

**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:	0260-011-23 & -25	USGS Quad:	Fontana 7.5
Applicant:	Cortez Property Management, LLC	T, R, Section:	T1S R5W Sec. 35
Location	11317 Lilac Ave., Bloomington CA	Thomas Bros	Page 605, Grid G7, San Bernardino and Riverside Counties (2013)
Project No:	PROJ-2021-00021	Community Plan:	Community of Bloomington
Rep	Salvador Cortez	LUC: Zone:	LI: Limited Industrial Bloomington/Single Residential -1 Acre Minimum -Additional Agriculture (BL/RS-1-AA)
Proposal:	Zoning Amendment and Conditional Use Permit to construct and operate a Truck Terminal for a Truck Tractor Maintenance facility on 2.4 acres.	Overlays:	Additional Agricultural; Biological Resource for burrowing owl

PROJECT CONTACT INFORMATION:

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

Contact person: Oliver Mujica, Contract Planner III
Phone No: (909) 387-4002 **Fax No:** (909) 387-4422
E-mail: Oliver.Mujica@lus.sbcounty.gov

PROJECT DESCRIPTION:

Summary

Cortez Property Management, LLC (Applicant) is requesting approval of a Zoning Amendment from Single Residential (RS) to Community Industrial (IC) and Conditional Use Permit to allow for the renovation, construction and operation of an existing truck tractor storage facility with maintenance repair capacity in the unincorporated community of Bloomington, San Bernardino County (see Figure 1 - Regional Map). The 2.4-acre Project Site is located on the southeast corner of the intersection of Jurupa Avenue and Lilac Avenue (see Figure 2 - Project Vicinity). It consists of Assessor's Parcel Numbers (APNs) 0260-011-23 and -25.

The Project Site is currently developed with a truck storage and minor repair facility and ordinarily the issuance of a Minor Use Permit (MUP) is required for the operations; however, because the project required a health risk assessment, Development Code Section 85.06.050(a) states that a

Conditional Use Permit shall be processed. Furthermore, per Table 82-18A, the IC land use zoning district shall have a minimum lot area of 5 acres. As the Project Site is only 2.4 acres, a Conditional Use Permit would be required. The company's truck tractors (no trailers) are stored at the end of shifts and as needed; truck repairs are conducted on site. The operator leases the truck tractors to nearby distribution facilities to pick-up and deliver trailers from those facilities. The operator owns no trailers.

The Project Site currently includes two metal canopy structures totaling approximately 13,800 square feet for maintenance operations; these structures would be demolished to be rebuilt and improved as one new enclosed 15,000 square-foot building (see Figure 3). In addition, the existing 2,261 square-foot office building and 1,549 square-foot shop on-site are proposed to be rebuilt at the same location and square-footage and maintain the same uses of office and storage. The Project Site is mostly unpaved and there are no defined parking spaces.

The facility currently employs 40 people that include office, maintenance, and drivers, and 40 to 50 truck-tractors operate from the site. Under the proposed Project conditions, staffing may be increased by no more than 15 additional employees, and the number of tractors owned by the Operator are expected to remain the same. The percentage of truck tractors that are typically in for service averages 5 at any one time.

The Project Site occurs within the land use category of Limited Industrial and is currently zoned Bloomington/Single Residential – 1 Acre Minimum – Additional Agriculture (BL/RS-1-AA). The proposed Project would provide light maintenance services for tractors, and therefore will require a Zoning Amendment to Community Industrial (BL/IC). Subject to approval of a CUP, the proposed Project would be an allowable use within the BL/IC zoning district. The establishment of the Community Industrial zoning district would bring the zoning into conformance with the established Land Use Category, Limited Industrial.

Under proposed conditions, the Project Site would be developed with 16,143 square-feet of landscaping along the property boundary and 73,138 square-feet of hardscape. The proposed Project would provide 26 standard parking spaces, 2 handicap-accessible spaces, and 46 truck parking spaces for tractors and other service vehicles.

Access to the Project Site is currently provided by an existing driveway on an unimproved portion of Lilac Avenue south of Jurupa Avenue. The Proposed Project would provide a 30-foot setback from the current western property line to provide a public easement for future improvements to Lilac Avenue as a cul-de-sac. Access to the Project Site would continue to be provided from Lilac Avenue by a proposed 26-foot-wide driveway.

Surrounding Land Uses and Setting

The Project Site is within the boundaries of the unincorporated community of Bloomington, San Bernardino County. The community of Bloomington is an environmental justice community and is considered a sensitive environment as identified in the Countywide Policy Plan.

As shown on the San Bernardino County Land Use Map, the Project Site is within a Limited Industrial land use category. The following table lists the existing adjacent land uses and zoning.

Existing Land Use and Land Use Category ¹			
Location	Existing Land Use	Land Use Category	Zoning
Project Site	Tractor Repair Facility	Limited Industrial (LI)	Bloomington/Single Residential -1 Acre Minimum -Additional Agriculture (BL/RS-1-AA)
North	Single-family residences	Very Low Density Residential 0-2 du/ac max (VLDR)	Bloomington/Single Residential -1 Acre Minimum -Additional Agriculture (BL/RS-1-AA)
South	Vacant	Limited Industrial (LI)	Bloomington/Single Residential -1 Acre Minimum -Additional Agriculture (BL/RS-1-AA); Agua Mansa Industrial Corridor/Specific Plan-Medium Industrial (AM-SP-MED-IND)
East	Single-family residence with farm	Limited Industrial (LI)	Bloomington/Single Residential -1 Acre Minimum -Additional Agriculture (BL/RS-1-AA)
West	Vacant	Limited Industrial (LI)	Community Industrial (IC)

The nearest sensitive receptors to the proposed Project are the single-family residence adjacent to the east and single-family residences on the north side of Jurupa Avenue. The Project Site is located within an Additional Agricultural overlay and Biological Resource for burrowing owl overlay.

Project Site Location, Existing Site Land Uses and Conditions

The Project Site, at 11317 Lilac Avenue, is located at the southeast corner of Jurupa Avenue and Lilac Avenue in the Land Use Category of Limited Industrial and zoning of Bloomington/Single Residential -1 Acre Minimum -Additional Agriculture (BL/RS-1-AA). The Project Site is located in area mixed with industrial and residential uses in the unincorporated community of Bloomington in San Bernardino County. There are current residential uses adjacent to the north of the Project Site and a proposed residential development to the north under County review. According to aerial photographs, the Project Site was agriculturally utilized from as early as the 1930s to the early 1950s. According to Assessor’s records, in 1947, the present 1,000-square-foot residence on-site was constructed and between 1948 and 1952, the two corrugated metal shade structures located south of the residence were constructed. By 1952, the Project Site appears to have been used for parking and storage. Between 1990 and 1994, a two-car garage with a bathroom addition was constructed on the east façade of the residence. The Proposed Project is pending approval of a Zoning Amendment and a Conditional Use Permit to continue with the current light industrial uses at the site.

¹ [LU-1 Land Use Map](#)



Several tractors, trailers, and RVs parked at the Project Site.



Existing metal canopy structure.



Second existing metal canopy structure.



Residence with garage used as office and shop.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

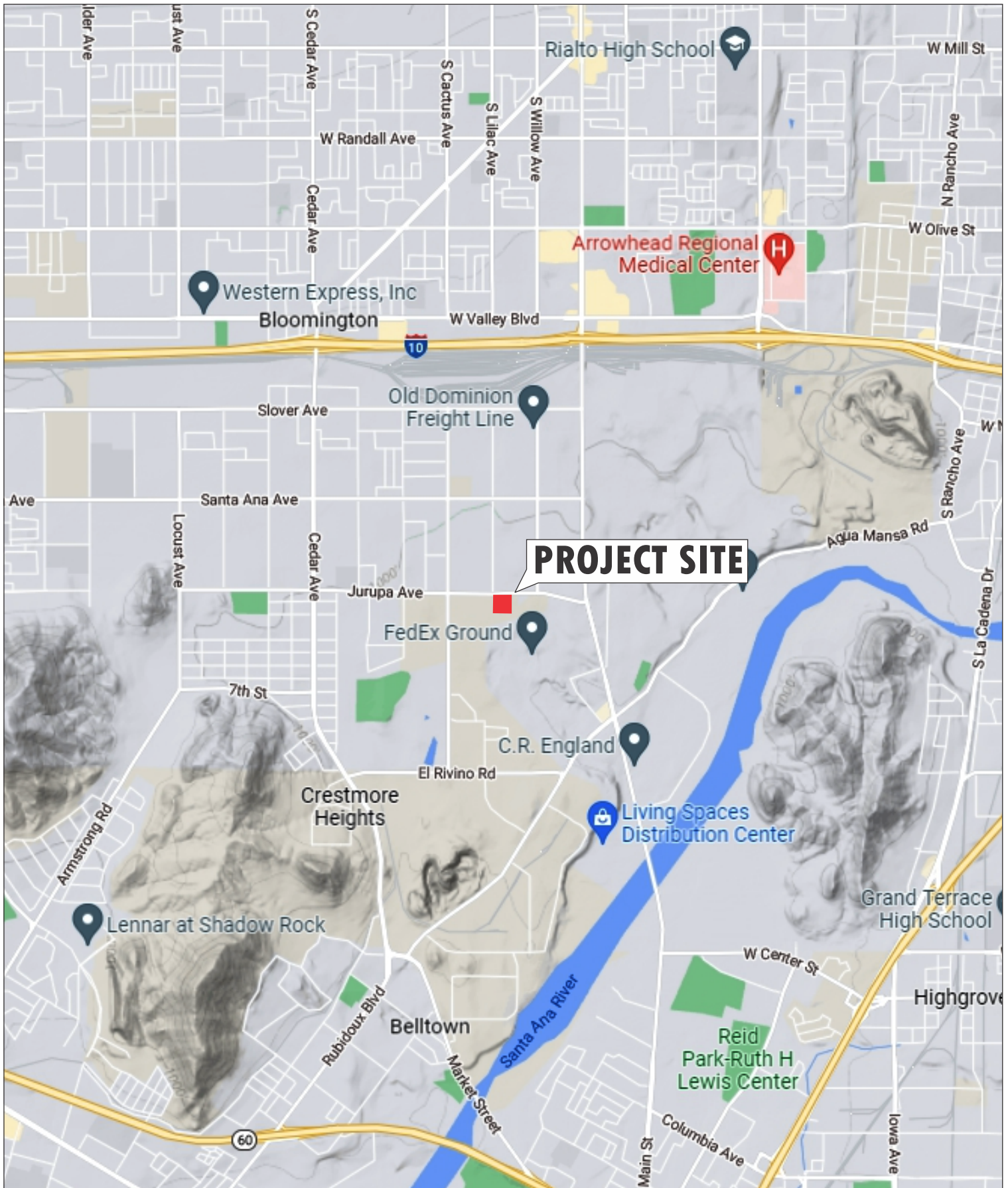
Federal: None.

State of California: California EPA Hazardous Materials Business Plan; California DTSC Permanent Hazardous Waste Identification Number? (see conditions from Fire Dept and determine whether these apply.)

San Bernardino County: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, Special Districts, Public Works, San Bernardino County Fire Protection District -Office of the Fire Marshall - Hazardous Materials Section.

Regional: None.

Local: None.



REGIONAL LOCATION

11317 Lilac Avenue
Bloomington, California

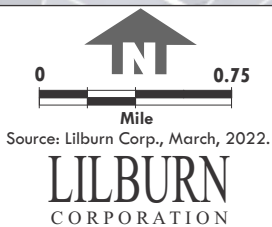


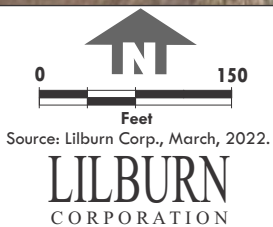
FIGURE 1



PROJECT SITE

PROJECT VICINITY

11317 Lilac Avenue
Bloomington, California



Source: Lilburn Corp., March, 2022.

FIGURE 2

PROPERTY OWNER/APPLICANT:

CORTEZ PROPERTY MANAGEMENT, LLC
14739 PROCTOR AVENUE
CITY OF INDUSTRY, CA 91746

PROJECT DESCRIPTION:

DEVELOP A TRUCK PARKING & REPAIR FACILITY WITH OFFICE BUILDING, ADDITIONAL PARKING STALLS, BASIN, FENCING, AND LANDSCAPING ALONG PARCEL FRONTAGE, ONLY OUTDOOR STORAGE WILL BE TRUCK TRACTORS.

LEGAL DESCRIPTION:

THE NORTH 360 FEET OF GOVERNMENT LOT 2, SECTION 35 TOWNSHIP 1 SOUTH, RANGE 5 WEST, WEST OF PROPERTY FROM DOCUMENT IN BOOK 1884, PG 11; EXCEPTING THEREFROM THE WEST 30 FEET AND THE EAST 25 FEET.

PROJECT INFORMATION:

ASSESSOR'S PARCEL NO.: 0260-011-23 & -25
EXISTING ZONING: SINGLE RESIDENTIAL-1 (RS-1) ADDITIONAL AGRICULTURAL (AA)
EXISTING LAND USE: RESIDENCE & TRUCKING FACILITY
PROPOSED LAND USE: COMMUNITY INDUSTRIAL (IC)
REFUSE ENCLOSURE: 12'X17'-4" PER COUNTY STANDARD TRASH ENCLOSURE
CABLE: CHARTER COMMUNICATIONS (833) 694-9259
WATER PURVEYOR: WEST VALLEY WATER DISTRICT (909) 875-1804
GAS PURVEYOR: SOUTHERN CALIFORNIA GAS CO. (909) 335-7793
ELECTRICITY PURVEYOR: SOUTHERN CALIFORNIA EDISON (909) 793-2061
TELEPHONE PURVEYOR: GENERAL TELEPHONE (909) 797-8277

LEGEND:

ASPH ASPHALTIC CONCRETE SURFACE	[Symbol]	EXISTING CONCRETE SURFACE
BT BOTTOM OF TRENCH	[Symbol]	PROPOSED CONCRETE SURFACE TO BE REMOVED
CB CATCH BASIN	[Symbol]	EXISTING AC PAVEMENT
C&G CURB AND GUTTER	[Symbol]	
CL CENTER LINE	[Symbol]	
DDC DOUBLE DETECTOR CHECK	[Symbol]	
DWY DRIVEWAY	[Symbol]	
(E) EXISTING	[Symbol]	RIGHT OF WAY
FF FINISH FLOOR	[Symbol]	PROPERTY LINE
FG FINISH GRADE	[Symbol]	CENTERLINE
FL FLOWLINE	[Symbol]	PROPOSED BLOCK OR STONE WALL
FS FINISHED SURFACE	[Symbol]	FLOWLINE
GB GRADE BREAK	[Symbol]	FILL SLOPE
GW GUY WIRE	[Symbol]	
INV INVERT OF PIPE	[Symbol]	
MH MANHOLE	[Symbol]	
N/S NOT TO SCALE	[Symbol]	
PP POWER POLE	[Symbol]	
ST STREET	[Symbol]	
TC TOP OF CURB	[Symbol]	
TF TOP OF FOOTING	[Symbol]	
TW TOP OF WALL	[Symbol]	
TYP TYPICAL	[Symbol]	
W WROUGHT IRON	[Symbol]	
WM WATER METER	[Symbol]	

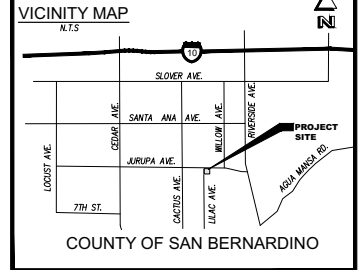
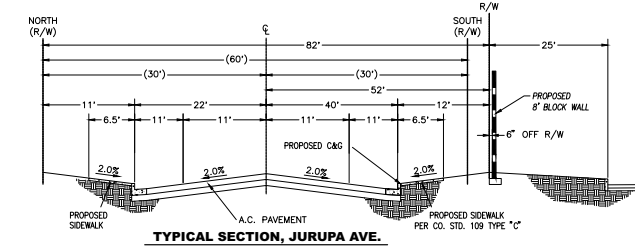
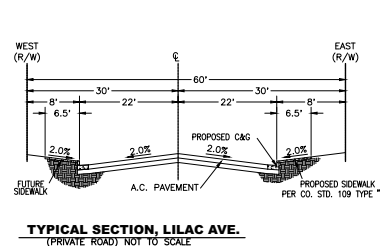
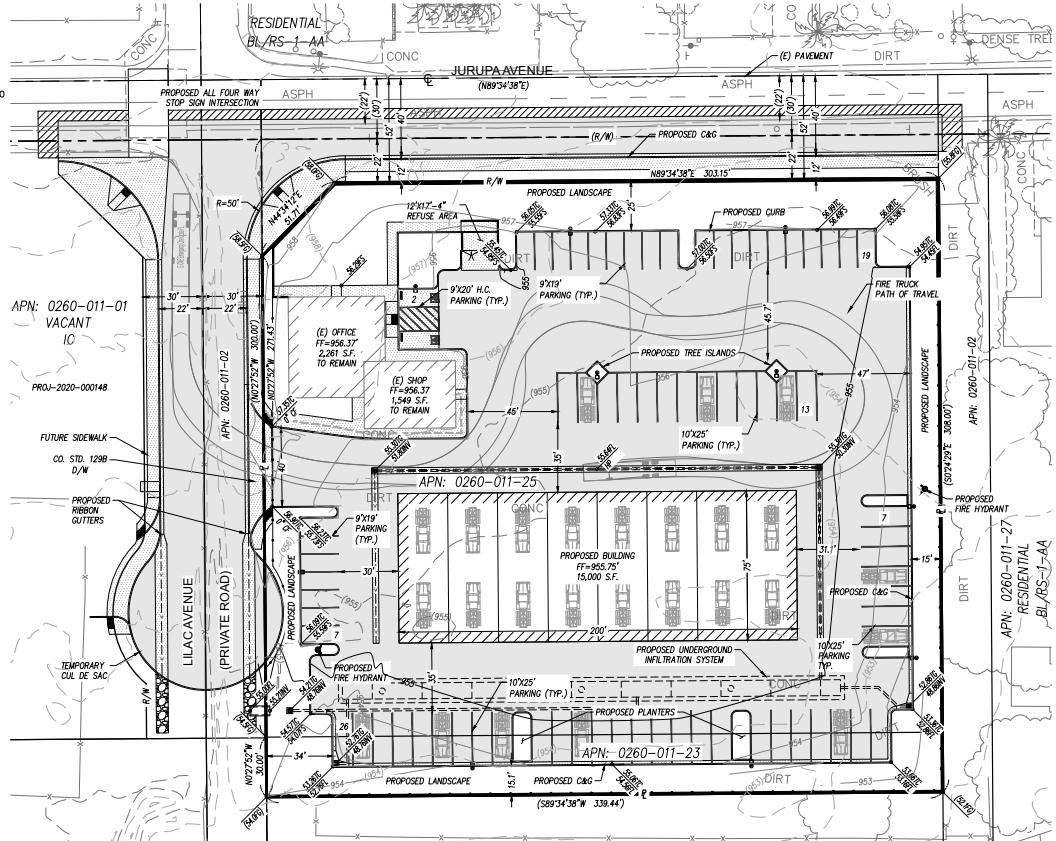
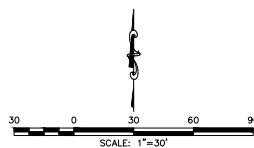
BENCHMARK:

DESIGNATION: 016-88 (CITY OF RIALTO)
DESCRIPTION: CITY OF RIALTO BRASS DISC SET IN TOP OF CURB 30 FT. SOUTH OF CENTERLINE SANTA ANA 61 FT. WEST OF GOVERNMENT CACTUS.
ELEVATION: 1004.84' (NOV029)

BASIS OF BEARINGS:

THE CENTERLINE OF JURUPA AVE. PER RS 07-237 RS 146/50-51 BEARING: N89°35'03"E

SITE PLAN
11317 LILAC AVENUE
BLOOMINGTON, SAN BERNARDINO COUNTY, CA
APN: 0260-011-23 & 0260-011-25



TOTAL PARCEL COVERAGE:

SUBJECT	AREA	%
BUILDING	15,000 S.F.	14.38%
HARDSCAPE	73,136 S.F.	70.13%
LANDSCAPE	16,143 S.F.	15.49%
TOTALS	104,281 S.F.	100% (2.39 AC.)

PARKING ANALYSIS:

REQUIREMENTS:	OFFICE:	1 SPACE/250 S.F.	2,261 S.F. = 10 SPACES
WAREHOUSE:	1 SPACE/1,000 S.F.	16,549 S.F. = 17 SPACES	
TOTAL:	10 + 17 = 27 SPACES		
STANDARD TRUCK PARKING:	26 SPACES		
H.C. ACCESSIBLE:	46 SPACES		
TOTAL:	2 SPACES		
	74		

FEMA FLOOD ZONE:
ALL PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE X: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."
PER FLOOD INSURANCE RATE MAP NO. 060710R667H (NOT PROVIDED)

BUILDING SETBACK:

FRONT	25 FT. MIN.
REAR	10 FT. MIN.
SIDE-INTERIOR	10 FT. MIN.
SIDE-STREET	25 FT. MIN.

PER SAN BERNARDINO COUNTY DEVELOPMENT CODE 02.06.060 TABLE 02-19A.

BENADIMAN TEL: 909-488-2888

TRUCK TRACTOR MAINTENANCE FACILITY
11317 LILAC AVENUE
BLOOMINGTON, CA 92316
APN: 0260-011-23 & -25

REVISIONS

NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: CORTEZ PROPERTY MANAGEMENT, LLC
DRAWN BY: KBO SCALE: 1" = 30'
CHECKED BY: EJB JOB NO.: 225501 SHEET: 1 OF 1 **SP1**
DISREGARD PRINTS BEARING EARLIER REVISION DATES: 01-23-2024



SITE PLAN
11317 Lilac Avenue
Bloomington, California

FIGURE 3

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

On October 2, 2023, the San Bernardino County mailed notification pursuant to AB52 to the following tribes: Morongo Band of Mission Indians, Yuhaaviatam of San Manuel Nation, Soboba Band of Luiseno Indians, Gabrieleño Band of Mission Indians, Fort Mojave Indian Tribe, Colorado River Indian Tribes. Requests for consultations were due to the County by November 2, 2023. The table below shows a summary of comments and responses.

AB 52 Consultation

Tribe	Comment Letter Received	Summary of Response	Conclusion
Gabrieleño Band of Mission Indians- Kizh Nation	10/19/2023	Request for Consultation	Concluded
Yuhaaviatam of San Manuel Nation	11/16/2023	Mitigation measures provided	Concluded

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.

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

3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

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

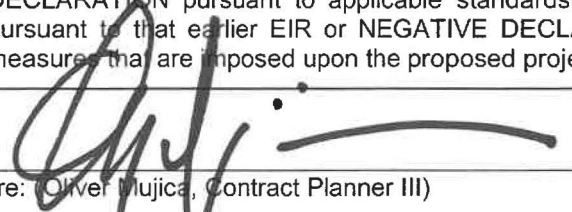
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: Based on this initial evaluation, the following finding is made:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or 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: (Oliver Mujica, Contract Planner III)

DECEMBER 10, 2024
 Date


 Signature: (Aron Liang, Planning Manager)

12.10.2024
 Date

<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>
I. AESTHETICS – 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"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Countywide Policy Plan, approved October 27, 2020, adopted November 27, 2020; San Bernardino Countywide Policy Plan Draft EIR; San Bernardino County Development Code

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

The Project Site is located within the City of Rialto Sphere of Influence, in the unincorporated Community of Bloomington, San Bernardino County. It is located in an urban area and surrounded by vacant land and single-family residences. Jurupa Hills can be viewed from Jurupa Avenue, adjacent to the Project Site. The Proposed Project would be limited to a maximum building height of 75 feet and would provide setbacks of 25 feet to the front, 25 feet to the side (street side), 10 feet to the side (interior), and 10 feet to the rear. The only proposed new structure is the maintenance building, which would be located near the center of the Project Site.² The Proposed Project would provide landscaping along the Project Site frontage. The proposed landscaping and required setbacks would limit the obstruction of views of Jurupa Hills. Per Policy Plan

² San Bernardino County. Development Code – Table 82-19A.

LU-4.5, the Proposed Project shall be consistent with and reinforce the physical and historical character and identity of the unincorporated communities.³ Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Project Site is adjacent to Jurupa Avenue and Lilac Avenue, neither of which are designated State scenic routes nor County Scenic Routes.⁴ The nearest scenic highway is State Route 38, which is an eligible scenic highway and located approximately 12 miles east of the Project Site.⁵ The Project Site is currently developed for light industrial uses and does not have scenic resources. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Project Site is located in an urbanized area⁶ based on information obtained from the U.S. Census 2020. A population of over 28,000 and more than 2,000 housing units surrounded by cities with populations of 50,000 or more qualifies Bloomington as an urbanized area.⁷ The Project Applicant is requesting a Zoning Amendment to change the existing zoning district from Bloomington/Single Residential – 1 Acre Minimum – Additional Agriculture (BL/RS-1-AA) to Community Industrial (BL/IC). The Proposed Project would provide parking and light maintenance services for tractors. Subject to approval of a CUP, the Proposed Project is an allowable use within the BL/IC zoning district. It would not conflict with applicable zoning and other regulations governing scenic quality. County Policy NR-4.1 states “We consider the location and scale of development to preserve regionally significant scenic vistas and natural features, including prominent hillsides, ridgelines, dominant landforms, and reservoirs.”⁸ The Project Site does not include any scenic vistas or natural features and as stated previously, the Proposed Project would not impact such resources. Under existing conditions, the Project Site is developed as a truck tractor maintenance facility with a single-family residence (used as office and shop) near the northwest corner of the property. The Proposed Project would provide landscaping along the property boundary, providing an aesthetically pleasing barrier between Project operations and

³ San Bernardino County. Countywide Plan Land Use Element. Updated October 27, 2020.

⁴ San Bernardino County. San Bernardino Countywide Policy Plan Draft EIR. Figure 5.1-1. Accessed November 6, 2020.

⁵ CalTrans. California State Scenic Highway System Map. Accessed October 14, 2024.

⁶ California Office of Planning and Research. Site Check. Accessed October 14, 2024.

⁷ [2020 Census Demographic Data Map Viewer](#)

⁸ San Bernardino County. Countywide Plan Natural Resources Element. Updated October 27, 2020.

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

Less Than Significant Impact

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

The Project Site is currently utilized as a truck tractor maintenance facility with a single-family residence (used as office and shop). As such, there are existing sources of light on-site. In addition, the Project Site is surrounded by single-family residences to the east and the north. The nearest sensitive receptors to the Project Site are the single-family residences to the north and to the east. The Proposed Project shall be subject to all applicable requirements of the Light Trespass Ordinance of the County Development Code.⁹ This ordinance minimizes direct glare through light shielding, and prevents excessive lighting, thereby minimizing light trespass and pollution caused by inappropriate or misaligned light fixtures and promote common courtesy among neighbors. The County Development Code further restricts light trespass from Commercial or Industrial uses, which the Project will be conditioned to satisfy. The Proposed Project will be designed to adhere to these lighting standards, and demonstration of compliance will be required prior to issuance of a building permit. Therefore, no significant 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

	<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>
II.	AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				

⁹ San Bernardino County Development Code – Section 83.07.060.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

SUBSTANTIATION: (Check if project is located in the Important Farmlands Overlay):
Countywide Policy Plan; Countywide Policy Plan Draft EIR

- 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?*

Under Policy NR-7.2 of the Countywide Policy Plan, Project applicants seeking to develop 20 or more acres of farmland (classified as prime, of statewide importance, or unique farmland) to non-agricultural uses are required to prepare an agricultural resource evaluation prior to Project approval. The Project Site is approximately 2.4 acres. As such, the Proposed Project would not be subject to preparing an agricultural resources evaluation. Moreover, no prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or within the immediate vicinity.¹⁰¹¹ Therefore, the Proposed Project would not convert farmland to a non-

¹⁰ San Bernardino County. Countywide Policy Plan Maps. NR-5 "Agricultural Resources." Accessed March 8, 2022.
¹¹ California Department of Conservation. Farmland Mapping & Monitoring Program. Accessed October 14, 2024.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

The Project Site is not under or adjacent to any lands under a Williamson Contract.¹² The Project Site has a current zoning of Bloomington/Single Residential – 1 Acre Minimum – Additional Agriculture (BL/RS-1-AA). The Additional Agriculture (AA) overlay is intended to create, preserve, and improve areas for small-scale and medium-scale agricultural uses utilizing productive agricultural lands for raising, some processing, and the sale of plant crops, animals, or their primary products. It is an overlay where agricultural uses exist compatibly with a variety of rural residential lifestyles.

The Proposed Project requires a Zoning Amendment to Community Industrial (IC) and elimination of the AA overlay. The Project Site is approximately 2.4 acres. As of the preparation of the Draft EIR for the Countywide Policy Plan, the valley region of the County was estimated to have 2,007 acres of land with the AA overlay.¹³ The Proposed Project would account for less than 0.2 percent of the total area with the AA overlay within the valley region. Therefore, elimination of the Project Site’s AA overlay would not be significant. In addition, the establishment of the Community Industrial zoning district would bring the zoning into conformance with the established Land Use Category, Limited Industrial. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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))?*

The Project Site is currently zoned BL/RS-1-AA. Approval of the Proposed Project would include a Zoning Amendment to IC, Community Industrial – which would be a consistent Zoning District for the Countywide Plan Land Use Designation, Limited Industrial. The Countywide Plan has identified this parcel and surrounding parcels as Limited Industrial. Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

¹² San Bernardino County. Countywide Policy Plan Maps. NR-5 “Agricultural Resources.” Accessed March 8, 2022.
¹³ Placemarks. San Bernardino Countywide Policy Plan Draft EIR. Agricultural and Forestry Resources. June 17, 2019.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

The Project Site is currently developed for light industrial uses 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. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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?*

The Project Site is currently zoned BL/RS-1-AA. The Proposed Project includes a Zoning Amendment to change the existing designation to IC. Implementation of the Proposed Project would not result in other change in the existing environment that would result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Conflict with or obstruct implementation of the applicable air quality plan? | <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"/> |

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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"/>

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

Countywide Policy Plan; CalEEMod Outputs for Proposed Project and Single-Family Residence; Lilac Avenue Truck Repair Facility Project Health Risk Assessment (HRA)

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

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 basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal 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 will result in an increase in the frequency or severity of existing California Ambient Air Quality Standards and National Ambient Air Quality Standards air quality violations, which would occur if regional or localized significance thresholds were exceeded; or (2) the project will exceed the assumptions in the AQMP based on the year of project build-out and phase. .

As shown below, the Proposed Project would not exceed regional or local thresholds.

The Project Site occurs within the land use category of Limited Industrial and the Proposed Project would be consistent with this land use category. The County currently designates the Project Site as Bloomington/Single Residential – 1 Acre Minimum – Additional Agriculture (BL/RS-1-AA), under which the Proposed Project is not an allowable use. The Proposed Project will require a Zone Change to Community Industrial (BL/IC).

An evaluation of potential air quality impacts related to the current permitted use (single-family residence) and the Proposed Project (i.e., Community Industrial) was prepared. The California Emissions Estimator Model (CalEEMod) recommended by the SCAQMD for all general development projects within the South Coast Air Basin was used to estimate project emissions. Operational emissions for the Proposed Project and single-family

Issues	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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residence were estimated using CalEEMod version 2022.1 (see Appendix A for Proposed Project CalEEMod outputs and Appendix B for Single-family residence CalEEMod outputs). Table 1 and Table 2 illustrate operational emissions associated with the current Countywide Policy Plan zoning and the Proposed Project.

As shown in Table 1, operational impacts resulting from the single-family residence, or the Proposed Project would not exceed SCAQMD thresholds. As shown in Table 2, Greenhouse Gas Emissions (GHG) would not exceed the County’s screening threshold of 3,000 MTCO₂e per year (Refer to Section VIII: GHG for additional information). Consequently, the Proposed Project would not result in a conflict or obstruction to the implementation of the AQMP.

**Table 1
Operational Emissions
(Pounds per Day)**

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Single-Family Residence	0.4	0.1	1.0	0.0	0.1	0.1
Proposed Project	1.7	4.4	16.0	0.1	1.4	0.3
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2022.1

**Table 2
Greenhouse Gas Operational Emissions
(Metric Tons per Year)**

Source/Phase	CO₂	CH₄	N₂O	R¹
Single-Family Residence	21.6	0.0	0.0	0.0
MTCO ₂ e ²	22.1			
Proposed Project	1,160	0.5	0.1	133
MTCO ₂ e ²	1,339			

Source: CalEEMod.2022.1

- 1) Common refrigerant GHGs used in air conditioning and refrigeration equipment.
- 2) Excludes construction emissions amortization.

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

Less Than Significant Impact

- 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?*

The Proposed Project’s construction and operational emissions were estimated using CalEEMod version 2022.1. The criteria pollutants estimated for 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, grading (fine and mass grading), building construction, paving, and architectural coating. Construction is anticipated to begin in 2023 and be completed in 2024. The resulting emissions generated by construction of the Proposed Project are shown in Table 3 and Table 4, which represent summer and winter construction emissions, respectively.

Table 3
Maximum Summer Construction Emissions
(Pounds per Day)

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2023	1.8	17.6	17.2	0.0	8.1	4.2
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2022.1

Table 4
Maximum Winter Construction Emissions
(Pounds per Day)

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2023	1.8	17.1	17.8	0.0	2.3	0.8
2024	20.1	11.4	12.5	0.0	0.6	0.5
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2022.1

As shown in Table 3 and Table 4, 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}).

Operational Emissions

The operational mobile source emissions were calculated using the Transportation Study Screening Assessment, dated October 4, 2022, prepared by Ganddini Group Inc. (Ganddini). Ganddini determined that the Proposed Project would generate approximately 299 net new daily trips with a mixture of automobile, and 2-axle and 3-axle trucks. The Proposed Project's long-term operational emissions have been calculated and are summarized below in Table 5 and Table 6.

<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>
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**Table 5
 Summer Operational Emissions Summary
 (Pounds per Day)**

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Mobile	1.1	4.2	15.0	0.1	1.4	0.3
Area	0.6	0.0	0.8	0.0	0.0	0.0
Energy	0.0	0.2	0.2	0.0	0.0	0.0
Totals	1.7	4.4	16.0	0.1	1.4	0.3
SCAQMD Threshold	55	55	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2022.1
 Emissions represent the daily maximum emissions.

**Table 6
 Winter Operational Emissions Summary
 (Pounds per Day)**

Source	ROG	NOX	CO	SO2	PM10	PM2.5
Mobile	1.0	4.5	11.8	0.1	1.4	0.3
Area	0.5	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.2	0.2	0.0	0.0	0.0
Totals (lbs./day)	1.5	4.7	12.0	0.1	1.4	0.3
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2022.1
 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 result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

A Health Risk Assessment (HRA) analysis, dated September 8, 2022, was prepared for the Proposed Project by Ganddini (see Appendix C). The HRA findings are summarized herein. Sensitive receptors include residential land uses, schools, day care centers, and other places where people reside, including prisons. The nearest sensitive receptors to the Project Site include the existing single family residential uses located adjacent to the east and approximately 55 feet to the north (across Jurupa Avenue) of the Project Site. Health risks from diesel particulate matter are twofold. First, diesel particulate matter is a

Issues	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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carcinogen according to the State of California. Second, long-term chronic exposure to diesel particulate matter can cause health effects to the respiratory system.

The assessment requires that a network of receptors be specified where the impacts can be computed at the various locations surrounding the Proposed Project. Receptors were located at existing sensitive receptors surrounding the Proposed Project. In addition, the identified sensitive receptor locations were supplemented by the specification of a modeling grid that extended around the Proposed Project to identify other potential locations of impact. The locations of the receptors are shown as orange triangles in Figure 4.

Cancer Risks

The highest cancer risk, child (2-16 years), is at receptor 5, and corresponds with a maximum risk of 4.61 in one million. The maximum 3rd trimester (0.25-year) cancer risk is at receptor 5; with a maximum cancer risk of 0.18 in a million. The highest infant (0-2 year) cancer risk is at receptor 5; with a maximum risk of 4.34 in one million and the highest adult (16-30 years) cancer risk is at receptor 5; with a maximum risk of 0.5 in one million. Therefore, no children, infants, or adults are exposed to cancer risks in excess of 10 in a million. The assessment of cancer-related health risk to sensitive receptors within the Project vicinity is based on the following most-conservative scenario:

- An unborn child in its 3rd trimester is potentially exposed to diesel particulate matter (DPM) emissions (via exposure of the mother) during the opening year.
- That child is born opening year and then remains at home for the entire first two years of life.
- From age 2 to 16, the child remains at home 100 percent of the time.
- From age 16 to 30, the child continues to live at home, growing into an adult that spends 73 percent of its time at home and lives there until age 30.

Based on the above, ultra-conservative assumptions, the 30.25-year, cumulative carcinogenic health risk to an individual born during the opening year of the Proposed Project and located in the Project vicinity for the entire 30-year duration, is a maximum of 9.64 in a million at receptor location 5. Therefore, as the maximum incremental cancer risk (MICR) does not exceed 10 in a million at any sensitive receptor location, the on-going operation of the Proposed Project would result in a less than significant impact due to the cancer risk from diesel emissions created by the Proposed Project. Furthermore, as noted above, the analysis is conservative as it includes all Project generated vehicle trips without incorporation of the reduction of existing uses.

Non-Cancer Risks

Hazard index (HIDPM) is an expression of the potential for non-cancer health effects. The resulting HIDPM for the Proposed Project is 0.002678. The criterion for significance is a Hazard Index increase of 1.0 or greater. Therefore, the on-going operations of the Proposed Project would result in a less than significant impact due to the non-cancer risk from diesel emissions created by the Proposed Project.



AERMOD MODEL SOURCE AND RECEPTOR PLACEMENT

11317 Lilac Avenue
Bloomington, California

FIGURE 4

<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>
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Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities as well as the temporary storage of domestic solid waste associated with the Proposed Project’s long-term operational uses. 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. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with San Bernardino County solid waste regulations. The Proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Potential sources that may emit odors during the on-going operations of the Proposed Project would include odor emissions from vehicular emissions and trash storage areas. Tractors would not be left to idle while they are parked or undergoing maintenance. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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IV. BIOLOGICAL RESOURCES - Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <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, and regulations or by the California | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Department of Fish and Wildlife or US Fish and Wildlife Service?				
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Countywide Policy Plan

- a) *Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The Project Site is currently developed and used as a truck tractor storage and repair facility. The ground has been graded, consisting of dirt and gravel. There is little to no vegetation. The property is fenced on all sides and gated at the entrance. As observed during the Site Visit conducted by Lilburn Corporation on March 9, 2022, the residence and garage are used as an office and shop. There are two existing metal canopy structures. Truck tractors, trailers, RVs, and passenger cars are parked randomly at Project Site as there are no defined parking spaces. The developed Project Site is located in an urban area mixed with industrial, commercial, and residential uses. Because of the existing conditions and surrounding development, a Biological Resources Assessment was deemed not necessary for the Project Site.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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Burrowing Owl

As reflected in the San Bernardino County Museum Biological Species Database, the Project Site is located in an area containing habitat for Burrowing Owl, a species of special concern.¹⁴ Although the Burrowing Owl has the potential to be present throughout southern California, the species thrives in sparse vegetation, short grass, and bare soil such as prairies, grasslands, desert and sagebrush steppe environments, and depend on burrows dug by prairie dogs, ground squirrels and tortoises.¹⁵ There are no other species of special concern known to occur on the Project Site.¹⁶ Given the existing development and activity on this site it is unlikely that the property contains any federally designated critical habitat.¹⁷

Stephen’s Kangaroo Rat

Stephen’s Kangaroo Rat (SKR) which is a federally threatened species under the Endangered Species Act may occur in southern California, specifically western Riverside County, western San Diego County and central San Diego County.¹⁸ According to the U.S. Fish and Wildlife service, SKR habitat consists of open grasslands and sparsely vegetated scrub. The existing developed condition of the Project parcel does not offer the proper habitat for the SKR to thrive.¹⁹ Further, the Bloomington community is not within the range of habitat for the Stephen’s Kangaroo Rat²⁰

Pacific Pocket Mouse

The Pacific Pocket Mouse which is federally endangered that also occurs in southern California. The Pocket mouse thrives in a habitat that is primarily associated with sandy soils in a range of habitats with open vegetation structure in coastal southern California, including dunes, strands, mesas and drainages with mixed coastal scrub, grasses and forbs. The existing developed condition of the Project parcel does not offer the proper habitat for the Pocket Mouse to thrive.²¹ Further, according to the U.S. Fish and Wildlife

¹⁴ San Bernardino County. San Bernardino County Biotic Resources - https://www.sbcounty.gov/Uploads/lus/GeneralPlan/cnty_all_biotic_resources_map_final.pdf

¹⁵ U.S. Fish and Wildlife Service: Burrowing Owl, Characteristics, Overview, Habitat. [Burrowing Owl \(Athene cunicularia\) | U.S. Fish & Wildlife Service](#). Accessed November 1, 2024

¹⁶ San Bernardino County. San Bernardino County Biotic Resources - https://www.sbcounty.gov/Uploads/lus/GeneralPlan/cnty_all_biotic_resources_map_final.pdf

¹⁷ Placeworks. San Bernardino Countywide Policy Plan Draft EIR. Biological Resources.

¹⁸ [Stephens’ Kangaroo Rat \(Dipodomys stephensi\) | U.S. Fish & Wildlife Service](#). Accessed November 1, 2024

¹⁹ U.S. Fish and Wildlife Service: Stephen’s Kangaroo Rat, Characteristics, Overview, Habitat. [Stephens’ Kangaroo Rat \(Dipodomys stephensi\) | U.S. Fish & Wildlife Service](#). Accessed October 31, 2024

²⁰ U.S. Fish and Wildlife Service: Stephen’s Kangaroo Rat, Geography, Interactive Map. [Stephens’ Kangaroo Rat \(Dipodomys stephensi\) | Map | U.S. Fish & Wildlife Service | FWS.gov](#). Accessed October 31, 2024

²¹ U.S. Fish and Wildlife Service: Pacific Pocket Mouse, Characteristics, Overview, Habitat. [Pacific Pocket Mouse \(Perognathus longimembris pacificus\) | U.S. Fish & Wildlife Service](#) Accessed October 31, 2024

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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Service, The Bloomington community is not within the range of habitat for the Pacific Pocket Mouse.²²

The San Bernardino County Regional Conservation Investment Strategy (SBC RCIS) is a voluntary, nonregulatory framework for conservation and mitigation actions in key regions of San Bernardino County, California.²³ In an effort to streamline mitigation decisions and generate the best conservation outcomes, the SBC RCIS was developed to provide a regional, science-based conservation guidebook for use by public agencies, the development community, environmental groups, other interested entities, and the public when planning and carrying out conservation and mitigation actions in western San Bernardino County. In order to provide decision support for conservation and mitigation action prioritization, habitat value mapping was developed that identifies areas of moderate to high habitat value for the SBC RCIS conservation elements in the RCIS Area. All else being equal, conservation actions within areas of moderate to high habitat value would provide the greatest contribution to the conservation strategy for the region and would be considered priority. The Project Site does not contain moderate to high habitat value.²⁴ There is no remaining native habitat onsite and ongoing human activity has severely affected wildlife use. The Project Site has no substantial value for local wildlife.

The Proposed Project would continue operations on-site as a truck tractor maintenance facility but would comply with development standards set for the BL/CI zoning district. Therefore, the Proposed Project would not involve habitat modifications or activities that would have adverse effects on biological resources.

The historical disturbances on the Project site eliminated any potential for occupancy years ago. There is no potential for recolonization of the site due to the existing condition of the site and barriers to movement of, as well as the absence of both species from adjacent properties. As the Project Site and surrounding area contain some trees, there may be potential impacts to nesting birds. Therefore, Mitigation Measure **BIO-1** shall be implemented. No impacts to any other species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service would result.”

Mitigation Measure BIO-1:

Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence

²² U.S. Fish and Wildlife Service: Pacific Pocket Mouse, Geography, Interactive Map. [Pacific Pocket Mouse \(Perognathus longimembris pacificus\) | Map | U.S. Fish & Wildlife Service | FWS.gov](#) Accessed October 31, 2024

²³ Dudek. Draft San Bernardino County Regional Conservation Investment Strategy. February 2023.

²⁴ San Bernardino County. San Bernardino County Regional Conservation Investment Strategy web map. Accessed October 16, 2024.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species-specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by a qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.

With implementation of Mitigation Measure BIO-1, the Proposed Project would not have a substantial adverse effect on any species identified as a candidate, sensitive or special status species.

Less than Significant with Mitigation

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

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 developed Project Site does not have any drainages or areas that support riparian habitat. Implementation of the Proposed Project would not result in impacts to riparian habitat. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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- 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*

The ACOE 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. CDFW regulates wetland areas only if those wetlands are part of a river, stream or lake as defined by CDFW. The developed Project Site does not have any drainages or areas that support wetlands and therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

- 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?*

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 Project Site is surrounded by residential and light industrial uses to the east and north. A truck tractor parking facility is approved for the adjacent vacant parcels to the west and south.

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.²⁵ The Cajon Pass wash, the nearest wildlife corridor, is located approximately 6 miles northeast of the Project Site. The Project Site is located within a highly developed area that includes warehouses, freeways, major road corridors, and railroads. Furthermore, the Project Site is not identified as a habitat linkage.²⁶ 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 significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

²⁵ Placeworks. San Bernardino Countywide Policy Plan Draft EIR. Biological Resources.

²⁶ San Bernardino County. San Bernardino County Regional Conservation Investment Strategy web map. Accessed October 17, 2024.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The Project Site is currently developed. There are no prominent geologic features occurring on or near the Project Site. Two landscape trees are near the two structures previously used for residential purposes and will remain. No impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- 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?*

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 (April 2019).²⁷ No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measures.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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V. CULTURAL RESOURCES - Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those outside of formal cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

²⁷ California Department of Fish and Wildlife.
<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>. Accessed May 5, 2020.

<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>
<i>SUBSTANTIATION:</i> (Check if the project is located in the Cultural <input type="checkbox"/> or Paleontologic <input type="checkbox"/> Resources overlays or cite results of cultural resource review):				
<i>Brian F. Smith and Associates, Inc., Cultural Resources Study for the 11317 Lilac Avenue Project, July 22, 2022</i>				

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

A Cultural Resources Study, dated July 22, 2022, was prepared by Brian F. Smith and Associates, Inc. (see Appendix D). The cultural resources study of the Project consisted of a records search, archival research, an intensive cultural resource survey of the entire 2.39-acre study area, and the preparation of the referenced technical report.

Within the boundaries of the subject property, one historic residence and two corrugated metal vehicle ports were identified. The structures have been assigned the temporary site number Temp-1. A Department of Parks and Recreation (DPR) form was submitted to the South-Central Coastal Information Center (SCCIC) on July 25, 2022, and once processed, the SCCIC will assign the resource a permanent site number. Details of the historical evaluation relative to the pertinent historical field results for the significance evaluation for the single-family residence and corrugated metal vehicle ports are provided in the Cultural Resources Report. The residence was constructed in 1947 in the Styled Ranch architectural style featuring Spanish Revival-style elements and Tudor-style decorative detailing. As the residence will be impacted by the Project, a structure evaluation will be required. The two corrugated metal vehicle ports located south of the residence were constructed between 1948 and 1952 (see Plates 3.2–4 and 3.2–5). The two metal vehicle ports will be recorded with the residential structure and will be evaluated as historic structures along with the residence.

The 11317 Lilac Avenue buildings are evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events. Additionally, although they retain some level of integrity, they were never representative or significant examples of the Styled Spanish Ranch or Utilitarian Industrial styles. Because the buildings are not eligible for listing on the California Register of Historical Resources (CRHR), no mitigation measures are required for any future alterations or planned demolition of the buildings.

Less Than Significant Impact

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

The cultural resources study of the Project consisted of a records search, archival research, an intensive cultural resource survey of the entire 2.39-acre study area, and the preparation of this technical report. The study was conducted in conformance with Section 21083.2 of the California Public Resources Code and CEQA. Statutory

<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>
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requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

The archaeological survey program for the 11317 Lilac Avenue Project was conducted in order to comply with CEQA and County of San Bernardino environmental compliance procedures. The 2.4-acre Project is located southeast of the intersection of Jurupa and Lilac avenues, just outside the Bloomington community limits in unincorporated San Bernardino County, California (APNs 260-011-23 and -25). The decision to request this investigation was based upon cultural resource sensitivity of the locality as suggested by known site density and predictive modeling. Sensitivity for cultural resources in a given area is usually indicated by known settlement patterns, which in southwestern San Bernardino County were focused on freshwater resources and a food supply.

An archaeological records search for a one-mile radius around the Project was requested by BFSa at the SCCIC at CSU Fullerton on March 11, 2022. According to the records search results, five resources have been recorded within one-half mile of the Project, none of which are located within the subject property. These resources include historic standpipes and flumes, refuse scatters, a dairy operation, the El Rivino Country Club, a transmission line, concrete features, and a railroad tie. The records search also identified seven cultural resources studies that have previously been conducted within one-half mile of the Project, none of which covered the subject property. The full records search results are included in Appendix D of the Cultural Resources Study.

In addition, BFSa reviewed the following historic sources:

- The NRHP Index
- The Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility
- The OHP, Built Environment Resources Directory
- 1896, 1901, and 1926 *San Bernardino* 15-minute USGS maps
- 1943 *Fontana* 1:31,680-scale USGS map
- 1953, 1967, and 1985 *Fontana* 7.5-minute USGS maps
- Aerial photographs (1938, 1948, 1952, 1959, 1966, 1967, 1968, 1978, 1980, 1993, and 2003)

During the field survey, one single-family residence with an attached garage and two corrugated metal vehicle ports were identified at 11317 Lilac Avenue that meet the age threshold to require historic structure evaluations to determine eligibility for the CRHR. No other cultural resources were observed during the survey.

<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>
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Mitigation Measure CR-1:

A qualified archaeological monitor shall be present full-time during any soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources. 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 and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

Mitigation Measure CR-2:

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the 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.

Less than Significant with Mitigation

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

Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Field surveys conducted as part of the Cultural Resource Investigation did not encounter any evidence of human remains. The Project Site is not located on or near a known cemetery. However, to insure adequate and compliant management of any buried remains that may be identified during Project development, the following mitigation measure is required as a condition of Project approval to reduce any potential impacts to a less than significant level.

Mitigation Measure CR-3:

If evidence of human remains is identified, the County Coroner will be contacted immediately and permitted to inspect the remains. The San Bernardino County and the Project Applicant shall also be informed of the discovery. The Coroner will determine if the bones are historic/archaeological or a modern legal case. The Coroner will immediately contact the Native American Heritage Commission (NAHC) in the event that remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section § 5097.98.

<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>
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All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.

With implementation of Mitigation Measure **CR-1**, **CR-2** and **CR-3**, the Proposed Project would not have a significant impact on human remains.

Less than Significant with Mitigation

Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measures.

<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>
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VI. ENERGY – Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <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:
California Energy Commission Consumption Database; Title 24 Building Energy Efficiency Standards; CalEEMod Outputs for Proposed Project

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

Electricity: The Proposed Project is approval of a CUP and Zone Change to allow for the operations of an existing truck tractor maintenance facility. Southern California Edison (SCE) provides electricity to the Project Site. In 2020, the Industry sector of the Southern California Edison planning area consumed approximately 17,134 GWh of electricity.²⁸ The estimated electricity demand for the Proposed Project is 0.26 GWh per

²⁸ California Energy Commission. <https://ecdms.energy.ca.gov/Default.aspx>. Accessed March 16, 2022.

year.²⁹ The Proposed Project's estimated annual electricity consumption compared to the 2020 annual electricity consumption of the overall Industry sector in the SCE Planning Area would account for approximately 0.00150 percent of total electricity consumption. The increase in electricity demand from the Proposed Project is insignificant compared to the projected electricity demand for SCE's entire service area.

Natural Gas: The Project Site is serviced by Southern California Gas Company (SoCalGas). According to the California Energy Commission's Energy Report, the Industry Sector was responsible for 1,655,565,375 Therms of natural gas consumption in the SoCalGas Planning Area in 2020.³⁰ The Proposed Project's estimated annual natural gas demand is 8,066 therms.³¹ The Proposed Project's estimated annual natural gas consumption compared to the 2020 annual natural gas consumption of the overall Industry sector in the SoCalGas Planning Area would account for approximately 0.00049 percent of total natural gas consumption.

The Proposed Project would be designed to comply with the 2022 Building Energy Efficiency Standards. The San Bernardino County would review and verify that the Proposed Project plans would be in compliance with the most current version of the Building and Energy Efficiency Standards. The Proposed Project would also be required to adhere to CALGreen, which establishes planning and design standards for sustainable developments and energy efficiency. It would also be subject to County development standards, such as the provision of efficient and moderate use of lighting which balance energy use and economic impact.³² The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Proposed Project would be designed to comply with the San Bernardino County Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards (Title 24). Project development would not cause inefficient, wasteful and unnecessary energy consumption, and no adverse impacts would occur.

The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, including Title 24, AB 32, and SB 32; therefore, the Project is consistent with AB 32. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are recommended.

²⁹ CalEEMod Output. Section 5.11, Page 41.

³⁰ California Energy Commission. <https://ecdms.energy.ca.gov/Default.aspx>. Accessed March 16, 2022.

³¹ CalEEMod Output. Section 5.11, Page 41.

³² San Bernardino County Development Code – Chapter 8307, Light Trespass.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VII. GEOLOGY AND SOILS - Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 direct or indirect 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Countywide Policy Plan; Soils Southwest, Inc. Report of Geotechnical Evaluations and Soils Infiltration Testing for WQMP-BMP Stormwater Disposal System Design, January 10, 2023

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42

A Geotechnical Evaluations and Soils Infiltration Testing for WQMP-BMP Stormwater Disposal System Design report (soils report), dated January 10, 2023, was prepared for the Proposed Project by Soils Southwest, Inc. (Southwest) (see Appendix E). As stated in the soils report, the Project Site does not occur within an Alquist-Priolo (A-P) Special Studies Zone. The potential for rupture on-site cannot be dismissed as the Project Site is located in Southern California. Compliance with California Building Code (CBC) requirements would address potential impacts resulting from an earthquake event. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

ii) Strong seismic ground shaking?

Surface ground rupture along with active fault zones and ground shaking represent primary or direct seismic hazards to structures. There are no known active or potentially active faults that pass through or towards the Project Site and the site is not situated within an A-P Special Studies Zone. The site is situated at approximately 4.69 miles from the San Jacinto; SBV Fault capable of generating an earthquake magnitude of 7.06 and Peak Horizontal Ground Acceleration (PGA) of 0.683g at 10% probability in a 50-year-return period. According to the current 2022 CBC, the site is considered situated within Seismic Zone 4. As a result, moderate to severe ground shaking may have some adverse effects to proposed and existing structures. The design of any structures on-site 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. In addition, implementation of Mitigation Measure **GEO-1** below would ensure that seismic impacts due to seismic activity are reduced to less than significant level to the extent feasible. The County Geologist will approve the Final Geotechnical Evaluation and approve recommendations therein to issue Project conditions of approval.

Mitigation Measure GEO-1:

The recommendations highlighted in Section 4 of the Geotechnical Evaluations and Soils Infiltration Testing for WQMP-BMP Stormwater Disposal System Design report, dated January 10, 2023, prepared by Soils Southwest, Inc., (refer to Appendix E) and any other geotechnical requirements as approved by the County Geologist shall be incorporated into design and construction.

With implementation of Mitigation Measures **GEO-1**, the Proposed Project would not cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.

Less than Significant with Mitigation

iii) Seismic-related ground failure, including liquefaction?

Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose 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. As reported in the soils report, no shallow-depth groundwater was encountered within the maximum depth of 31 feet explored. Historical shallow depth groundwater is reported at approximately 80 feet below grade. It is understood that the historical shallow groundwater is at a depth in excess of 70 feet below grade as measured at the nearest water well, 01 S05W35J06S. The Project is not in an area defined as being susceptible to liquefaction according to map HZ-2 Liquefaction & Landslides of the Countywide Plan Hazards Element.³³ As such, the Project 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.

Less Than Significant Impact

iv) Landslides?

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. Furthermore, the Project Site and surrounding area is relatively flat. As concluded in the soils report, the potential for seismically induced landslides to occur is considered low. The Project is not in an area defined as being susceptible to liquefaction according to map HZ-2 Liquefaction & Landslides of the Countywide Plan Hazards Element.³⁴ Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

The Project Site is an existing truck tractor maintenance facility with a single-family residential building that is used as office use. The Proposed Project would redevelop

³³ [HZ-2 Liquefaction & Landslides](#)

³⁴ [HZ-2 Liquefaction & Landslides](#)

the property to include approximately 73,180 SF of hardscape and approximately 16,144 SF of landscaping. Due to the relatively level nature of the Project Site, no cut and/or fill slopes are anticipated. Adherence to Proposed Project BMPs, as identified in Form 5-1 of the WQMP (see Appendix F), would prevent substantial soil erosion or the loss of topsoil. Proposed Project BMPs include installation of irrigation systems with timing devices and keeping landscape areas a minimum of 1 inch below adjacent impervious areas. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?*

The Project Site is relatively flat with no prominent geologic features occurring on or within the vicinity of the Project Site. Because the Project Site is relatively level, Southwest concludes that the potential for seismically induced lateral ground spreading is considered low. Considering the proximity of the earthquake fault as described above, Southwest concludes that potential for some total and differential settlements due to ground shaking may be anticipated. Within a 40-foot-span, the total and differential settlements are expected not to exceed 1-inch and ½-inch, respectively. Implementation of Mitigation Measure **GEO-1** shall minimize potential for differential settlements. No additional mitigation measures are required.

Less than Significant with Mitigation

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

Expansive soils (shrink-swell) are fine-grained clay silts subject to swelling and contracting in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. A high shrink-swell potential indicates a hazard to structures built on or with material having this rating. Silty fine to gravely coarse sands with scattered rocks and cobbles encountered on-site are considered "very low" in expansion potential requiring no special construction requirements.³⁵ Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

³⁵ Geotechnical Evaluations and Soils Infiltration Testing for WQMP-BMP Stormwater Disposal System Design, Soils Southwest, Inc. January 10, 2023

- 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?*

The Proposed Project will utilize an existing on-site septic tank. Subsurface wastewater disposal would be subject to approval by the County's Environmental Health Services Division. No unique conditions are known to exist that would adversely affect the proper use of an on-site septic system. Therefore, no significant adverse impact is identified or anticipated, and no mitigation measures are required. Conditions of Approval provided by Environmental Health Services will ensure the system is adequately designed and functioning as required.

Less Than Significant Impact

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

The Project Site consists of late Holocene alluvial fan deposits (Q_t).³⁶ Therefore, the Project Site has low potential to yield paleontological resources. The Project Site is currently developed for light industrial uses. As such, the site has been improved through prior disturbances that include cut and fill and compaction to allow for the construction of existing buildings and parking. Due to past ground disturbances and surrounding uses, the Proposed Project is not anticipated to directly or indirectly destroy a unique paleontological resource or geologic feature. However paleontological resources may occur anywhere and therefore, possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of Project approval to reduce these impacts to a level below significant.

Mitigation Measure GEO-2:

If any inadvertent or unanticipated finds during construction or maintenance activity appear to be paleontological in nature, activity shall immediately be halted and a qualified paleontological Principal Investigator shall evaluate the finds and prepare a Paleontological Mitigation and Monitoring Plan (PMMP). The PMMP shall be prepared in accordance with all appropriate California Environmental Quality Act (CEQA) and San Bernardino County guidelines. The PMMP shall then be adhered to for the remainder of any land disturbing activities for the Project.

Less than Significant with Mitigation

Therefore, potential impacts can be reduced to less than significant level with implementation of mitigation measure GEO-2 above.

³⁶ California Department of Conservation. California Geological Survey. Accessed January 16, 2023.

<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>
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

Countywide Policy Plan; Greenhouse Gas Emissions (GHG) Reduction Plan (September 2011, updated June 2021); Trip Generation, Ganddini

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

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).³⁷ 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 require the use of the Screening Tables for emission reduction. Each option within the Screening Tables includes point values based upon the GHG reduction that option would provide to 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 greenhouse gas emissions were screened using CalEEMod version 2022.1. At the time the model was run, it was anticipated that construction would begin in 2023 and be complete in 2024; should construction begin later, emissions would be equal to or less than those modeled as vehicle emissions decrease over time with greater controls in place.. Other parameters which are used to estimate construction emissions such as those associated with worker and vendor trips, and trip lengths were based on

³⁷ LSA Associates, Inc. County of San Bernardino Greenhouse Gas Reduction Plan Update. Adopted September 21, 2021. http://www.sbcounty.gov/uploads/LUS/GreenhouseGas/GHG_2021/GHG%20Reduction%20Plan%20Update-Greenhouse%20Gas%20Reduction%20Plan%20Update%20-%20Adopted%209-21-2021.pdf.

the CalEEMod defaults. The operational mobile source emissions were calculated using the Trip Generation prepared by Ganddini., which determined that the Proposed Project would generate approximately 299 net new daily trips per day.

The greenhouse gas emissions from Project construction equipment and worker vehicles are shown in Table 7. The emissions are from all phases of construction. The total construction emissions amortized over a period of 30 years are estimated at 9.5 metric tons of CO₂e (MTCO₂e) per year.

**Table 7
 Greenhouse Gas Construction Emissions
 (Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O	R ¹
2023	240	0.0	0.0	0.0
2024	43.0	0.0	0.0	0.0
Total (MTCO₂e)	284.2			
Construction Amortized 30 Years	9.5			

Source: CalEEMod.2022.1 Annual Emissions.
 1) Common refrigerant GHGs used in air conditioning and refrigeration equipment.

**Table 8
 Greenhouse Gas Operational Emissions
 (Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O	R ¹
Mobile	1,044	0.0	0.1	1.7
Area	0.4	0.0	0.0	--
Energy	105	0.0	0.0	--
Water	7.8	0.1	0.0	--
Waste	3.0	0.3	0.0	--
Refrigeration	--	--	--	131
Construction Amortized 30 Years	9.5			
Total (MTCO₂e)	1,348.5			
County Screening Threshold	3,000			
Significant	No			

Source: CalEEMod.2022.1 Annual Emissions.
 1) Common refrigerant GHGs used in air conditioning and refrigeration equipment.

As shown in Table 8, the Proposed Project would generate approximately 1,348.5.6 MTCO₂e per year. Therefore, the Proposed Project's emissions would not exceed County's screening threshold. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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 is 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 1,348.5.6 MTCO₂e which would not exceed the County screening threshold.

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).³⁸ 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 require the use of the Screening Tables for emission reduction. Each option within the Screening Tables includes point values based upon the GHG reduction that option would provide to 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.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

³⁸ LSA Associates, Inc. County of San Bernardino Greenhouse Gas Reduction Plan Update. Adopted September 21, 2021. http://www.sbcounty.gov/uploads/LUS/GreenhouseGas/GHG_2021/GHG%20Reduction%20Plan%20Update-Greenhouse%20Gas%20Reduction%20Plan%20Update%20-%20Adopted%209-21-2021.pdf.

release of hazardous materials into the environment?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <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 or excessive noise 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

EnviroStor Database; San Bernardino Countywide Policy Plan Draft EIR: Hazards and Hazardous Materials

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

Hazardous or toxic materials transported in association with operations of the Proposed Project for truck repair activities may include items such as oils, paints, and fuels. All materials required during such activities would be kept in compliance with State and local regulations.

Less than Significant Impact

- 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?*

The Proposed Project is the redevelopment of a truck tractor maintenance facility that includes office space, a shop, maintenance building, landscaping, and parking for automobiles and tractors. Hazardous or toxic materials transported in association with

construction of the Proposed Project may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. With implementation of Best Management Practices (BMPs), such as monthly sweeping and vacuuming of parking lots and annual inspection and repair of storm drain systems, and compliance with all applicable regulations, potential impacts from the use of hazardous materials during construction is considered to be less than significant.

Potential hazardous materials that are expected by the future use of the Project Site would include chemical reagents, solvents, fuels, paints, and cleansers. Potential on-site uses could also generate hazardous byproducts that eventually must be handled and disposed of as hazardous materials. If businesses that use or store hazardous materials occupy the Project Site, the operator would be required to comply with all applicable federal, state, and local regulations including cooperation with the Certified Unified Program Agency (CUPA) with Hazardous Materials Division of the San Bernardino County Fire Department.

Therefore, with these requirements met, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Crestmore Elementary School is the nearest school to the Project Site which is located approximately 0.75-mile west of the Project Site at 18870 Jurupa Avenue. Therefore, no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of a school are anticipated.

No Impact

- 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?*

The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system.³⁹ EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No hazardous materials sites are located within or in the immediate vicinity of the Project Site. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

³⁹California Department of Toxic Substances Control. EnviroStor. Accessed March 10, 2022.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The Project Site is not within an airport safety review area or Airport Runaway Protection Zone.⁴⁰ The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project Site is the San Bernardino International Airport, located approximately 8 miles northeast of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

The Project Site is adjacent to Jurupa Avenue and Lilac Avenue, neither of which is an evacuation route.⁴¹ Access to the Project Site is currently provided by an existing driveway on an unimproved portion of Lilac Avenue south of Jurupa Avenue. The Proposed Project would provide a 30-foot right of way dedication from the current western property line to provide for future improvements to Lilac Avenue as a cul-de-sac. Access to the Project Site would continue to be provided from Lilac Avenue by a proposed 40-foot-wide driveway. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Vehicles undergoing maintenance would be parked on-site; the Project would provide 26 standard parking spaces, 2 handicap-accessible spaces, and 46 truck parking spaces for tractors and other service vehicles. Therefore, vehicles of the proposed operations would not be parked off-site and would not interfere with the use of evacuation routes. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

The Project Site is not located within a High FHSZ.⁴² The new construction and redevelopment of the facility will include landscape, hardscape, and a new building. The proposed and remodeled buildings are required to have a minimum setback of 25 feet from the front and street side property lines, and 10 feet from the rear and side property lines. The Proposed Project is subject to review and approval from the San Bernardino County Fire Protection District and meet all required building codes. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire

⁴⁰ San Bernardino County. County Policy Plan web maps: HZ-9 "Airport Safety and Planning." Accessed March 10, 2022.

⁴¹ San Bernardino County. County Policy Plan web maps: PP-2 "Evacuation Routes." Accessed March 10, 2022.

⁴² San Bernardino County. County Policy Plan web maps: HZ-5 "Fire Hazard Severity Zones." Accessed March 11, 2022.

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

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
X. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<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:

**Countywide Policy Plan; Preliminary WQMP for 11317 Lilac Ave. Bloomington, CA,
Joseph E. Bonadiman & Associates, Inc.; San Bernardino Countywide Plan Draft EIR**

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

The Proposed Project would disturb approximately 2.4 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. 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 Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include BMPs to prevent Project-related pollutants from impacting surface waters. Examples of BMPs include i.e., 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.

The RWQCB has issued an area-wide NPDES Storm Water Permit for the 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.

In addition, the County requires the preparation of a Water Quality Management Plan (WQMP) for development projects that involve the creation of 10,000 ft² or more of impervious surface collectively over the entire site and parking lots of 5,000 ft² or more exposed to storm water. A preliminary WQMP was prepared for the Proposed Project by Joseph E. Bonadiman & Associates, Inc. (see Appendix F). The WQMP is intended to comply with the requirements of the San Bernardino County 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. 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, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Water supply to the Project Site is provided by the West Valley Water District (WVWD). The San Bernardino Valley Municipal Water District (SBVMWD) covers about 325 square miles in southwestern San Bernardino County, including the Community of Bloomington. The WVWD is within the SBVMWD service area. The SBVMWD is a State

Water Contractor and imports State Water Project (SWP) water into its service area for direct deliveries and groundwater recharge. SBVMWD also delivers groundwater from the San Bernardino Basin (SBB) through its Baseline Feeder system to WVWD, Rialto and Riverside Highland Water Company (RHWC). In dry years when SWP supplies are limited, the region prioritizes direct delivery requests for surface water treatment plants and the retail agencies pump stored groundwater to meet any remaining water demands.⁴³

The Proposed Project includes a request for Zone Change from BL/RS-1-AA to IC. Approval of the Zone Change and a CUP would allow for the development and operation of a truck tractor maintenance facility on the Project Site. During operations of the Proposed Project, management of the landscape, and use of the office space, shop, and maintenance building would be the sources of demand for water on-site. It does not include uses that are water intensive. 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 Project Site to be utilized as a resource that can eventually be used for groundwater recharge. Therefore, the Proposed Project is not anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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;*

Erosion is the wearing away of 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. The SWPPP must list BMPs to avoid and minimize soil erosion. Adherence to BMPs would prevent substantial soil erosion or the loss of topsoil. Examples of BMPs include i.e., sandbag barriers, 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.

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

Less Than Significant Impact

⁴³ Water Systems Consulting, Inc. and Woodard & Curran. 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan.

- ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;*
- iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or*
- iv) *Impede or redirect flood flows*

The Project Site is not within a 100-Year FEMA Flood, 100-Year, or 500-Year FEMA Flood zone according to Figure 5.9-2 *Flood Hazard Zones in the Valley and Mountain Regions*, of the Countywide Plan Environmental Impact Report.⁴⁴ currently developed as a truck tractor maintenance facility with a single-family residence (used as office and shop) near the northwest corner of the property. Under existing conditions, the Project Site is mostly unpaved and there are no defined parking spaces. Under proposed conditions, the property would be developed with 16,143 SF of landscaping along the property boundary and 73,138 SF of hardscape. Existing time of concentration and drainage patterns will change due to the proposed development. Runoff would be conveyed via impermeable areas and directed to permeable areas. The Project Site has one drainage area with a design capture volume (DCV) of 8,403 cubic feet (CF). Runoff would flow southeasterly into the landscaped area along the eastern boundary of the Project Site and directed to an underground WQMP system. The proposed underground retention system would capture 100% of the DCV. According to the WQMP, impervious areas would be minimized, and natural infiltration capacity maximized under proposed conditions. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Due to the inland distance from the Pacific Ocean (approximately 70 miles) , tsunamis and seiches are not potential hazards in the vicinity of the Project Site. Neither is Project Site located within a Federal Emergency Management Agency (FEMA) 100-year floodplain nor a 500-year floodplain.⁴⁵ Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

The Proposed Project is subject to the NPDES permit. Requirements of the permit would include development and implementation of a SWPPP, which is subject to RWQCB review and approval. The purpose of an SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution

⁴⁴ San Bernardino Countywide Plan Draft EIR

⁴⁵ San Bernardino County. Countywide Policy Plan web maps: HZ-4 "Flood Hazards." Accessed March 14, 2022.

control measures to reduce pollutants in stormwater discharges from the construction site during and after construction. The SWPPP would include BMPs to control and abate pollutants and treat runoff that can be used for groundwater recharge. The Proposed Project would not otherwise substantially degrade water quality as appropriate measures relating to water quality protection. Appropriate BMPs will be reviewed and approved by the County. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XI. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

Countywide Policy Plan; San Bernardino Countywide Plan, Hazards Element Map HZ-10 Environmental Justice & Legacy Communities

a) *Physically divide an established community?*

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 does not include the construction of a linear feature. The required Zoning Amendment included with this proposal is in order for the parcel to become compatible with the Land Use Element of the Countywide Plan. The current Land Use is Industrial which is incompatible with the residential zone currently in place. For this reason, the Zoning Amendment to Community Industrial is a requirement of compatibility with the Countywide Plan. Therefore, 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. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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?*

The Project Site is located within the community of Bloomington and has a zoning designation of Bloomington/Single Residential – 1 Acre Minimum – Additional Agriculture (BL/RS-1-AA). The Proposed Project includes a request for a Zoning Amendment to change the zoning district to Community Industrial (IC), which is consistent with the Project Site’s current land use category of Limited Industrial. The IC land use zoning district provides sites for light industrial uses such as light manufacturing uses, wholesale/warehouse services, contract/construction services, transportation services, agriculture support services, incidental commercial and accessory residential uses, and similar and compatible uses.

The Proposed Project CUP and Zoning Amendment is necessary to bring the current operation and zoning into compliance with the Countywide Plan. This will demonstrate consistency with Land Use Policy LU-2.4 *Land Use Map Consistency*.⁴⁶

The Project Site is currently utilized as a truck tractor maintenance facility, inconsistent with the BL/RS-1-AA zoning. The Proposed Project would incorporate the development standards required for the IC zoning district. With approval of the Zoning Amendment and CUP, the current use and proposed changes would be consistent with the Zoning code.

The community of Bloomington is an environmental justice community and is considered a sensitive environment as identified in the Countywide Policy Plan, Map HZ-10 Environmental Justice & Legacy Communities.⁴⁷ There is a single-family residence immediately east of the Project Site and several residences across the street to the north.

Policy HZ-3.18 of the County Policy Plan is applicable to Planning Project Applications, within unincorporated environmental justice focus areas, and requires:

- document to the County’s satisfaction how an applicant will address environmental justice concerns potentially created by the Project; and
- present a plan to conduct at least two public meetings for nearby residents, businesses, and property owners to obtain public input for applications involving a change in zoning or the Policy Plan. The County will require additional public outreach if the proposed Project changes substantively in use, scale, or intensity from the Proposed Project presented at previous public outreach meeting(s)

Although the Proposed Project would ordinarily require a Minor Use Permit, because it required a Health Risk Assessment, and also requires a zone change, Policy HZ-3.18 would still be applicable to the Project. The Applicant would be required to conduct a Community Outreach to comply. Two sets of mailings were sent to residents and businesses within a 1200- foot radius of the Project Site. The mailing list consisted of

⁴⁶ [Land Use – San Bernardino County](#)

⁴⁷ San Bernardino Countywide Plan, HZ-10 *Environmental Justice & Legacy Communities*

90 individual residential and commercial lots combined. A community outreach meeting was held on October 27, 2023 at the Project Site and another on December 6, 2023 at the Bloomington Municipal Advisory (MAC).

Additional requirements of the Countywide Policy Plan related to environmental justice include addressing air quality, health risk, hazardous materials, contamination, and noise issues. These concerns are addressed in respective sections of this Initial Study.

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

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XII. MINERAL RESOURCES - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state? | <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: (Check if project is located within the Mineral Resource Zone Overlay):

Countywide Policy Plan

- a) *Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?*
- b) *Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

The Project Site is located within the MRZ-2 zone for aggregate resources.⁴⁸ Aggregate Resources consist of manufactured crushed stone and sand created by crushing bedrock, or naturally occurring unconsolidated sand and gravel. It is a major component of asphalt and concrete used in nearly every part of the built environment⁴⁹

⁴⁸ San Bernardino County. Countywide Policy Plan webmaps: NR-4 “Mineral Resources Zones” web map. Accessed March 14, 2022

San Bernardino County. Countywide Policy Plan webmaps: NR-4 “Mineral Resources Zones” web map. Accessed March 14, 2022

Per Policy NR-6.1 of the County Policy Plan, development of land that would substantially preclude the future development of mining facilities in areas classified as Mineral Resource Zone (MRZ) 2a, 2b, or 3a is discouraged or prohibited due to the high likelihood of significant aggregate resources present. The Project Site is currently developed for light industrial uses and requires a conditional use permit to obtain a legal standing. The Project Site occurs within the land use category of Limited Industrial and is currently zoned Bloomington/Single Residential – 1 Acre Minimum – Additional Agriculture (BL/RS-1-AA). With the approval of the Zoning Amendment and CUP, the Proposed Project would be consistent with the County Policy Plan. In addition, the property is surrounded by single-family residences to the north and to the east and the general area consists primarily of light industrial and residential uses. The size of the Project Site and the developed nature of the area would prohibit the development of any mining operation. The Project Site and current surrounding uses would not be compatible with mineral resource extraction. Less than significant impacts to a potential MRZ-2 resource are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIII. NOISE - Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: (Check if the project is located in the Noise Hazard Overlay District or is subject to severe noise levels according to the General Plan Noise Element):

Countywide Policy Plan; Ganddini Group, Inc., Noise Impact Analysis, December 1, 2022

- 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?*

A Noise Impact Analysis, dated December 1, 2022, was prepared for the Proposed Project by Ganddini Group, Inc. (see Appendix G) to provide an assessment of the noise impacts resulting from development of the Proposed Project and to identify mitigation measures that may be necessary to reduce those impacts.

The unit of measurement used to describe a noise level is the decibel (dB). The human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, the "A-weighted" noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written dB(A) or dBA. Noise standards for land use compatibility are stated in terms of the Community Noise Equivalent Level (CNEL) and the Day-Night Average Noise Level (DNL).

On-Site Construction

Modeled unmitigated construction noise levels reach up to 77 dBA Leq at the nearest residential property line to the east, 74.1 dBA Leq at the nearest residential property line to the north, and up to 71 dBA Leq at the nearest residential property line to the northwest of the Project Site. Construction noise sources are regulated within Section 83.01.080(g)(3) of the County Development Code which exempts temporary construction, maintenance, repair, and demolition activities between 7:00 AM and 7:00 PM, except Sundays and Federal holidays. Project construction will not occur outside of the hours outlined as "exempt" in County Development Code Section 83.01.080(g)(3) and therefore, will not result in or generate 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. Impacts would be less than significant, and no mitigation is required.

In addition to adherence to the County Development Code, the Project Applicant will include the following Best Management Practices (BMPs) on Project plans and in contract specifications to further reduce construction noise emanating from the Proposed Project:

Construction Noise - Best Management Practices

1. All construction equipment, whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards.
2. All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
3. As applicable, shut off all equipment when not in use.
4. To the degree possible, equipment staging will be located in areas that create the greatest distance between construction-related noise and vibration sources, and sensitive receptors surrounding the Project site.

5. Jackhammers, pneumatic equipment, and all other portable stationary noise sources will be directed away and shielded from existing residences in the vicinity of the Project site. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and existing residences. The shielding should be without holes and cracks.
6. No amplified music and/or voice will be allowed on the Project site.
7. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per County of San Bernardino Development Code within Section 83.01.080(g)(3).

Off-Site Construction

Construction truck trips would occur throughout the construction period. Traffic volumes need to be doubled in order to increase noise levels by 3 dBA CNEL. The estimated existing average daily trips along Jurupa Avenue are 4,709 average daily vehicle trips. The greatest number of construction-related vehicle trips per day would be during paving at up to 15 worker vehicle trips per day. Therefore, the addition of Project vendor/haul trucks and worker vehicles per day along off-site roadway segments would not be anticipated to result in a doubling of traffic volumes. Off-site Project generated construction vehicle trips would result in a negligible noise level increase and would not result in a substantial increase in ambient noise levels. Impacts would be less than significant. No mitigation measures are required.

Noise Impacts to Off-Site Receptors Due to Project Generated Trips

During operation, the Proposed Project is expected to generate approximately 308 average daily trips with 41 trips during the AM peak-hour and 57 trips during the PM peak-hour. The modeled Existing traffic noise level along Jurupa Avenue is 69 dBA CNEL at the right-of-way of the modeled roadway segment and the modeled Existing Plus Project traffic noise level along Jurupa Avenue is 70 dBA CNEL at the right-of-way of the modeled roadway segment. For purposes of this Project, increases in ambient noise along affected roadways due to Project generated vehicle traffic is considered substantial if they result in an increase of at least 5 dBA CNEL and: (1) the existing noise levels already exceed the applicable mobile source noise standard for the affected sensitive receptors set forth in the County Development Code; or (2) the Project increases noise levels by at least 5 dBA CNEL and raises the ambient noise level from below the applicable standard to above the applicable standard. Project generated vehicle trips are anticipated to increase roadway noise by approximately 0.91 dBA CNEL along Jurupa Avenue. Therefore, the change in noise level would be considered less than significant. No mitigation is required.

Noise Impacts to Off-Site Receptors Due to On-Site Operational Noise

Project operational noise levels (Leq) are expected to range between 52 and 67 dBA; and maximum (Lmax) noise events are expected to range between 57 and 72 dBA at the nearest property lines. Existing measured ambient noise levels at the sensitive receptor locations range between 54 and 70 dBA Leq and 73 and 86 dBA Lmax. Project operational noise would not exceed the daytime adjusted Leq or Lmax San Bernardino County noise standards at any of the receptors as outlined in Table 3 of the Noise Impact Analysis prepared for the Project and available as Appendix G The nighttime Leq noise

standard would likely be exceeded if vehicle repairs occur between the hours of 10:00 PM and 7:00 AM. As a Project design feature/condition of approval, Project operational hours shall be restricted to the hours between 7:00 AM and 10:00 PM. Restriction of nighttime vehicle repairs and use of pneumatic equipment will avoid violation of nighttime noise standards and impacts would be less than significant.

Less Than Significant Impact

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

Vibration amplitudes are usually expressed as either peak particle velocity (PPV) or the root mean square (RMS) velocity. The PPV is defined as the maximum instantaneous peak of the vibration signal in inches per second. The RMS of a signal is the average of the squared amplitude of the signal in vibration decibels (VdB), ref one micro-inch per second.

Architectural Damage

As discussed in Appendix G, Table 13; Guideline Vibration Damage Potential Threshold Criteria, a PPV level of 0.5 in/sec is the threshold at which there is a risk to “architectural” damage to modern industrial/commercial buildings and a PPV level of 0.3 in/sec for older residential structures. Section 83.01.090(a) of the County Development Code prohibits the creation of ground vibration that can be felt without the aid of instruments at or beyond the lot-line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to two-tenths (0.2) inches per second measured at or beyond the lot-line. Per Section 83.01.090(c), temporary construction, maintenance, repair, or demolition related ground vibration is exempt from this requirement as long as it occurs between 7:00 AM and 7:00 PM Mondays through Saturdays and not on Sundays or Federal holidays.

The nearest off-site structure is the residential dwelling unit located approximately 34 feet to the east of the eastern Project property line. At 34 feet, use of a vibratory roller would be expected to generate a PPV of 0.132 in/sec and a bulldozer would be expected to generate a PPV of 0.056 in/sec. Temporary vibration levels associated with Project construction would not exceed the threshold at which there is a risk to “architectural” damage to older residential structures PPV of 0.3 in/sec PPV. In addition, it is anticipated that Project construction will occur within the exempt hours; therefore, Section 83.01.090(c) of the County Development Code will not apply. The Project does not propose any non-construction related sources of ground-borne vibration. Impacts would be less than significant for the residential uses to the east. Temporary vibration levels associated with Project construction would be less than significant. No mitigation is required.

Annoyance to Persons

As discussed in Appendix G, Table 14; Guideline Vibration Annoyance Potential Criteria, groundborne vibration becomes distinctly perceptible to sensitive receptors at a level of 0.04 in/sec PPV and severely perceptible at a level of 0.1 in/sec PPV. Operation of a vibratory roller may result in groundborne vibration levels of up to 0.1 PPV in/sec at a distance of 41 feet and a large bulldozer at a distance of 24 feet. Therefore, use of a

vibratory roller could cause annoyance to residents located within the single-family home to the east of the Project Site. However, potential annoyance would only occur when a vibratory roller, or other similar vibratory equipment, is utilized within 10 feet of the property line in proximity to the residential dwelling unit to the east. Annoyance will be short-term and will occur only during site grading and preparation which will be limited to daytime hours. Impacts are less than significant.

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

Less Than Significant Impact

- 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?*

The Project Site is not within an airport safety review area or Airport Runaway Protection Zone.⁵⁰ The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project Site is the San Bernardino International Airport, approximately 8 miles northeast of the Project Site. The Project Site is outside the 60 dBA CNEL noise contour for the airport.⁵¹ Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIV. POPULATION AND HOUSING - Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

⁵⁰ San Bernardino County. County Policy Plan web maps: HZ-9 "Airport Safety and Planning." Accessed March 10, 2022.

⁵¹ http://www.sbicaa.org/wp-content/uploads/2019/07/7_Appendix-F_Noise-Technical-Memo.pdf

SUBSTANTIATION:
Countywide Policy Plan

- 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)?*

The Proposed Project is the redevelopment and operation of a truck tractor maintenance facility. The facility employs 40 people that include office, maintenance, and drivers; the Proposed Project is anticipated to require no more than an additional 15 employees; employees would likely come from the local labor pool. As of 2023, San Bernardino County was estimated to have an unemployment rate of 41.2 percent⁵² that would be available to meet the Proposed Project employment demand. Construction activities would be temporary and would not attract new employees to the area. The Project Site has a current zoning of BL/RS-1-AA. The Proposed Project includes a Zone Change to Community Industrial. With approval of the Zone Change and CUP, the Proposed Project would be consistent with the Countywide Policy Plan. The Proposed Project does not involve construction of new homes, nor would it induce unplanned population growth. Construction activities would be temporary and would not attract new employees to the area. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Project Site is currently functioning as a truck tractor maintenance facility. Implementation of the Proposed Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XV. PUBLIC SERVICES				

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically

⁵² U.S.Census. https://data.census.gov/profile/San_Bernardino_County,_California?q=050XX00US06071. Accessed November 4, 2024.

altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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

SUBSTANTIATION:

Countywide Policy Plan

- 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?

There are two fire stations located within the Project Site’s vicinity. San Bernardino County Fire Station 76, at 10174 Magnolia Street, is located approximately 1.75 miles northwest of the Project Site. Fire Station 77, at 17459 Slover Avenue, is located approximately 2.6 miles northwest of the Project Site. Services at Station 77 are paid for under contract with the City of Fontana. Per the Countywide Plan EIR, this station will need to be replaced in the future. If it were replaced to be more centralized in Fontana, Bloomington would lose level of service. In this event, a new station in southern Bloomington would be necessary. A replacement for Station #77, paid for under contract with Fontana, could potentially be relocated and/or a new station built in south Bloomington.⁵³ The Proposed Project is the redevelopment of an existing use. Therefore, an increase in demand for fire protection services is not anticipated.

Comprehensive safety measures that comply with federal, state, and local worker safety and fire protection codes and regulations would be implemented into Proposed Project design to minimize the potential for fires to occur during construction and operations. The Proposed Project would be required to comply with County fire suppression standards, provide adequate fire access and pay required development impact fees. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

⁵³ Placeworks. San Bernardino Countywide Policy Plan Draft EIR: Public Services. Page 5.14-16.

Police Protection?

The San Bernardino County Sheriff's Department (SBCSD) serves the Community of Bloomington and other unincorporated portions of the County. The nearest police station to the Project Site is the SBCSD station located at 17780 Arrow Boulevard, approximately 4 miles northwest of the Project Site. The SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Additionally, development impact fees are collected at the time of building permit issuance to offset Project impacts. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Schools?

The Project Site is served by the Colton Joint Unified School District. Construction activities would be temporary and would not result in substantial population growth. The additional employees required for operations are expected to come from the local labor force. As of 2023, San Bernardino County was estimated to have an unemployment rate of 41.2 percent⁵⁴ that would be available to meet the Proposed Project employment demand. The Proposed Project is not expected to draw any new residents to the region that would require expansion of existing schools or additional schools. With the collection of development impact fees, impacts related to school facilities are expected to be less than significant. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Parks?

The Proposed Project would not induce residential development nor significantly increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of any facilities would result. Operation of the Proposed Project would place no demands on parks because it would not involve the construction of housing and would not involve the introduction of a permanent human population into the area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

Other Public Facilities?

The Proposed Project would not result in an increased residential population or a significant increase in the work force. Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

⁵⁴ U.S.Census. https://data.census.gov/profile/San_Bernardino_County,_California?q=050XX00US06071. Accessed November 4, 2024.

No Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	<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:
Countywide Policy Plan

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?*

The facility employs 40 people that include office, maintenance, and drivers; the Proposed Project is anticipated to require no more than an additional 15 employees; employees would come from the local labor pool. The Proposed Project does not include development of residential housing or other uses that would lead to substantial population growth. Therefore, the Proposed Project would not result in an increase in the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. The Project Applicant's payment of property taxes and/or applicable development fees will serve to mitigate any potential impacts related to the use of existing parks and other recreational facilities from the Proposed Project. No impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- 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?*

The Proposed Project does not include the construction or expansion of recreational facilities. No recreational facilities would be removed, and the addition of employees

would not create the need for additional facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:
Countywide Policy Plan; Ganddini Group, Inc., Lilac Avenue Truck Repair Facility Transportation Study Screening Assessment, October 4, 2022

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

The Proposed Project is the redevelopment and operation of a truck tractor maintenance facility. A Transportation Study Screening Assessment, dated October 4, 2022, was prepared for the Proposed Project by Ganddini (see Appendix H). The existing and permitted use (single-family detached housing) was estimated to generate a total of approximately 9 daily vehicle trips. Ganddini determined that the Proposed Project would generate approximately 299 net new daily trips with a mixture of automobile, and 2-axle and 3-axle trucks. The Project Site is not adjacent to any bus routes.⁵⁵ The only planned bicycle and pedestrian facility in the area is a bike lane along

⁵⁵ San Bernardino County. Countywide Policy Plan web maps: TM-2 “Transit Networks.” Accessed November 4, 2024.

Jurupa Avenue.⁵⁶ Jurupa Avenue is a major highway.⁵⁷ A major highway generally consists of a minimum of 80 feet of right-of-way with 104 feet of curb separation. The property line would be 40 feet from the Jurupa Avenue centerline. Therefore, the Proposed Project would not interfere with the establishment of a bike lane on Jurupa Avenue.

The Transportation and Mobility Element of the County Policy Plan:

- Establishes the location and operational conditions of the roadway network.
- Coordinates the transportation and mobility system with future land use patterns and projected growth.
- Provides guidance for the County's responsibility to satisfy the local and subregional mobility needs of residents, visitors and businesses in unincorporated areas.
- Addresses access and connectivity among the various communities, cities, towns, and regions, as well as the range and suitability of mobility options: vehicular, trucking, freight and passenger rail, air, pedestrian, bicycle, and transit.

The following details how the Proposed Project would be consistent with the County Policy Plan goals and policies:

Goal TM 1: Unincorporated areas served by roads with capacity that is adequate for residents, businesses, tourists and emergency services.

Policy TM-1.7: We require new developments to pay its fair share contribution towards off-site transportation improvements.

Consistent: Prior to the issuance of building permits, the Project Applicant shall pay the Project's fair share amount for recommended improvements, if any.

Policy TM-1.8: When considering new roadway improvement proposals for the Capital Improvements Program or Regional Transportation Plan, we consider the provision of adequate emergency access routes along with capacity expansion in unincorporated areas. Among access route improvements, we prioritize those that contribute some funding through a local area funding and financing mechanism.

Consistent: The Project Site is adjacent to Jurupa Avenue and Lilac Avenue, neither of which is an evacuation route.⁵⁸ Adequate on-site access for emergency vehicles would be verified during the County's plan review process. The Proposed Project would provide a 30-foot setback from the current western property line to provide a public easement for future improvements to Lilac Avenue as a cul-de-sac.

Goal TM-2: Roads designed and built to standards in the unincorporated areas that reflect the rural, suburban, and urban context as well as the regional (valley, mountain, and desert) context.

Policy TM-2.1: We maintain and periodically update required roadway cross sections that prioritize multi-modal systems inside mobility focus areas (based on community

context), and vehicular capacity on roadways outside of mobility focus areas (based on regional context).

Consistent: The Project Site is not located within or near a mobility focus area.⁵⁹

Policy TM-2.2: We require roadway improvements that reinforce the character of the area, such as curbs and gutters, sidewalks, landscaping, street lighting, and pedestrian and bicycle facilities. We require fewer improvements in rural areas and more improvements in urbanized areas, consistent with the Development Code. Additional standards may be required in municipal spheres of influence.

Consistent: The Proposed Provide would include landscaping along the property boundary. It would also provide a 30-foot setback from the current western property line to provide a public easement for future improvements to Lilac Avenue as a cul-de-sac. Although not part of the Proposed Project, there are plans underway for improvements to Lilac Avenue adjacent to the Project Site, and the intersection of Lilac Avenue and Jurupa Avenue.

Policy TM-2.3: We require new development to mitigate project transportation impacts no later than prior to occupancy of the development to ensure transportation improvements are delivered concurrent with future development.

Consistent: Fair-share contributions, if any, would be paid prior to the issuance of building permits.

The Proposed Project would be consistent with the Transportation and Mobility Element of the County Policy Plan. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Senate Bill 743 (SB 743), approved in 2013, endeavors to change the way transportation impacts will be determined according to the California Environmental Quality Act (CEQA). In December 2018, the Natural Resources Agency finalized updates to CEQA Guidelines to incorporate SB 743 (i.e., Vehicle Miles Traveled [VMT]). Ganddini prepared a VMT screening assessment in accordance with County TIA Guidelines, which were developed based on guidance from the Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA.

The County TIA Guidelines and VMT Guidelines identify screening criteria for certain types of projects that typically reduce VMT and may be presumed to result in a less

⁵⁶ San Bernardino County. Countywide Policy Plan web maps: TM-4 "Bicycle & Pedestrian Planning." Accessed November 4, 2024.

⁵⁷ San Bernardino County. Countywide Policy Plan web maps: TM-1 "Roadway Network." Accessed November 4, 2024.

⁵⁸ San Bernardino County. Countywide Policy Plan web maps: PP-2 "Evacuation Routes." Accessed March 10, 2022.

⁵⁹ San Bernardino County. Countywide Policy Plan web maps: TM-3 "Focus Areas." Accessed March 16, 2022.

than significant VMT impact. Screening thresholds are broken into the following three types:

- Transit Priority Area (TPA) Screening
- Low VMT Area Screening
- Project Type Screening

TPA Screening

Projects located within a TPA, defined as within one-half mile of a major transit stop or high-quality transit corridor, may be presumed to result in a less than significant VMT impact absent substantial evidence to the contrary. Based on a review of the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool, the Project Site is not located within a TPA; therefore, the Proposed Project does not satisfy the TPA screening criteria.

Low VMT Area Screening

Based on the County-established thresholds, a project would satisfy the low VMT screening criteria if it is located in a traffic analysis zone (TAZ) that does not exceed four percent below the County average total daily VMT per service population. The baseline year (2022) VMT per service population for the Project TAZ is equal to 19.6 and the County baseline is equal to 16.9. Therefore, the Proposed Project does not satisfy the County-established screening criteria for projects located in a low VMT area.

Project Type Screening

The County TIA Guidelines identify the several types of projects that may be presumed to have a less than significant VMT impact as they are local serving and thus can be expected to reduce VMT or they are small enough to have a negligible impact. The proposed redevelopment project consists of less than 50,000 square feet of auto repair services, which is forecast to generate approximately 299 net daily vehicle trips, including 40 net vehicle trips during the AM peak hour and 56 net vehicle trips during the PM peak hour: 486 net daily PCE trips, including 66 net PCE trips during the AM peak hour and 91 net PCE trips during the PM peak hour. Excluding the truck trips associated with the truck service bays, the Project is forecast to generate a total of approximately 50 net daily vehicle trips. Therefore, the Proposed Project - satisfies the County-established Project type screening criteria.

The Proposed Project meets the Project Type screening and would therefore be presumed to result in a less than significant VMT impact. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Project Site is essentially square-shaped and is not adjacent to windy roads or dangerous intersections. The Proposed Project is the redevelopment and operation of a truck tractor maintenance facility. It does not include a geometric design or incompatible uses that would substantially increase hazards. Access to the Project Site is currently provided by an existing driveway on an unimproved portion of Lilac Avenue south of Jurupa Avenue. The Proposed Project would provide a 30-foot right of way dedication from the current western property line for future improvements to Lilac Avenue per San Bernardino County Land Use Services Land Development Division requirements. Access to the Project Site would continue to be provided from Lilac Avenue by a proposed 40-foot-wide driveway. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- d) *Result in inadequate emergency access?*

The Project Site is adjacent to Jurupa Avenue and Lilac Avenue, neither of which is an evacuation route.⁶⁰ Access to the Project Site would continue to be provided from Lilac Avenue by a proposed 40-foot-wide driveway. Adequate on-site access for emergency vehicles would be verified during San Bernardino County Fire plan review process. The Proposed Project would provide 26 standard parking spaces, 2 handicap-accessible spaces, and 46 truck parking spaces for tractors and other service vehicles. The provided parking stalls would be more than the required 27 parking spaces required for the Proposed Project. Therefore, vehicles of the proposed operations would be parked on-site and would not interfere with the use of evacuation routes. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

⁶⁰ San Bernardino County. Countywide Policy Plan web maps: PP-2 "Evacuation Routes." Accessed March 10, 2022.

<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>
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XVIII. TRIBAL CULTURAL RESOURCES

- a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

Cultural Resources Study for the 11317 Lilac Avenue Project, Brian F. Smith and Associates, Inc., July 22, 2022; AB52 Consultation

- a) *i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or;*

Per the Cultural Resources Study prepared by Brian F. Smith and Associates, Inc., the 11317 Lilac Avenue buildings are evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events. Additionally, although they retain some level of integrity, they were never representative or significant examples of the Styled Spanish Ranch or Utilitarian Industrial styles. Because the buildings are not eligible for listing on the California Register of Historical Resources (CRHR), no mitigation measures are required for any future alterations or planned demolition of the buildings. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision

(c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

California Assembly Bill 52 (AB 52) was approved by Governor Brown on September 25, 2014. AB 52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a proposed Project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

On October 2, 2023, the San Bernardino County mailed notification pursuant to AB52 to the following tribes: Morongo Band of Mission Indians, Yuhaaviatam of San Manuel Nation (YSMN), Soboba Band of Luiseno Indians, Gabrieleño Band of Mission Indians, Fort Mojave Indian Tribe, Colorado River Indian Tribes. Requests for consultations were due to the County by November 2, 2023. The table below shows a summary of comments and responses. Mitigation measures were provided by YSMN and are included herein.

AB 52 Consultation

Tribe	Comment Letter Received	Summary of Response	Conclusion
Gabrieleño Band of Mission Indians- Kizh Nation	10/19/2023	Request for Consultation	Concluded
Yuhaaviatam of San Manuel Nation	11/16/2023	Mitigation measures provided	Concluded

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.

Yuhaaviatam of San Manuel Nation

Mitigation Measure TCR-1:

The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-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.

Mitigation Measure 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.

Less than Significant with Mitigation

With implementation of these mitigation measures, impacts to tribal cultural resources would be less than significant.

<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>
XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<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 type="checkbox"/>	<input checked="" 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"/>

Issues	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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:				
Countywide Policy Plan; Site Visit				

- 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?*

Stormwater would be directed to an underground retention system chamber that is designed to capture 100% of the design capture volume. The Proposed Project would utilize an existing on-site septic system. Water service is currently provided to the Project Site. The Proposed Project would therefore not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities.

The Project Site is currently developed as a truck tractor maintenance facility and is being serviced by Southern California Edison (SCE), Southern California Gas Company (SoCalGas), and West Valley Water District. . As such, the Proposed Project would not require construction or expansion of electric, natural gas, and water facilities.

There are telephone lines surrounding the Project Site and service provided to the existing on-site development. Therefore, the Proposed Project would not require construction or expansion of telecommunications facilities.

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

Less Than Significant Impact

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

Water supply to the Project Site would is provided by the WVWD. The WVWD is within the SBVMWD service area. In dry years when SWP supplies are limited, the region prioritizes direct delivery requests for surface water treatment plants and the retail agencies pump stored groundwater to meet any remaining water demands. This management strategy of storing wet year water in the groundwater basins for later use during droughts enables the region to meet all imported water demands in all year types.⁶¹ In compliance with the Urban Water Management Plan (UWMP) Act requirements for wholesale suppliers, the SBVWD’s imported water supply reliability

⁶¹ Water Systems Consulting, Inc. and Woodard & Curran. 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan.

during normal years, single dry years, and up to 5 consecutive dry water years was analyzed. Water supplies are expected to exceed water demand for the next twenty years during normal, dry and multiple dry years, as shown below in Table 9.⁶²

**Table 9
 Water Supply and Demand (AFY) for Different Scenarios**

Scenario	Supply	Demand	Supply target with 15% reliability factor ¹
Normal Year	522,609	373,374	429,380
Single Dry	510,581	410,712	472,318
Multiple Dry	519,410	410,712	472,318

Source: Water Systems Consulting, Inc. and Woodard & Curran. 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan.

- 1) Total Demands increased by 15% to account for plausible uncertainties in both demand and supply projections

The Project Site occurs within the land use category of Limited Industrial and is currently zoned Bloomington/Single Residential – 1 Acre Minimum – Additional Agriculture (BL/RS-1-AA). The Proposed Project would provide parking and light maintenance services for tractors and requires a Zone Change to Community Industrial (BL/CI). The existing truck tractor storage facility has an annual water usage of approximately 131,660 gallons.⁶³ Under proposed conditions, the Project Site would be redeveloped to include approximately 69,810 SF of hardscape, approximately 16,143 SF of landscaping, a new enclosed building to replace the existing canopy structures, and improvements to the office building and shop. However, there would be minimal changes to current operations. The 16,143 SF of landscaping would not result in a substantial increase in water demand. The Proposed Project water demand is estimated to be 1,752,000 gallons per year⁶⁴, or approximately 12.5 acre-feet per year. However, this is likely an overestimation and the Proposed Project water demand is anticipated to be closer to the existing use water demand. As stated previously, the establishment of the Community Industrial zoning district would bring the zoning into conformance with the established Land Use Category, Limited Industrial. Therefore, the Proposed Project water demand would not substantially deviate from that of the UWMP projected water demand. The projected future demand for the industrial sector within the WVWD service area is shown in Table 10 below.

**Table 10
 Projected Demands for Water**

Year	Projected Water Use (acre-feet)
2025	717
2030	765
2035	813
2040	861
2045	909

⁶² Water Systems Consulting, Inc. and Woodard & Curran. 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan. Table 1-6, 1-7, and 1-8.

⁶³ Average of the water usage as shown in the monthly utility bills for July, August, and September 2024.

⁶⁴ Based on WVWD water demand factor of 2,000 gallons per acre per day for light industrial uses.

The Proposed Project water demand would be insignificant compared to the projected water demand for the WVWD's industrial sector. Since the WVWD currently serves the Project Site and no additional demand would occur from the proposed site improvements, implementation of the Proposed Project would not lead to a substantial increase in water demand.

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

Less Than Significant Impact

- 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?*

The Proposed Project would utilize an on-site septic system evaluated and approved by San Bernardino County Environmental Health Services. Since the Proposed Project would not connect to an existing wastewater treatment facility, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- 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?*

A 12'x17'-4" refuse area is proposed near the northwest corner of the Project Site. The Proposed Project would be served by Burrtec. The Project Site is located approximately 7 miles south of the Mid-Valley Landfill. The Mid-Valley Sanitary Landfill currently has a maximum permitted throughput of 7,500 tons/day.⁶⁵ The Proposed Project would generate approximately 33.2 tons per year, or approximately 0.133 tons per day.⁶⁶

Waste generated from the Proposed Project is not expected to significantly impact solid waste collection systems. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Burrtec is the franchise waste hauler for the general area. The purpose of California Assembly Bill 341 is to reduce greenhouse gas emissions by diverting commercial solid waste from landfills by recycling. It mandates businesses and public entities generating 4-cubic yards or more of trash to establish and maintain recycling services. 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 (waste management plan).

⁶⁵ San Bernardino County Policy Plan Draft EIR. Utilities and Service Systems. Table 5.18-9 "Landfill Capacity: Landfills Serving Unincorporated San Bernardino County"

⁶⁶ Per CalEEMod Output.

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 Planning and Building & Safety divisions. 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.

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

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	<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 resources, 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:
Countywide Policy Plan

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

The Project Site is not located within a state responsibility area nor a very high fire hazard severity zone.⁶⁷ The Project Site is adjacent to Jurupa Avenue and Lilac Avenue, neither of which is an evacuation route.⁶⁸ Access to the Project Site would continue to be provided from Lilac Avenue by a proposed 40-foot-wide driveway. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. The Proposed Project would provide 26 standard parking spaces, 2 handicap-accessible spaces, and 46 truck parking spaces for tractors and other service vehicles. The provided parking stalls would be more than the required 27 parking stalls required for the Proposed Project. Therefore, vehicles of the proposed operations would be parked on-site and would not interfere with the use of evacuation routes. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Policy HZ-1.2 of the Countywide Policy Plan requires all new developments to be outside of High or Very High FHSZs. The Project Site is not located within a state responsibility area nor a very high fire hazard severity zone.⁶⁹ The Project Site is located within a High Fire Hazard Severity Zone⁷⁰ however the Proposed Project is not considered new development as uses currently exist on the Project Site. All projects in fire hazard severity zones shall be designed, built, and operated in accordance with state regulations specifying building materials and structural designs for structures in such zones, including California Building Code Chapter 7A and California Fire Code (CFC) Chapter 49; and regulatory requirements for defensible space including California Public Resources Code Sections 4291 et seq. and San Bernardino County Code of Ordinances Sections 23.0301.⁷¹

The Proposed Project is the redevelopment of a truck tractor maintenance facility to include landscape, hardscape, and new and improved buildings. The proposed and remodeled buildings are required to have a minimum setback of 25 feet from the front and street side property lines and 10 feet from the rear and interior side property lines. The Proposed Project is subject to review and approval from the San Bernardino County Fire Protection District. All new construction shall comply with the current

⁶⁷ San Bernardino County. County Policy Plan web maps: HZ-6 "Fire Responsibility Areas." Accessed November 5, 2024.

⁶⁸ San Bernardino County. County Policy Plan web maps: PP-2 "Evacuation Routes." Accessed March 10, 2022.

⁶⁹ San Bernardino County. County Policy Plan web maps: HZ-6 "Fire Responsibility Areas." Accessed November 5, 2024.

⁷⁰ San Bernardino County. County Policy Plan web maps: HZ-5 "Fire Hazard Severity Zones." Accessed March 11, 2022.

⁷¹ San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials.

Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department.

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

Less Than Significant Impact

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

The Project Site is not located within a state responsibility area nor a very high fire hazard severity zone.⁷² The Project Site is currently developed for light industrial operations. The Proposed Project is the redevelopment of a truck tractor maintenance facility that includes landscape, hardscape, and new and improved buildings. It 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. Per the San Bernardino County development code, proposed buildings are required to have a setback of 25 feet from the front and street side property lines, and 10 feet from the rear and side-interior property lines. The Proposed Project would reduce risk from wildfires by eliminating the existing structures that may not be up to the current California Fire Code and providing structures that are. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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?*

The Project Site and surrounding area are relatively flat. Therefore, the Project Site is not subject to post-fire slope instability. The Project Site is not located within a Federal Emergency Management Agency (FEMA) 100-year floodplain nor a 500-year floodplain.⁷³ Moreover, there are no dams or basin hazards near the Project Site.⁷⁴ Therefore, the Proposed Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

⁷² San Bernardino County. County Policy Plan web maps: HZ-6 "Fire Responsibility Areas." Accessed November 5, 2024.

⁷³ San Bernardino County. Policy Plan web maps: HZ-4 "Flood Hazards." Accessed March 14, 2022.

⁷⁴ San Bernardino County. Policy Plan web maps: HZ-3 "Dam and Basin Hazards." Accessed March 16, 2022.

<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>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:				

- | | | | | | |
|----|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) | Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a) | <i>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?</i> | | | | |

The developed Project Site is located in an urban area mixed with industrial and residential uses. Because of the existing development, there is no remaining native habitat onsite and ongoing human activity has severely affected wildlife use. The Project Site has no substantial value for local wildlife. The adjacent vacant property to the west and south has recently been approved for a truck trailer parking facility. That property, located within the City of Rialto, in Sa Bernardino County was found to not be in Critical Habitat for the San Bernardino kangaroo rat (SBKR). The Proposed Project would continue operations on-site as a truck tractor maintenance facility but would comply with development standards set for the BL/IC zoning district. Therefore, the Proposed Project

would not involve habitat modifications or activities that would have adverse effects on biological resources.

Based on aerial inspection showing the lack of native habitat within the Project footprint and the description of the current and ongoing uses of the site, no habitat suitable for kangaroo rat or Los Angeles pocket mouse is present within the Proposed Project's footprint. The historical disturbances on the Project Site have eliminated any potential for occupancy years ago. There is no potential for recolonization of the site due to the existing condition of the site and barriers to movement of, as well as the absence of both species from adjacent properties. No surveys are necessary, and no mitigation measures are warranted. No impacts to any other species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service would result. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

An archaeological records search for a one-mile radius around the Project was requested by BFSa at the SCCIC at CSU Fullerton on March 11, 2022. According to the records search results, five resources have been recorded within one-half mile of the Project, none of which are located within the subject property. These resources include historic standpipes and flumes, refuse scatters, a dairy operation, the El Rivino Country Club, a transmission line, concrete features, and a railroad tie. The records search also identified seven cultural resources studies that have previously been conducted within one-half mile of the Project, none of which covered the subject property. During the field survey, one single-family residence with an attached garage and two corrugated metal vehicle ports were identified at 11317 Lilac Avenue that meet the age threshold to require historic structure evaluations to determine eligibility for the CRHR. The buildings are evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events. Additionally, although they retain some level of integrity, they were never representative or significant examples of the Styled Spanish Ranch or Utilitarian Industrial styles. No other cultural resources were observed during the survey. However, a qualified archaeological monitor shall be present full-time during any soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources. Protocols as described for Mitigation Measures CR-1 and CR-2 shall be complied with.

Less than Significant with Mitigation

- 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)?*

Cumulative impacts are defined as two or more individual affects 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.

As demonstrated in Section VIII – Greenhouse Gas Emissions, greenhouse emissions resulting from the Proposed Project would not exceed County thresholds. Therefore, impacts are not cumulatively considerable. Development of the Proposed Project will be conditioned to comply with current SCAQMD rules and regulations to minimize impacts to air quality. The Proposed Project would not exceed applicable SCAQMD regional thresholds either during construction or operational activities. It would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard.

Impacts identified in this Initial Study can be reduced to a less than significant impact. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less than Significant with Mitigation

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

Bloomington, as is the case for most of Southern California, is located within a seismically active region. The site is situated at approximately 4.69 miles from the San Jacinto; SBV Fault capable of generating an earthquake magnitude of 7.06 and Peak Horizontal Ground Acceleration (PGA) of 0.683g at 10% probability in a 50-year-return period. Moderate to severe ground shaking may have some adverse effects to proposed and existing structures. The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (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. Implementation of Mitigation Measure GEO-1 would ensure that seismic impacts due to seismic activity are reduced to less than significant level.

All potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the Project will be required to meet the conditions of approval for the Project to be implemented. It is anticipated that all such conditions of approval will further ensure that no potential for

adverse impacts will be introduced by construction activities, initial or future land uses authorized by the Project approval.

The incorporation of design measures, San Bernardino County policies, standards, and guidelines and proposed mitigation measures as identified within this Initial Study would ensure that the Proposed Project would have no significant adverse effects on human beings, either directly or indirectly on an individual or cumulative basis.

Less than Significant with Mitigation

Implementation of the following mitigation measures will reduce impacts to a less than significant level

Mitigation Measures

- BIO-1:** Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species-specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by a qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.
- CR-1:** A qualified archaeological monitor shall be present full-time during any soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources. In the event of an archaeological discovery, either historic or prehistoric, the archaeological monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the Native American monitor and client, as appropriate. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from the County of San Bernardino to implement that program.
- CR-2:** If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly.

CR-3: If evidence of human remains is identified, the County Coroner will be contacted immediately and permitted to inspect the remains. The San Bernardino County and the Project Applicant shall also be informed of the discovery. The coroner will determine if the bones are historic/archaeological or a modern legal case. The coroner will immediately contact the Native American Heritage Commission (NAHC) in the event that remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section § 5097.98.

All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.

GEO-1: The recommendations highlighted in Section 4 of the Geotechnical Evaluations and Soils Infiltration Testing for WQMP-BMP Stormwater Disposal System Design report, dated January 10, 2023, prepared by Soils Southwest, Inc., and any other geotechnical requirements provided by the County Geologist shall be incorporated into design and construction

GEO-2: If any inadvertent or unanticipated finds during construction or maintenance activity appear to be paleontological in nature, activity shall immediately be halted, and a qualified paleontological Principal Investigator shall evaluate the finds and prepare a Paleontological Mitigation and Monitoring Plan (PMMP). The PMMP shall be prepared in accordance with all appropriate California Environmental Quality Act (CEQA) and San Bernardino County guidelines. The PMMP shall then be adhered to for the remainder of any land disturbing activities for the Project.

San Manuel Band of Mission Indians

TCR-1: The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted should any pre-contact cultural resource be 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 SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the Project, should SMBMI 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 SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the Project.

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