 0.5 foot-candle. c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety. d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

County Fire - Community Safety

68 F02 Fire Fee - Status: Outstanding

The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.

69 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.

70 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.

71 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.

72 **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.

73 **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.

74 **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.

75 **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: 1,875 GPM for a two hour duration at 20 psi residual operating pressure. Fire Flow is based on a 20,000 sq.ft. structure.

76 **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.

77 **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 - Land Development

78 **Elevation Certificate** - Status: Outstanding

Elevation Certificate. An Elevation Certificate for the structure(s) shall be completed, approved, and on file with County Building and Safety. Elevation Certificate #1: Prior to approval of building plans – Elevation certificate requires review and approval from Land Development. An initial review fee of \$788 must be paid prior to the review of the elevation certificate.

79 **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.

80 Road Dedication/Improvements - Status: Outstanding

1 Road Dedication/Improvements. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements designed by a Registered Civil Engineer (RCE) licensed in the State of California: Buena Vista Drive (Local Street – 60 feet) • Road Dedication. A 20-foot grant of easement is required to provide a half-width right-of-way of 30 feet. • Street Improvements. Design curb and gutter with match up paving 18 feet from centerline. • Sidewalks. Design sidewalks per County Standard 109 Type “C”. • Driveway Approach. Design driveway approach per County Standard 128 and located per County Standard 130. Internal Private Roads (Private Roads- 50 feet) • Road Dedication. A 50-foot grant of easement is required to provide a full-width right-of-way of 50 feet or show restricted parking to allow 26-foot minimum fire access with parking only on one side. • Road Dedication. A 20-foot radius return grant of easement is required at Private Road intersections. • Street Improvements. Design Curb and Gutter with match-up paving 18 feet from centerline. • 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 128 and located per County Standard 130. • Sidewalks. Design sidewalks per County Standard 109 Type “C”. Seville Ave (Local Street – 60 feet) • Road Dedication. A 30-foot grant of easement is required to provide a half-width right-of-way of 30 feet. • Road Dedication. A 30-foot grant of easement is required at the intersection of Seville Avenue and Banana Avenue. NOTE: The owner must have the road dedication completed prior to permit final. • Street Improvements. Design curb and gutter with match up paving 18 feet from centerline. • Sidewalks. Design sidewalks per County Standard 109 Type “C”. • Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110 and Caltrans standard A88A. Adequate easement shall be provided to ensure sidewalk improvements are within Public right-of-way. Banana Ave (Collectors Street – 66 feet) • Road Dedication. A 3-foot 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”. • Driveway Approach. Design driveway approach per County Standard 128 and located per County Standard 130.

81 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 Mountain Desert 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.

82 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

83 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.

84 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.

85 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.

86 **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.

87 **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.

88 **Sewage Disposal** - Status: Outstanding

Method of sewage disposal shall be sewer service provided by CITY OF FONTANA or an EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).

89 **Sewer - LAFCO** - Status: Outstanding

Sewer Service Provider Verification. Please provide verification that the parcel(s) associated with the project is/are within the jurisdiction of the sewer service provider. If the parcel(s) associated with the project is/are not within the boundaries of the 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 sewer service provider; or, 2. Out-of-agency service agreement for service outside a sewer service provider's boundaries. Such agreement/contract is required to be reviewed and authorized by LAFCO pursuant to the provisions of Government Code Section 56133.

90 **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).

91 **Water Purveyor** - Status: Outstanding

Water purveyor shall be Fontana WC or EHS approved.

92 **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 - Surveyor93 **Corner Records Required Before Building** - Status: Outstanding

Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances: a. Monuments set to mark property lines or corners; b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel; c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

94 **Monument Disturbed by Building** - Status: Outstanding

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

Public Works - Traffic95 **Regional Transportation Fee** - Status: Outstanding

Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Fontana Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid to the Department of Public Works. 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 \$4,671.00 per unit for Multi Family Use, which includes the 68 units per the site plan dated 9/16/2024. Therefore, the estimated Regional Transportation Fees for the Project is \$317,628.00. 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**96 **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 PROJ2400130.

97 **Installation of Improvements** - Status: Outstanding

All required on-site improvements shall be installed per approved plans.

98 **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.

99 **Mitigation Measures** - Status: Outstanding

Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to occupancy permit issuance

100 **Screen Rooftop** - Status: Outstanding

All roof top mechanical equipment is to be screened from ground vistas.

101 **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").

102 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.

103 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**104 F06 Inspection by Fire Department - Status: Outstanding**

Permission to occupy or use the building/facility (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".

County of San Bernardino Special Districts**105 Streetlighting - District - Status: Outstanding**

This project lies within the district boundary of County Service Area 70 SL-1. Due to your projected use of the property, street lighting may be required. If required, please provide the street lighting plans, plan check fees, and (3) three-year advanced energy charges to the Special Districts Department for review and approval. Development plans are to be submitted to the Special Districts Department at 222 W. Hospitality Lane, 2nd Floor, San Bernardino, CA 92415-0450. For additional information on street light plans, please call Streetlighting Section at (909) 386-8821.

Land Use Services - Land Development**106 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.

107 Elevation Certificate - Status: Outstanding

An Elevation Certificate for the structure(s) shall be completed, approved, and on file with County Building and Safety. Elevation Certificate #2: Prior to forms and footings inspection – Elevation certificate requires review and approval from Land Development. Elevation Certificate #3: Prior to final inspection – Elevation certificate requires review and approval from Land Development.

108 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.

109 Streetlights - Status: Outstanding

This project lies within the streetlight district boundary of County Service Area 70, Zone SL-1. Due to the projected use of the property, streetlighting may be required. If this project requires streetlights as conditioned by San Bernardino County Department of Public Works Special Districts Streetlighting Section, streetlight plans will be submitted directly to Special Districts, but all streetlights must be shown on the street improvement plans submitted to Land Development. Please contact (909) 386-8821 for requirements or for additional information.

110 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.

111 Road Improvements for non-CMRS roads connecting to CMRS road - Status: Outstanding

Construction of internal roads and related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria. Only the off-site improvements on Seville Avenue, Banana Avenue, and Buena Vista Drive will be inspected and approved by the County Department of Public Works. Completion of road and drainage improvements does not imply acceptance for maintenance by the County.

112 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 Works - Traffic**113 Improvements - Status: Outstanding**

The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans. This shall include any software and/or hardware to implement the approved signal coordination plan.

PRIOR TO RECORDATION**Land Use Services - Planning****114 Mitigation Measures - Status: Outstanding**

Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to recordation.

115 Subdivision - Funds - Status: Outstanding

Sufficient funds shall remain in PROJ2400130 to verify compliance with the conditions of approval for the Parcel Map.

County Fire - Community Safety**116 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. Fire apparatus access roadways serving buildings that are three (3) or more stories or thirty (30) feet or more in height shall be a minimum of thirty (30) feet in unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

117 F16(a) Street Parking - Status: Outstanding

Parking of vehicles shall not be allowed to obstruct fire apparatus access at any time. The following criteria shall be used to determine parking allowed on fire access roadways: a) Parking is not permitted on roadways that are less than thirty-two (32) feet in width. b) Roadways that are a minimum of thirty-two (32) feet in width but less than forty (40) feet in width may have parallel parking on one (1) side of the roadway in accordance with County or City Standards. c) Roadways that are a minimum of forty (40) feet in width may be designated to have parallel parking on both sides of the roadway. For higher density development, public or private streets that are a minimum of thirty-six (36) feet in width may be allowed to have parking on both sides of the street with the approval of the Fire Code Official, taking into consideration additional access provisions and other factors. d) In addition, parking that is perpendicular or diagonal to the edge of the roadway shall not obstruct the required minimum width of twenty-six (26) feet for fire access.

Land Use Services - Building and Safety**118 Composite Development Plan (CDP) Note Requirements** - Status: Outstanding

The following Composite Development Plan (CDP) Requirements shall be placed on the CDP submitted as a requirement for Recordation of the final map. Wall Plans: Submit plans and obtain separate permits for any required retaining walls. Geotechnical (Soil) Report: A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading and/or building permits. Construction Plans: Any building, sign, or structure to be constructed or located on site, will require professionally prepared plans based on the most current County and California Building Codes, submitted for review and approval by the Building and Safety Division.

119 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.

120 Geotechnical Report - Status: Outstanding

A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to recordation of the parcel map.

Land Use Services - Land Development**121 State Construction Stormwater General Permit** - Status: Outstanding

Notice of Intent (NOI) and WDID # are required on all land disturbance of one (1) acre or more prior to issuance of a grading/construction permit. For questions regarding the State Construction Stormwater General Permit, please contact: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

122 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.

123 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.

124 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.

125 **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.

126 **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.

127 **Improvement Securities** - Status: Outstanding

Any required public road, drainage, WQMP, and/or utility improvements for subdivisions shall be bonded in accordance with County Development Code unless constructed and approved prior to recordation. All necessary fees shall be provided in accordance with the latest fee schedule.

128 **Maintenance Bond** - Status: Outstanding

Once all required public road, drainage, WQMP, and/or utility improvements have been completed and accepted, then a maintenance bond for a period of one year shall be required to insure satisfactory condition of all improvements. Submit necessary fees, per the latest fee schedule, for new securities.

129 **Private Roads/Improvements** - Status: Outstanding

Prior to occupancy, all required on-site and off-site improvements shall be completed by the applicant. Construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria.

130 **Road Improvements** - Status: Outstanding

The developer shall submit for review and obtain approval from the Land Use Services Department the following plans for the listed required improvements designed by a Registered Civil Engineer (RCE) licensed in the State of California: A Street (Major Arterial – 120') Buena Vista Drive (Local Street – 60 feet) • Road Dedication. A 20-foot grant of easement is required to provide a half-width right-of-way of 30 feet. • Street Improvements. Design curb and gutter with match up paving 18 feet from centerline. • Sidewalks. Design sidewalks per County Standard 109 Type "C". • Driveway Approach. Design driveway approach per County Standard 128 and located per County Standard 130. Internal Private Roads (Private Roads- 50 feet) • Road Dedication. A 50-foot grant of easement is required to provide a full-width right-of-way of 50 feet or show restricted parking to allow 26-foot minimum fire access with parking only on one side. • Road Dedication. A 20-foot radius return grant of easement is required at Private Road intersections. • Street Improvements. Design Curb and Gutter with match-up paving 18 feet from centerline. • 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 128 and located per County Standard 130. • Sidewalks. Design sidewalks per County Standard 109 Type "C". Seville Ave (Local Street – 60 feet) • Road Dedication. A 30-foot grant of easement is required to provide a half-width right-of-way of 30 feet. • Road Dedication. A 30-foot grant of easement is required at the intersection of Seville Avenue and Banana Avenue. NOTE: The owner must have the road dedication completed prior to permit final. • Street Improvements. Design curb and gutter with match up paving 18 feet from centerline. • Sidewalks. Design sidewalks per County Standard 109 Type "C". • Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110 and Caltrans standard A88A. Adequate easement shall be provided to ensure sidewalk improvements are within Public right-of-way. Banana Ave (Collectors Street – 66 feet) • Road Dedication. A 3-foot 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". • Driveway Approach. Design driveway approach per County Standard 128 and located per County Standard 130.

131 **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.

132 **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.

133 **Street Type Entrance** - Status: Outstanding

Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.

134 **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.

Public Health– Environmental Health Services135 **New OWTS for Parcel Maps and Tracts** - Status: Outstanding

1. 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. The following note shall be placed on a Composite Development Plan (CDP): "An approved percolation report, (EHS reference number) prepared by (person/firm name & credentials) on (date prepared), is on file with EHS."

Public Works - Surveyor136 **Easements** - Status: Outstanding

Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.

137 **Easements of Record** - Status: Outstanding

Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.

138 **Final Map Review** - Status: Outstanding

Review of the Final Map by our office is based on actual cost, and requires an initial \$8,000.00 deposit. Prior to recordation of the map all fees due to our office for the project shall be paid in full.

139 **Final Map Signatures** - Status: Outstanding

Final Parcel map notarized signatures by the Owner (and Beneficiaries if applicable), County Auditor, Land Surveyor or Engineer of Record.

140 **Non-Interference Letter** - Status: Outstanding

Subdivider shall present evidence to the County Surveyor's Office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.

141 **Security Deposit** - Status: Outstanding

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

142 **Tentative and Final Map Required** - Status: Outstanding

A Tentative and Final Map is required in compliance with the Subdivision Map Act and the San Bernardino County Development Code.

143 **Title Report** - Status: Outstanding

A current Title Report prepared for subdivision purposes is required at the time the map is submitted to our office for review.

Public Works - Traffic

144 **Street Name Review** - Status: Outstanding

Prior to recordation of the subdivision map, all street names shall be reviewed and approved by the Department of Public Works, Traffic Division pursuant to 87.06.050(j) of the Development Code.

PRIOR TO FINAL INSPECTION

County Fire - Community Safety

145 **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

146 **F24 Fire Lanes** - Status: Outstanding

The applicant shall submit a fire lane plan with the building construction plans 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.

147 **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.

148 **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.

149 **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.

150 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.

151 F45 Fire Extinguishers - Status: Outstanding

Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.

152 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.

153 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 ®).

154 F56 Override Switch - Status: Outstanding

Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required.

155 F57 Spark Arrestor - Status: Outstanding

An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with the California Fire Code.

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://ehs.sbcounty.gov	
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	
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>

EXHIBIT C

FINDINGS: Policy Plan Amendment, Zoning Amendment, Tentative Tract Map, and Conditional Use Permit

A POLICY PLAN AMENDMENT TO AMEND THE LAND USE CATEGORY DESIGNATION FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND ZONING AMENDMENT TO AMEND THE LAND USE ZONING DISTRICT DESIGNATION FROM SINGLE RESIDENTIAL (RS) TO MULTIPLE RESIDENTIAL (RM) ON TWO PARCELS TOTALING 4.85 ACRES, TOGETHER WITH TENTATIVE TRACT MAP NO. 20727 TO SUBDIVIDE TWO PARCELS INTO 68 LOTS FOR CONDOMINIUM DEVELOPMENT AND A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A 68-UNIT CONDOMINIUM COMPLEX WITH ASSOCIATED COMMUNITY AMENITIES AND INFRASTRUCTURE (COLLECTIVELY THE PROJECT), LOCATED AT 8428 BANANA AVENUE, FONTANA; 2ND SUPERVISORIAL DISTRICT; APN 0230-031-67 AND 0230-031-68 (PROJECT SITE)

Findings for Policy Plan Amendment and Zoning Amendment

In accordance with Section 86.12.060(a) of the San Bernardino County Development Code (Development Code), the following findings are made in the affirmative in support of the Project's Policy Plan Amendment and Zoning Amendment (collectively the Proposed Amendment):

1. THE PROPOSED AMENDMENT IS INTERNALLY CONSISTENT WITH ALL OTHER PROVISIONS OF THE RESPECTIVE PLAN, THE POLICY PLAN OR AN APPLICABLE SPECIFIC PLAN.

Table 2 of the Planning Commission Staff Report entitled "Policy Plan Consistency" is incorporated by reference as supporting facts of the Proposed Amendment's consistency with the goals and policies of the Policy Plan. The Proposed Amendment will facilitate the proposed Project which is consistent with the development standards of Medium Density Residential land uses established in the Countywide Plan's Policy Plan. Medium Density Residential land uses are required to have a development density of 5 to 20 dwelling units per acre (du/ac). The Project proposed a density of approximately 14 du/ac.

2. THE PROPOSED AMENDMENT WOULD NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE, OR WELFARE OF THE COUNTY.

The Proposed Amendment does not propose any uses or actions which would diminish or remove County resources, including those which have public interest, promote health, and provide safety, convenience, or welfare to the County. The Proposed Amendment will facilitate the proposed Project which has been determined to be in the best interest of the public and will not be detrimental to the public health, safety, convenience, or welfare of the County.

3. THE PROPOSED AMENDMENT IS IN THE PUBLIC INTEREST, THERE WILL BE A COMMUNITY BENEFIT, AND OTHER EXISTING AND ALLOWED USES WILL NOT BE COMPROMISED.

The Proposed Amendment would facilitate the Proposed Project and allow for greater housing stock within the County, providing additional housing opportunities for County residents.

Additionally, the increased housing stock would assist with the County's ability to meet its Regional Housing Needs Assessment projections.

4. THE PROPOSED AMENDMENT WILL PROVIDE A REASONABLE AND LOGICAL EXTENSION OF THE EXISTING LAND USE PATTERN IN THE SURROUNDING AREA.

The Proposed Amendment would expand the existing land uses immediately adjacent to the site without creating land use islands or implementing spot zoning. The extension of the higher density to the Project Site is a logical extension of the existing land use pattern.

5. THE PROPOSED AMENDMENT DOES NOT CONFLICT WITH PROVISIONS OF THIS DEVELOPMENT CODE.

The Proposed Amendment is consistent with the development standards of Multiple Residential zones established in the Development Code. Multiple Residential zones are required to have a minimum density of 11 du/ac. The Project proposed a density of approximately 14 du/ac. Additionally, the site meets the minimum parcel size requirements and development standards identified in Table 82-8A and Table 82-9A of the Development Code.

6. THE PROPOSED AMENDMENT WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON SURROUNDING PROPERTY.

The Proposed Amendment would expand the existing land uses immediately adjacent to the site without creating land use islands or implementing spot zoning. The potential impacts of the Proposed Amendment was analyzed, together with the implementing Project, as part of the County's preparation of an Initial Study/Mitigated Negative Declaration (MND). The MND concludes that the Project will not have a substantial impact with the implementation of feasible mitigation measures. Reasonable conditions of approval have been adopted to ensure the Project will not have a substantial adverse effect on surrounding property.

7. THE AFFECTED SITE IS PHYSICALLY SUITABLE IN TERMS OF DESIGN, LOCATION, SHAPE, SIZE, OPERATING CHARACTERISTICS, AND THE PROVISION OF PUBLIC AND EMERGENCY VEHICLE (E.G., FIRE AND MEDICAL) ACCESS AND PUBLIC SERVICES AND UTILITIES (E.G., FIRE PROTECTION, POLICE PROTECTION, POTABLE WATER, SCHOOLS, SOLID WASTE COLLECTION AND DISPOSAL, STORM DRAINAGE, WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL, ETC.), TO ENSURE THAT THE PROPOSED OR ANTICIPATED USES AND/OR DEVELOPMENT WOULD NOT ENDANGER, JEOPARDIZE, OR OTHERWISE CONSTITUTE A HAZARD TO THE PROPERTY OR IMPROVEMENTS IN THE VICINITY IN WHICH THE PROPERTY IS LOCATED.

The Project site is bounded by three roadways: Seville Avenue, Banana Avenue, and Buena Vista Drive. Additionally, proposed improvements in the site include two points of access with one on Buena Vista Drive and another on Banana Avenue. Accordingly, the Project as conditioned is suitable to ensure that the development would not endanger, jeopardize, or otherwise constitute a hazard to properties in the vicinity of the Project.

FINDINGS FOR TENTATIVE MAPS (Development Code Section 87.02.060(a)(1))

In accordance with Section 87.02.060(a) of the Development Code, the following findings are made in the affirmative in order to approve the Project's Tentative Tract Map:

1. THE PROPOSED MAP, SUBDIVISION DESIGN, AND IMPROVEMENTS ARE CONSISTENT WITH THE POLICY PLAN, ANY APPLICABLE COMMUNITY PLAN, AND ANY APPLICABLE SPECIFIC PLAN.

The proposed Project is consistent with the goals, policies, and development standards of the Countywide Plan's Policy Plan and Development Code. Table 2 of the Planning Commission Staff Report entitled "Policy Plan Consistency" is incorporated by reference as supporting facts of the Project's consistency with the goals and policies of the Policy Plan. No community or specific plans have been established for the site.

2. THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE AND PROPOSED DENSITY OF DEVELOPMENT.

The subject property is largely vacant and undeveloped with a single residential structure and two storage structures on the eastern side. The subject property is bound on the north by Seville Avenue, on the east by Banana Avenue, and on the west by Buena Vista Drive and would maintain public access to both Banana Avenue, and Buena Vista Drive. The site would allow for adequate access and spacing for the proposed structures.

3. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The subject property does not contain sensitive species noted by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service. Furthermore, a MND was prepared for the Project which concluded that the implementation of the Tentative Tract Map would not create a significant impact which could not be reduced through mitigation.

4. THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.

The Tentative Tract Map would not alter the surrounding area in a manner that would create additional hazards or impede emergency services in the vicinity of the Project. The Project includes two points of access into the site designed to be suitable for emergency vehicle ingress and egress.

5. THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

The Project would be implemented on a parcel which does not currently contain access easements. The subject property is bound on the north by Seville Avenue, on the east by Banana Avenue, and on the west by Buena Vista Drive and would maintain public access to both Banana Avenue, and Buena Vista Drive.

6. THE DISCHARGE OF SEWAGE FROM THE PROPOSED SUBDIVISION INTO THE COMMUNITY SEWER SYSTEM WILL NOT RESULT IN VIOLATION OF EXISTING REQUIREMENTS PRESCRIBED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.

The Project does not propose uses which would directly or intentionally discharge sewage or wastewater in a manner that would result in a violation of wastewater effluent regulations.

7. THE DESIGN OF THE SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES.

The subdivision would allow for the development of modern condominium structures along with internal Heating, Ventilation, and Air Conditioning (HVAC) system. Additionally, the Project includes the provision of shaded outdoor structures and balconies for residents and guests which provide passive cooling locations throughout the site.

8. THE PROPOSED SUBDIVISION, ITS DESIGN, DENSITY, AND TYPE OF DEVELOPMENT AND IMPROVEMENTS CONFORMS TO THE REGULATIONS OF THIS DEVELOPMENT CODE AND THE REGULATIONS OF ANY PUBLIC AGENCY HAVING JURISDICTION BY LAW.

The proposed Project would facilitate the creation of 68 condominium lots on a 4.85-acre parcel with amended Medium Density Residential land use and Multiple Residential zoning designations. Medium Density Residential land uses are required to have a development density of 5 to 20 dwelling units per acre (du/ac) and Multiple Residential zones are required to have a minimum density of 11 du/ac. The Project proposed a density of approximately 14 du/ac meeting both the requirements of the Countywide Plan's Policy Plan and the Development Code. Additionally, the site meets the minimum parcel size requirements and development standards identified in Table 82-8A and Table 82-9A of the Development Code.

FINDINGS FOR CONDITIONAL USE PERMIT (Development Code Section 85.06.040(a))

In accordance with Section 85.06.040(a) of the Development Code, the following findings are made in the affirmative in order to approve the Project's Conditional Use Permit:

1. THE SITE FOR THE PROPOSED USE IS ADEQUATE IN TERMS OF SHAPE AND SIZE TO ACCOMMODATE THE PROPOSED USE AND ALL LANDSCAPING, OPEN SPACE, SETBACKS, WALLS AND FENCES, YARDS, AND OTHER REQUIRED FEATURES PERTAINING TO THE APPLICATION.

The proposed Project would occupy the entirety of the subject parcel on previously unimproved surfaces. Existing improvements currently occupying the proposed structure area include a single family residential and two storage structures as well as a driveway and irrigation system. The Project has been designed to include walls, open space, and landscaping as required by the Development Code. This includes required amenities for multiple family residential projects listed in Development Code Section 84.16.070(b)(4). Additionally, the site meets the minimum parcel size requirements and development standards identified in Table 82-8A and Table 82-9A of the 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.

The subject property is bound on the north by Seville Avenue, on the east by Banana Avenue, and on the west by Buena Vista Drive and would maintain public access to both Banana Avenue, and Buena Vista Drive. The Project includes two points of access into the site designed to be suitable for emergency vehicle ingress and egress.

3. THE PROPOSED USE WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON ABUTTING PROPERTY OR THE ALLOWED USE OF THE ABUTTING PROPERTY,

WHICH MEANS THE USE WILL NOT GENERATE EXCESSIVE NOISE, TRAFFIC, VIBRATION, LIGHTING, GLARE, OR OTHER DISTURBANCE. IN ADDITION, THE USE WILL NOT SUBSTANTIALLY INTERFERE WITH THE PRESENT OR FUTURE ABILITY TO USE SOLAR ENERGY SYSTEMS.

The proposed use would not generate disturbances which would affect nearby properties. The nature and design of the Project would not inhibit future potential for residential solar energy uses on the site.

- 4. THE PROPOSED USE AND MANNER OF DEVELOPMENT ARE CONSISTENT WITH THE GOALS, MAPS, POLICIES, AND STANDARDS OF THE POLICY PLAN AND ANY APPLICABLE COMMUNITY OR SPECIFIC PLAN.**
5. The proposed Project is consistent with the goals, policies, and development standards of the Countywide Plan's Policy Plan and Development Code. Table 2 of the Planning Commission Staff Report entitled "Policy Plan Consistency" is incorporated by reference as supporting facts of the Project's consistency with the goals and policies of the Policy Plan. No community or specific plans have been established for the site. **THERE IS SUPPORTING INFRASTRUCTURE, EXISTING OR AVAILABLE, CONSISTENT WITH THE INTENSITY OF THE DEVELOPMENT, TO ACCOMMODATE THE PROPOSED PROJECT WITHOUT SIGNIFICANTLY LOWERING SERVICE LEVELS.**

The proposed Project would be accommodated by the existing water, sewer, electrical, and telecommunication infrastructure of the area.

- 6. THE LAWFUL CONDITIONS STATED IN THE APPROVAL ARE DEEMED REASONABLE AND NECESSARY TO PROTECT THE OVERALL PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.**

This facility was reviewed and conditioned by various County agencies and divisions to ensure compliance with County development standards. Therefore, the conditions stated in the approval are deemed necessary to protect public health, safety, and general welfare.

- 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 proposed Project was designed in a manner to not interfere with the future ability of the property owner to install a solar energy system. The project would not impede the development of solar energy generation systems on adjacent parcels.

FINDINGS FOR THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

- 1. THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT, SUBJECT TO IMPLEMENTATION OF THE PROPOSED CONDITIONS OF APPROVAL AND MITIGATION MEASURES.**

Pursuant to the provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, an Initial Study/Mitigated Negative Declaration (MND) was prepared for the Project. The County finds that there is no substantial evidence in light of the whole record that the Project may have a significant effect on the environment with implementation of feasible mitigation measures identified in the MND. The

MND represents the independent judgment and analysis of the County acting as the lead agency for the Project.

EXHIBIT D



**COUNTY OF SAN BERNARDINO
NOTICE OF OPPORTUNITY TO CONSULT
Bloomington Condominium Project**

In accordance with Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18), we are responding to your request to be notified of projects in the geographic area that is traditionally and culturally affiliated with your Tribe and that will be reviewed by this entity under CEQA.

Project Title: Bloomington Condominium Project

Project No.: PROJ-2024-00130

Project Location: 8428 Banana Ave, Fontana CA 92335; APNs: 0230-031-67, -68

Project Description: GENERAL PLAN AMENDMENT TO AMEND THE LAND USE CATEGORY FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR), AND A ZONE CHANGE FROM SINGLE RESIDENTIAL (RS) TO MULTIPLE RESIDENTIAL (RM), WITH A CONDITIONAL USE PERMIT AND TTM 20727 TO SUBDIVIDE TWO (2) PARCELS INTO SIXTY-EIGHT (68) PARCELS TO ALLOW 68 CONDOS.

Notice of Opportunity to Consult: In accordance with Sections 21080.3.1(d) and 65352.3(a) of the PRC, you have 90 days from the receipt of this letter to request consultation in writing for this project. Please send your written request to:

**San Bernardino County
Land Use Services Department - Planning Division
John Nsofor, AICP
385 North Arrowhead Avenue
San Bernardino, CA 92415**

You may obtain more information about the project or request consultation by contacting the Planner directly at (909) 387-3025 or via email at John.Nsofor@lus.sbcounty.gov. In your request, please reference the project name and number as indicated above.

If we do not receive a request within 90 days of your receipt of this letter, we will proceed forward in the CEQA review process without consultation.

John Nsofor, AICP, Contract Planner

County of San Bernardino
Land Use Services Department - Planning Division
385 North Arrowhead Avenue
San Bernardino, CA 92415

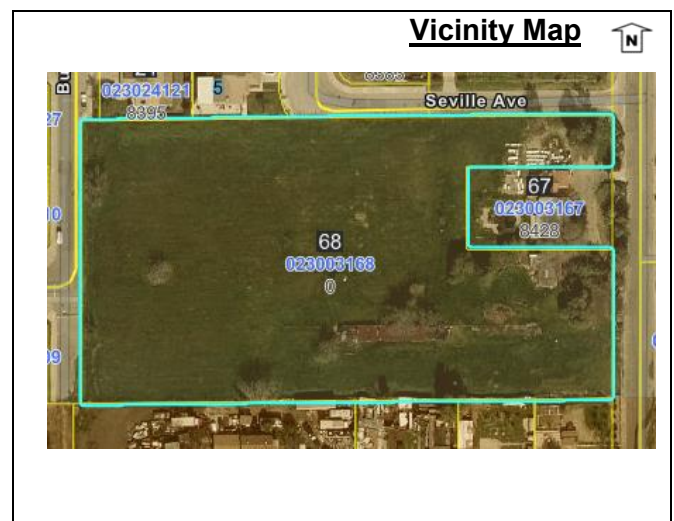


EXHIBIT E



**COUNTY OF SAN BERNARDINO
NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / NEGATIVE DECLARATION
BLOOMINGTON CONDOMINIUM PROJECT**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) that identifies and evaluates the environmental impacts of the Bloomington Condominium Project.

Project Title: Bloomington Condominium Project

Project No.: PROJ-2024-00130

Project Location: 8428 Banana Avenue, Fontana; APNs: 0230-031-67, -68

Project Description: General Plan Amendment to amend the land use category from Low Density Residential (LDR) to Medium Density Residential (MDR), and a Zone Change from Single Residential (RS) to Multiple Residential (RM), with a Conditional Use Permit and Tentative Tract Map 20727 to subdivide 2 parcels into 68 parcels to allow 68 condos located at 8428 Banana Avenue, Fontana, in the community of Fontana.

Environmental Review and Public Comment: The circulation of the Draft Initial Study/Mitigated Negative Declaration is to encourage written public comments. Interested persons can review the Draft IS/MND at the following physical location:

**Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187**

You may obtain the document in electronic format at <https://lus.sbcounty.gov/planning-home/environmental/valley-region/> or by emailing the Planner at john.nsofor@lus.sbcounty.gov. To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The comment period for the IS/MND closes on **January 22, 2026, at 5 PM**. Please submit comments to john.nsofor@lus.sbcounty.gov or to:

**San Bernardino County
Land Use Services Department - Planning Division
John Nsofor, AICP
385 North Arrowhead Avenue
San Bernardino, CA 92415**



A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE SAN BERNARDINO COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of San Bernardino County, at its regular meeting on **Thursday, January 22, 2026**, will conduct a public hearing to consider:

Proposal: General Plan Amendment to amend the land use category from Low Density Residential (LDR) to Medium Density Residential (MDR), and a Zone Change from Single Residential (RS) to Multiple Residential (RM), with a Conditional Use Permit and Tentative Tract Map 20727 to subdivide 2 parcels into 68 parcels to allow 68 condos located at 8428 Banana Avenue, Fontana, in the community of Fontana; (APNs: 0230-031-67, -68)

Project #PROJ-2024-00130.

Date filed: August 22, 2024

Environmental Determination: Adoption of a Mitigated Negative Declaration will be considered for compliance with the California Environmental Quality Act. The document meets the State requirements of the California Environmental Quality Act. Interested parties can view the Initial Study/Environmental Checklist and supporting documentation online at: <https://lus.sbcounty.gov/planning-home/environmental/valley-region/>

Time and Place of Hearing: 9:00 a.m. or thereafter, in the Chamber of the Board of Supervisors, County Government Center, 385 North Arrowhead Avenue, First Floor, San Bernardino, CA.

Hearing Participation: Any person affected by this application may submit their concerns in writing prior to the hearing or appear in person and be heard in support of or in opposition to the proposal at the time of the hearing.

If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing. Due to time constraints and the number of people wishing to give oral testimony, time restrictions may be placed on oral testimony at the public hearing regarding this proposal. You may wish to make your comments in writing to ensure that you are able to express yourself adequately, if so, please contact John Nsofor at: john.nsofor@lus.sbcounty.gov.

The proposed project application and environmental findings may be viewed at the Planning Division at: 385 N. Arrowhead Avenue, San Bernardino, CA 92415 from 8:00 a.m. until 4:30 p.m., Monday through Friday. To ensure that someone will be available to assist you, staff request that you call the Planning Division at (909) 387-8311 to set a time to review the documents. NOTE: The Planning Commission, in its deliberation, could approve an alternative proposal for the above Project.

The Planning Commission meeting is accessible to people with disabilities. If you require a reasonable modification or accommodation for a disability, requests should be made through the Planning Commission Secretary at least 72 hours prior to the meeting. The Secretary's telephone number is (909) 387- 3020 and the office is located at 385 North Arrowhead Avenue, First Floor, San Bernardino, California, 92415.