

SAN BERNARDINO COUNTY INITIAL STUDY 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:

APN:	1011-351-02-0000
Applicant:	Crestwood Communities
Project No:	P201900161 –GPA/CUP/TM/MV
Staff:	Steven Valdez, Senior Planner
Rep:	Patrick Diaz, Crestwood Communities, (626) 914-1943 Ext. 250, pdiaz@crestwoodcommunities.com
Proposal:	General Plan Amendment to change the current Land Use Zoning Designation from RS-20M and CG to RM. Approval of Tentative Tract 20267 to create 2 parcels, a major variance for a reduced front yard setback, and a Conditional Use Permit to approve the development of 40 condominiums and 2 single family homes on approximately 4.7 acres.

USGS Quad: Guasti
Lat/Long: 34° 03' 17.9" N, 117° 41' 00.7" W
T, R, Section: T1S R8W Sec. 26, SE ¼
City: Sphere of Influence of City of Montclair
LUZD: General Commercial (GC) & Single Residential (RS-20M)
Overlays: Biotic Resources Overlay
FEMA Flood Zone X
AR 3- Ontario International Airport

PROJECT CONTACT INFORMATION:

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

Contact person: Steven Valdez, Senior Planner
Phone No: (909) 387-4421 **Fax No:** (909) 387-3223
E-mail: Steven.Valdez@lus.sbcounty.gov

PROJECT DESCRIPTION:

Summary

Crestwood Communities (Project Applicant) is requesting approval of a General Plan Amendment (GPA), Conditional Use Permit (CUP), and a Tentative Tract Map (TT No. 20267) for construction of 40 two-story detached residential condominiums and two single-story single-family detached residential units on a 4.7-acre site described as APN 1011-351-02-0-000. The GPA is to change the Land Use Designation of the northern portion of the Proposed Project Site which is currently designated as Single Residential-twenty thousand minimum square foot lot size, (RS-20M) and General Commercial (CG) to Multiple Residential (RM) allowing for attached, detached, and/or mixed residential development with a wide range of densities and housing types. The southern portion of the Proposed Project Site, which will consist of the two single-story single-family homes will remain as Residential (RS-20M). Additionally, the GPA will include changing the Land Use Designation for three adjacent parcels (APN: 1011-351- 03, 04 & 05) which are currently designated as CG to Multiple Residential (RM). The three adjacent

parcels (APN: 1011-351- 03, 04 & 05) are not a part of the Proposed Project and the evaluation of a proposal for development of the parcels is not included in this Initial Study.

The condominium portion of the Proposed Project includes 128 parking spaces, private landscape areas, common landscape areas, private open space areas, and common open space areas with picnic tables and a tot lot. The proposed building size(s) of the 40 two-story residential condominiums are approximately 1,955 square-feet (SF) each and the two single-story single-family residential units are approximately 2,500 SF each. The Proposed Project includes approximately 59,319 SF of building coverage; 65,305 SF of paved areas for parking, sidewalks, circulation; and 78,396 SF area dedicated for landscaping. The Proposed Project also includes private open space (i.e. residential yards); and common open space that includes an overhead trellis area with picnic tables and a tot lot. The Project Site is in unincorporated San Bernardino County within the Sphere of Influence (SOI) of the City of Montclair (see Figure 1, Regional Location). The Project Site is located at the northern terminus of Bel Air Avenue, south of Mission Boulevard, between Benson Avenue and Vernon Avenue (see Figure 2, Project Vicinity). Mission Boulevard will serve as the main access road to the Proposed Project. The southern terminus of the Proposed Project at Bel Air Avenue will serve as an emergency access road (see Figure 3, Site Plan). As stated, the GPA is to change the Land Use Designation of the northern portion of the Proposed Project Site which is currently designated as RS-20M and CG to RM. The southern portion of the Proposed Project Site will remain as Land Use Designation RS-20M (see Figure 4, Existing General Plan Exhibit). Furthermore, the GPA will include change of the Land Use Designation for three adjacent parcels which are currently designated as CG to RM (see Figure 5, Proposed General Plan Amendment Exhibit).

Surrounding Land Uses and Setting

The Project Site is in unincorporated San Bernardino County within the SOI of the City of Montclair. The County of San Bernardino Land Use Plan Map: Land Use Zoning Districts show the Project Site is within General Commercial and Single Residential zones. The adjacent parcel to the north of Mission Boulevard supports commercial uses. The adjacent parcel to the south supports Single-Family Residential use. The adjacent parcels to the east supports a mobile home park and vacant land. The adjacent parcel to the west supports a car wash and Single-Family Residential Uses. The following table lists the existing land uses and zoning district designations.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Undeveloped and Vacant	Northern portion: General Commercial (CG); County of San Bernardino Southern portion: Single Residential (RS); County of San Bernardino
North	General Commercial: Commercial Offices	Service Community (CS); County of San Bernardino

Existing Land Use and Land Use Zoning Districts		
South	Single Family Residential	Single Residential (RS); County of San Bernardino
East	North Portion: Single Family Residential; Mobile Home Park Southern Portion: Vacant	Northern Portion: Service Community; County of San Bernardino Southern Portion: Rural Residential; City of Ontario
West	Northern Portion: General Commercial; Car Wash Southern Portion; Single Family Residential	Northern Portion: General Commercial; County of San Bernardino Single Residential; County of San Bernardino

Project Site Location, Existing Site Land Uses and Conditions (include site photos)

The Proposed Project and the three adjacent parcels that make up the GPA are within the jurisdiction of the County of San Bernardino and within the SOI of the City of Montclair. The Project Site is currently vacant with the exception of three billboard structures and a dilapidated concrete foundation. Three billboard structures of approximately 30 feet in height occur on the northern portion of the Project Site. The dilapidated concrete foundation and billboard structures will be removed. The Project Site topography is relatively flat with an elevation of approximately 931 feet above mean sea level. The Project Site currently supports weeds, grasses, and two 20-foot palm trees. The Project Site slopes from north to south with a difference of approximately six feet in elevation.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

(Example: permits, financing approvals, or participation agreements.)

Federal: None required

State: Storm Water Pollution Prevention Plan, Regional Water Quality Control Board, Santa Ana Region

County: San Bernardino County Building & Safety Division, Public Works, and Land Development Division

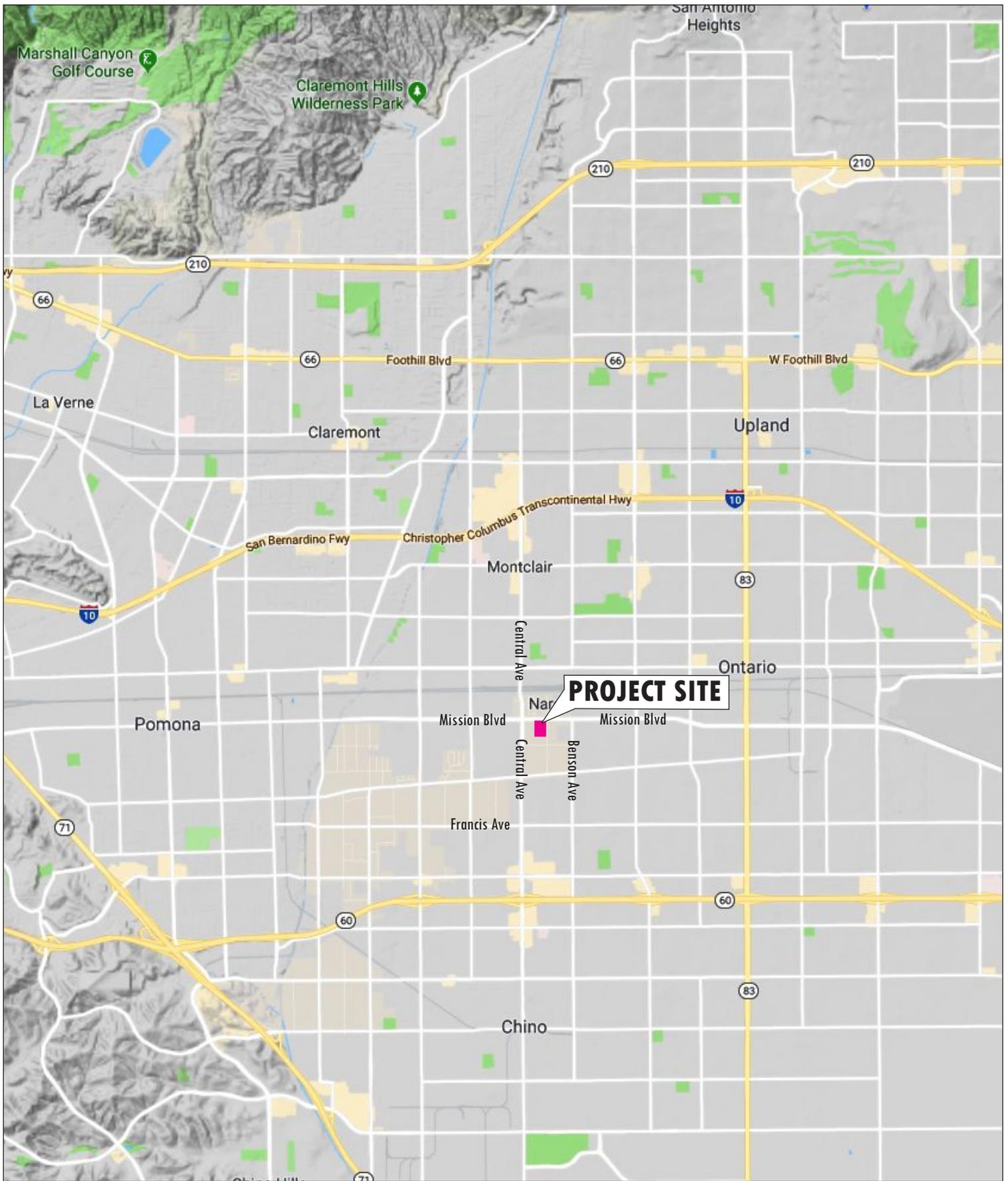
Local: City of Montclair Fire Department, Monte Vista Water District

SUMMARY OF CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

In accordance with Assembly Bill 52 (AB 52) and Senate Bill (SB18), San Bernardino County contacted the Aha Makav Cultural Society, San Gabriel Band of Mission Indians, San Manuel

Band of Mission Indians, Colorado River Indian Tribes, Gabrieleno Band of Mission Indians, Soboba Band of Luiseno Indians and Morongo Band of Mission Indians, in June 2019 and inquired into the presence/absence of any known sacred or religious Native American sites in the general area of the Project Site. Letters were sent to the identified representatives, requesting comment or raising issues pertaining to the area. The Aha Makav Cultural Society of the Fort Mojave Indian Tribe (FMIT) responded with “No Adverse Effects” and will not adversely affect properties of cultural or sacred significance to the FMIT Tribe on July 3, 2019. However, FMIT concurs that an archaeological consultant be on call and that if requested, Native American Monitoring should be considered.

(see Tribal Cultural Resources Section XVII later in this document)



0  1.2
 MILES
 Source: Lilburn Corp., June, 2019.
LILBURN
 CORPORATION

REGIONAL LOCATION
 Mission Boulevard Condominiums TTM 200267
 City of Ontario, California

FIGURE 1



PROJECT SITE

PROJECT VICINITY

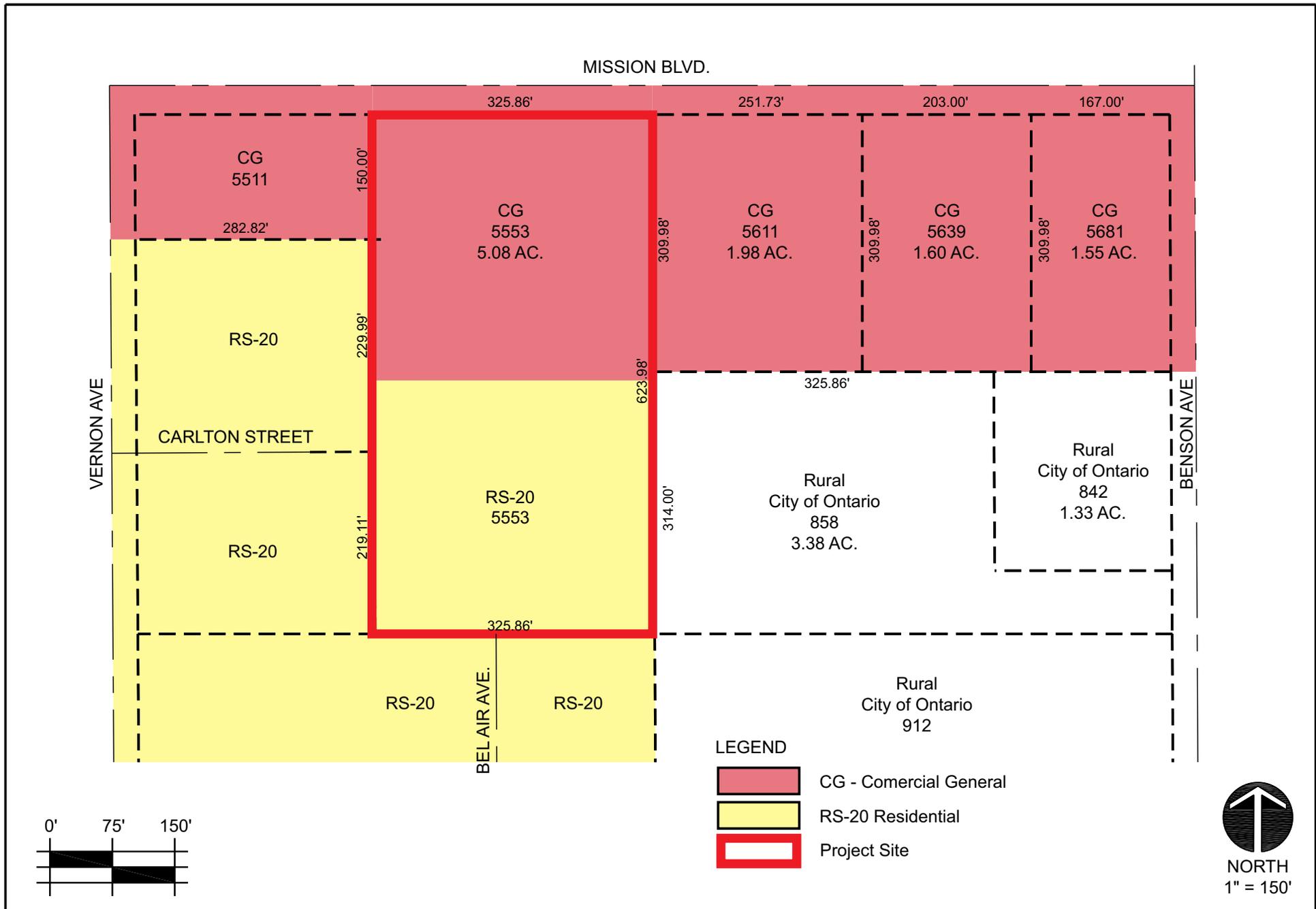
Mission Boulevard Condominiums TTM 200267

City of Ontario, California

FIGURE 2

0 180
FEET
Source: Lilburn Corp., June, 2019.

LILBURN
CORPORATION



Crestwood Communities
 510 W. Citrus Edge Street
 Glendora, CA 91740 - (626) 914-1943

APN: 1011-351-02, 03, 04 & 05
Existing General Plan Exhibit

05.14.19

FIGURE 4

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

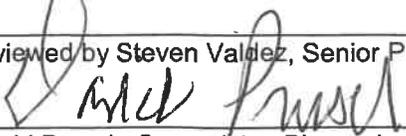
DETERMINATION:

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that 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"/>	I find that 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 (Reviewed by Steven Valdez, Senior Planner)

8/19/2019
 Date


 Signature: (David Prusch, Supervising Planner)
 Land Use Services Department/Planning Division

8/19/2019
 Date

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS, Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: *City of Montclair 1999 General Plan; 2007 San Bernardino County General Plan, State Scenic Highway Mapping System; 2007 San Bernardino County General Plan, Glare and Outdoor Lighting Standards*

- a) **Less than Significant Impact.** Project Site is located in an unincorporated area of San Bernardino County within the Sphere of Influence of the City of Montclair. The San Bernardino County General Plan (GP) states that San Bernardino County contains vast undeveloped tracts of land that offer significant scenic vistas. These locations are in danger of deteriorating under growing pressure from urban development and increased recreational activities occurring across the County. Actions have been taken by federal, state, county, and local jurisdictions to ensure that these resources are protected to preserve their aesthetic value. Near the project site, the County of San Bernardino GP does not identify any scenic resources or vistas. The City of Montclair identifies local mountain ridgelines as the community's key visual resources but has not outlined any governing policies. The City of Ontario has designated Mission Boulevard from the western to the eastern city limits as a scenic highway. As Mission Boulevard enters the City of Montclair, its scenic value is lost due to the lack of landscaping and the strip commercial uses that line the boulevard. Additionally, the proposed future development of single-story and two-story single-family residential units would be comparable in height to nearby single-family residences located south and west of Project Site. Therefore, the Proposed Project would not have a substantial adverse effect on a scenic vista. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- b) **Less than Significant Impact.** The Project Site is located approximately 2.5-mile south of Interstate 10 (I-10), however, I-10 is not recognized by the California Scenic Highway Mapping System as a designated State Scenic Highway. The State Scenic Highway located nearest to the Project Site is a segment of California State Route 91, located approximately 12 miles southwest of the Project Site. Given the distance between the Project Site and the nearest officially designated state scenic highway, the Proposed Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Therefore,

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

- c) **Less than Significant Impact.** The Project Site is currently vacant. The Proposed Project will develop the vacant parcel into 40 two-story detached condominiums and two single-story Single-Family detached residential units which would be consistence with the proposed GPA. The City of Montclair identifies local mountain ridgelines as the community’s key visual resources but has not outlined any governing policies. The City of Ontario has designated Mission Boulevard from the western to the eastern city limits as a scenic highway. As Mission Boulevard enters the City of Montclair, its scenic value is lost due to the lack of landscaping and the strip commercial uses that line the boulevard. In the context to other existing residential development in the vicinity of the Project Site, the Proposed Project would not degrade the existing visual character of the Project Site or its surroundings. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** The future development of 40 two-story detached condominiums and two single-story Single-Family detached residential units would not generate a significant amount of light and glare when compared to the surrounding area, which includes existing lighting from urban development including streetlights, residential dwelling units, and vehicles. The design and placement of light fixtures within the future new development would be reviewed for consistency with County of San Bernardino’s Glare and Outdoor Lighting standards (Chapter 83.07) and subject to County-approval. Standards require shielding, diffusing, or indirect lighting to avoid glare. Lighting would be selected and located to confine the area of illumination to on-site streets. The Proposed Project is not anticipated to create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area. Therefore, no significant adverse impacts are identified or are 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 Impact</i>	<i>No Impact</i>
<p>II. AGRICULTURE AND FORESTRY RESOURCES</p> <p>- 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. Will the project:</p>				

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION: California Department of Conservation's Farmland Mapping and Monitoring Program

- a) **No Impact.** The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project Site as "Urban and Build-Up Land" in its California Important Farmland Finder. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or within the immediate vicinity. The Proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.
- b) **No Impact.** The Project Site is not under a Williamson Act Contract as identified in the latest map prepared by the California Department of Conservation, Division of Land Resource Protection. The County of San Bernardino General Plan does not designate any of the land within the Project Site or in its immediate vicinity for agricultural use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- c) **No Impact.** 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 because the Project Site is within a predominantly urbanized area and these designations do not occur in the vicinity. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- d) **No Impact.** The Project Site does not support forest land. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

- e) **No Impact.** Implementation of the Proposed Project would not result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are 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 Impact</i>	<i>No Impact</i>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district might be relied upon to make the following determinations. Will the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: Air Quality Management Plan (AQMP), California Emissions Estimator Model (CalEEMod) version 2016.3.2

- a) **Less than Significant Impact.** The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (2016 AQMP) was adopted by the SCAQMD on March 3, 2017. The 2016 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 2016 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

The County of San Bernardino currently designates the Project Site as Single Residential (RS-20M), which has minimum lot size of 20,000 square feet, and General Commercial (CG). The Proposed Project includes a GPA which would change the land use designation on a portion of the Project Site and three adjacent lots (4.41 acres) to Multiple Residential (RM) allowing for attached, detached, and/or mixed residential development with a wide range of densities and housing types. As such, construction of the proposed 40 two-story detached residential condominiums and two single-story single-family detached residential houses would be acceptable uses within the RM land use category with implementation of the GPA. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact.** The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2016.3.2 prepared by the SCAQMD (available at the County offices for review). CalEEMod was used to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and 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 (removal of existing features on-site), site grading (mass and fine grading), building construction, paving, and architectural coating. The resulting emissions generated by construction of the Proposed Project are shown in Table 1 and Table 2, which represent summer and winter construction emissions, respectively.

Table 1
Summer Construction Emissions
(Pounds per Day)

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Demolition	3.7	38.2	23.2	0.05	4.1	2.1
Site Preparation	4.4	45.6	23.0	0.04	20.7	12.2
Grading	22.7	28.4	17.0	0.03	8.1	4.7
Building Construction	3.0	24.7	22.3	0.05	2.5	1.6
Paving	1.5	11.9	13.2	0.02	0.9	0.7
Architectural Coating	23.2	1.7	2.6	0.01	0.3	0.2
Highest Value (lbs/day)	23.2	45.6	23.2	0.05	20.7	12.2
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2016.3.2 Summer Emissions.

Phases do not overlap and represent the highest concentration.

Table 2
Winter Construction Emissions
(Pounds per Day)

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Demolition	3.7	38.3	23.1	0.05	4.1	2.1
Site Preparation	4.4	45.6	22.8	0.04	20.7	12.2
Grading	2.7	28.4	16.9	0.03	8.1	4.7
Building Construction	3.0	24.7	21.6	0.04	2.5	1.6
Paving	1.2	11.9	13.0	0.02	0.9	0.7
Architectural Coating	23.2	1.8	2.5	0.00	0.3	0.2
Highest Value (lbs/day)	23.2	45.6	23.1	0.05	20.7	12.2
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2016.3.2 Winter Emissions.

Phases do not overlap and represent the highest concentration.

As shown in Table 1 and Table 2, construction emissions during either summer or winter seasonal conditions would not exceed SCAQMD thresholds. Impacts would be less than significant, and no mitigation measures would be required.

Compliance with SCAQMD Rules 402 and 403

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}).

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

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 - (a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
 - (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

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

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.

5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

Operational emissions are categorized as energy (generation and distribution of energy to the end use), area (operational use of the project), and mobile (vehicle trips). Operational emissions were estimated using the CalEEMod version 2016.3.2 defaults for residential uses within the Condo/Townhouse and Single-Family Housing subcategories and are listed in Table 3 and Table 4, which represent summer and winter operational emissions, respectively.

**Table 3
Summer Operational Emissions Summary
(Pounds per Day)**

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area	2.0	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	0.6	0.9	11.2	0.0	2.9	0.8
Totals (lbs/day)	2.6	1.0	11.2	0.0	2.9	0.8
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2016.3.2 Summer Emissions.

**Table 4
Winter Operational Emissions Summary
(Pounds per Day)**

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area	2.0	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	0.6	1.0	10.2	0.0	2.9	0.8
Totals (lbs/day)	2.6	1.1	10.2	0.0	2.9	0.8
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2016.3.2 Winter Emissions.

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. Impacts are anticipated to be less than significant, and no mitigation measures would be required.

The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) **Less than Significant Impact.** SCAQMD has developed a methodology to assess the localized impacts of emissions from a proposed project as outlined within the Final Localized Significance Threshold (LST) Methodology report; completed in June 2003 and revised in July 2008. The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. According to SCAQMD LST methodology, LSTs would apply if the proposed project includes stationary sources or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The Proposed Project includes residential development and does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term localized significant threshold analysis is warranted. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- d) **Less than Significant Impact.** The Proposed Project does not contain land uses typically associated with the emission of objectionable odors. 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 County of San Bernardino solid waste regulations. The Proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the Proposed Project construction and operations would be less than significant. No significant adverse impacts are identified or are 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 Impact</i>	<i>No Impact</i>
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 Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?

SUBSTANTIATION: Jericho Systems, Inc. May 28, 2019. Biological Resources Assessment and Jurisdictional Waters Delineation.

- a) **Less than Significant Impact with Mitigation Incorporated.** A general biological assessment of the Project Site was completed by Jericho Systems, Inc. (Jericho), May 29, 2019. As part of the biological assessment Jericho conducted a background data search for information on plant and wildlife species known occurrences within the vicinity of the project. The data review included biological text on general and specific biological resources, and resources considered to be sensitive by various wildlife agencies, local government agencies and interest groups. A field survey of the Project Site was conducted on May 28, 2019. The field survey included an evaluation of the surrounding habitats and a focused habitat assessment for species identified in the background data search.

The Project Site consists of exotic annual grasses with castor bean (*Ricinus communis*) scattered throughout the northern half of the parcel and is bordered by clipped Mexican fan palm trees (*Washingtonia robusta*). There are two, unmanaged fan palms in the northern half of the parcel. The southern half of the parcel is bordered by tree of heaven (*Ailanthus altissima*), with ornamental cactus (*Opuntia ssp.*) from developed neighboring areas. The non-native vegetation present within the project area consists of red brome (*Bromus rubens*), ripgut brome (*Bromus diandrus*), wild oat (*Avena barbata*) with redstem filaree (*Erodiumcicutarium*) and mustard (*Barssica incana*). Additionally, wildlife species observed or otherwise detected on-site during the surveys included: mourning dove, black phoebe, American goldfinch, California towhee, spotted towhee, house finch, Say's phoebe and Cassin's kingbird. No small mammal burrows were found on Project Site.

Jericho's database searches determined that 35 sensitive species (16 plant, 16 animal, 3 invertebrate) and 1 sensitive habitat have been documented within the Ontario USGS 7.5-minute series quadrangle. The Project Site is located within the burrowing owl (*Athene cunicularia*) overlay of the County's General Plan Biotic Resources Overlay. Burrowing owl (BUOW) is a protected species under the federal Migratory Bird Treaty Act and are designated by the California Department of Fish and Wildlife (CDFW) as a species of special concern. Jericho states that Burrowing owls are known to occur locally within suitable habitat areas. No evidence of BUOW was found in the survey area. No burrows of appropriate shape size or aspect for Burrowing owl or Burrowing owl pellets, feathers or whitewash were found on site. No Burrowing owl individuals were observed. Therefore, BUOW are considered absent from the site at the time of surveys. However, the Project Site is

suitable for use by raptors for foraging purposes. The Project Site and immediate surrounding areas do contain habitat suitable for nesting birds in general, including the shrubs on site. Nesting birds are protected under the Migratory Bird Treaty Act (MBTA) which provides protection for nesting birds that are both residents and migrants whether they are considered sensitive by resource agencies. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will be required to conduct preconstruction Nesting Bird Surveys (NBS) prior to project-related disturbance to nestable vegetation to identify any active nests.

Despite the negative findings for Burrowing owls, Jericho notes that vegetation on-site has potential to support nesting birds and foraging raptors. Additionally, habitat suitable to support other sensitive species exists on-site, however, values are greatly diminished by human activities, ground disturbance and surrounding heavily urbanized land uses. Therefore, possible significant adverse impacts have been identified or are anticipated and the following mitigation measure is required as a condition of project approval, in accordance with the recommendations provided by Jericho, to reduce these impacts to a level below significant. The required mitigation measure is:

Mitigation Measure BIO-1:

Bird nesting season generally extends from February 1 through September 15 in southern California and specifically, April 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage and expected types, intensity and duration of disturbance. The nests and buffer zone shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

- b) **Less than Significant Impact.** The Project Site does not support riparian habitat. It is not located in a riparian area as recognized by the general biological assessment. Implementation of the Proposed Project would not result in impacts to riparian habitat. There are no other identified sensitive natural communities in the vicinity. Therefore, significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- c) **No Impact.** The 2019 biological resources assessment included a Jurisdictional Delineation (JD) and found that there are no drainages on-site. No aspect of the site presents any evidence of jurisdictional waters. None of the following indicators are present on site: riparian vegetation, facultative, facultative wet or obligate wet vegetation, harrow marks, sand bars shaped by water, racking, rilling, destruction of vegetation, defined bed and bank, distinct line between vegetation types, clear natural scour line, meander bars, mud cracks, staining, silt deposits, litter- organic debris. No jurisdictional waters occur on site. No impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** The Project Site is located in a portion of San Bernardino County which is urbanized with commercial, and residential developments. Impacts to wildlife movement and habitat fragmentation have already occurred in the project vicinity. Implementation of the Proposed Project is not anticipated to interfere with the movement of any native resident or migratory wildlife corridor

or impede the use of native wildlife nursery sites as none are known to exist in the vicinity. No impacts are identified or are anticipated, and no mitigation measures are required.

- e) **Less than Significant Impact.** The Project Site is currently unoccupied and supports an existing concrete foundation on-site. The Project Site contains several trees and will require removal. The trees to be removed will be:
- 2 Fan Palm Trees, (unmanaged)
 - 1 Tree of Heaven
 - 1 Ornamental Cactus

The trees located on the Project Site do not meet the requirements for obtaining a permit to remove regulated trees and plants as defined in the Division 8, Resource Management and Conservation, of the San Bernardino County Development Code. The Project Proponent shall not be required to obtain a Tree or Plant Removal Permit as a condition of project approval. No impacts are identified or are anticipated, and no mitigation measures are required.

- f) **No Impact.** 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 CDFW California Regional Conservation Plans Map (October 2017). No impacts are identified or are 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 Impact</i>	<i>No Impact</i>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: McKenna et al. May 2019. Phase I Cultural Resources Investigation.

In May 2019, McKenna et. al. completed an archaeological records search, consultation with the Native American Heritage Commission, and obtained a paleontological overview for the Project Site (available at the County offices for review); the findings are summarized herein.

- a, b) **Less than Significant Impact.** The archaeological records search was completed by McKenna et al. on May 22, 2019, at the California State University, Fullerton, South Central Coastal Information Center. The cultural resources records search identified no previously recorded sites within the current Project Site. However, there were a total of 18 cultural resources studies that have been conducted within a one-mile radius of the Project Site. Despite the extent of studies, only one resource was identified with the one-mile radius: 36-010330 (the Southern Pacific Railroad/Union Pacific Railroad) reported by Ashkar (1999). This alignment has been recorded in many areas

across Southern California, with the immediate alignment being recorded by Ashkar. This alignment will not be impacted by the Proposed Project.

Additionally, Mission Blvd. (5th Avenue), along with Central Avenue, Benson Avenue, and Vernon Avenue, are all historic road alignments. Mission Blvd. fronts the current project area, but improvements to this alignment have obliterated all evidence of the historic roadway. Mission Blvd./5th Avenue should be considered a historic resource, but in its current state, not a significant resource. It lacks its historic integrity and, therefore, any impacts would be considered insignificant and not resulting in any adverse environmental impacts.

McKenna et al. has determined that the Project Site has an unknown sensitive level for the presence of ethnic or historic landscape resources, given the removal of the orchard in the late 1950s. The historic landscape has already been impacted by the planting and subsequent removal of the orchard. The potential for prehistoric archaeological resources is considered low. Based on the recent research and field investigations, McKenna et al. has concluded that the TTM 20267 project area is clear of any identifiable surface evidence of potentially significant cultural (archaeological) and/or paleontological resources. The potential for identifying buried prehistoric or historic archaeological resources is considered low, but possible. In the event of an unanticipated find, the following mitigation shall be implemented to avoid potential impacts to archeological resources:

Mitigation Measure CR-1:

If cultural resources are encountered during ground-disturbing activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service [NPS] 1983) shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted and will be reported to the County of San Bernardino.

Mitigation Measure CR-2:

Should human remains and/or cremations be encountered during any earthmoving activities, all work shall stop immediately in the area in which the find(s) are present (suggested 100-ft radius area around the remains and project personnel will be excluded from the area and no photographs will be permitted), and the County of San Bernardino Coroner will be notified. The County of San Bernardino and the Project Proponent 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.

Nc) **Less than Significant Impact.** Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Thus, the potential exists that human remains may be unearthed during grading and excavation activities associated with project construction. In the event that human remains are discovered during grading or other ground disturbing activities, the Project Proponent would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097, et. seq., which requires that if the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission, who will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated. Therefore, no significant adverse impacts are identified or are 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 Impact</i>	<i>No Impact</i>
VI. ENERGY - Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: California Energy Commission Efficiency Division. Title 24: 2019 Building Energy Efficiency Standards

Building Energy Conservation Standards

The California Energy Conservation and Development Commission (California Energy Commission) adopted Title 24, Part 6, of the California Code of Regulations; energy Conservation Standards for new residential and nonresidential buildings in June 1977 and standards are updated every three years. Title 24 ensures building designs conserve energy. The requirements allow for the opportunities to incorporate updates of new energy efficiency technologies and methods into new developments. In June 2015, the California Energy Commission (CEC) updated the 2016 Building Energy Efficiency Standards. Under the 2016 Standards, residential buildings are approximately 28 percent more energy efficient than the previous 2013 Energy Efficiency Standards. The 2016 Standards improved upon the previous 2013 Standards for new construction of and additions and alterations to residential and nonresidential buildings. The CEC updated the 2019 Building Energy Efficiency Standards in May 2018. The 2019 Title 24 standards state that residential buildings are anticipated to be approximately 7 percent more energy efficient. When the required rooftop solar is factored in for low-rise residential construction, residential buildings that meet the 2019 Title 24 standards would use approximately 53 percent less energy than residential units built to meet the 2016 standards.

Senate Bill 350

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

Senate Bill 100

Senate Bill 100 (SB 100) was signed into law September 2018 and increased the required Renewable Portfolio Standards. SB 100 requires the total kilowatt-hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

Less than Significant Impact.

a) Electricity

Southern California Edison (SCE) provides electricity to the Proposed Project Site. Currently, the existing Project Site is vacant and does not use electricity. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 GWh— between the years 2015 and 2026. The increase in electricity demand from the project would represent an insignificant percent of the overall demand in SCE's service area. Therefore, projected electrical demand would not significantly impact SCE's level of service.

The Proposed Project has been designed to comply with the 2019 Building Energy Efficiency Standards. The County San Bernardino 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 adhere to CALGreen, which establishes planning and design standards for sustainable developments, and energy efficiency. These sustainable features would be incorporated into the Proposed Project in which shall include high energy efficiency insulation, wall assemblies and windows to maximize insulation of cool or warm temperature; Cool roof concrete roof tiles; Radiant barrier roof sheathing; energy efficiency heating and cooling systems; and Solar panels. The development of the Propose Project is not anticipated to affect with achievement of the 60 percent Renewable Portfolio Standard established in in the current SB 100. SCE and other electricity retailer's SB 100 goals include that end-user electricity use such as residential and commercial developments use would decrease from current emission estimates. 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 and no mitigation measures are recommended.

Natural Gas

The Proposed Project and surrounding area are serviced by Southern California Gas Company (SoCalGas). The Project Site is currently vacant and has no demand on natural gas. Therefore, the development of the Proposed Project will create a permanent increase demand of natural gas. However, the existing SoCalGas facilities is expected to meet the increased demand of natural gas. The residential demand of natural gas is anticipated to decrease from approximately 236 billion cubic feet (bcf) to 186 Bcf between the years 2018 to 2035, while supplies remain constant at 3.775 billion cubic feet per day (bcfd) from 2015 through 2035. Therefore, the natural gas demand from the Proposed Project would represent an insignificant percentage to the overall demand in SoCalGas' service area. 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 and no mitigation measures are recommended.

Fuel

During construction of the Proposed Project, transportation energy consumption is dependent on the type of vehicle and number of vehicle trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Temporary transportation fuel use such as gasoline and diesel during construction would come from the transportation and use of delivery vehicles and trucks, construction equipment, and construction employee vehicles. Additionally, most construction equipment during grading would be powered by gas or diesel. Electric powered equipment shall be implemented as development furthers. Impacts related to transportation energy use during construction would be temporary and would not require the use of additional use of energy supplies or the construction of new infrastructure; therefore, impacts would not be significant.

During operations of the Proposed Project, the use of fuel would be generated by residents, visitors, trips by maintenance staffs, employee vehicle trips and delivery trucks. The Proposed Project is a residential development project approximately two miles south of I-10 and two miles north of SR-60, reducing the need to drive long distances to the existing freeway system. The Proposed Project is essentially an in-fill project. Additionally, the Proposed Project is not expected to result in a substantial demand for energy that would require expanded supplies or the construction of other infrastructure or expansion of existing facilities. The fuel use related with vehicle trips produced by the Proposed Project would not be considered inefficient, wasteful, or unnecessary. The Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is recommended.

- b) **No Impact.** Project design and operation would comply with the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards related to appliance efficiency regulations, and green building standards. Project development would not cause inefficient, wasteful and unnecessary energy consumption, and no adverse impact would occur.

The Proposed Project is to adhere to County of San Bernardino: Greenhouse Gas Emissions Reduction Plan and Title 24 order to support decrease energy consumption and GHG emissions to become a more sustainable community and to meet the goals of AB 32. 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, which aims to decrease emissions statewide to 1990 levels by to 2020. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and therefore no impact would occur and not mitigation measures are recommended.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: LGC Geo-Environmental, Inc. December 28, 2018. Preliminary Soil Investigation Report. Safety Element of the San Bernardino, 2007 San Bernardino County General Plan

- a) i) **Less than Significant Impact.** In December 2018, LGC Geo-Environmental, Inc. completed a geotechnical/geologic feasibility investigation for the Proposed Project Site. According to the geotechnical study, the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone and there are no known faults on-site. The possibility of damage due to ground rupture is considered negligible since active faults are not known to cross the Project Site. However, secondary effects of seismic shaking resulting from large earthquakes on the majors on major faults in the Southern California region, which may affect the Project Site, include soil liquefaction, dynamic settlement, shallow ground rupture, seiches and tsunamis. The

geotechnical study states the closest known active to the Project Site is the San Jose Fault, which about 3.0 miles away. Other major active faults within 20 miles of the subject site that could produce these secondary effects. Therefore, the Proposed Project is not anticipated to expose people or structures to adverse effects related to ground rupture. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- ii) **Less than Significant Impact.** As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. During the life of the Proposed Project, seismic activity associated with the active faults can be expected to generate moderate to strong ground shaking at the Project Site. As a mandatory condition of project approval, the Proposed Project would be required to construct proposed structures in accordance with the California Building Code (CBC) which is established by the California Building Standards Code. The code is also known as Title 24, Part 2 of the California Code of Regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. With mandatory compliance with standard design and construction measures, potential impacts would be reduced to a less than significant and the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
 - iii) **No Impact.** Liquefaction is a process whereby strong earthquake shaking causes sediment layers that are saturated with groundwater to lose strength and behave as a fluid. Ground failure associated with liquefaction can result in severe damage to structures. As demonstrated by San Bernardino County Land Use Plan: Geologic Hazard Overlays Map, the Project Site is not located in an area at risk for liquefaction. Depth to groundwater in the area is generally 300 – 325 feet below surface (LGC Geo-Environmental, 2018). Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
 - iv) **No Impact.** Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project Site has no prominent geologic features occurring on or within the vicinity and therefore the site is at little risk for landslide. No impacts are identified or are anticipated, and no mitigation measures are required.
- b) **Less than Significant Impact.** During the development of the Project Site, which would include disturbance of 4.7 acres, project-related dust may be generated due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb more than one acre of soil; therefore, 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 (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs is anticipated to ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
 - c) **Less than Significant Impact.** LGC Geo-Environmental, Inc.'s Geotechnical Investigation states that the Project Site is located in an area with Holocene and Pleistocene Alluvial Fan Deposits. The

Holocene alluvial deposits consist of gravely sand, sandy gravel, sand, silty sand, sandy silt and Pleistocene alluvial fan deposits consist of silty sand, sandy silt, silty clay and clayey silt.

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. However, LGL states the Project Site is not in the presence of landside risk area or adjacent to a landside risk area therefore the Project Site is at little risk for landslide.

Seismically induced lateral spreading involves primary lateral movement of earth materials over underlying materials which are liquefied due to ground shaking. LGL states the Project Site groundwater levels are 300 to 325 feet below the existing ground surface and potential for liquefaction is considered remote at the Project Site. Given the Project Site's lack of susceptibility to liquefaction, seismically induced lateral spreading is not anticipated to occur.

Section VIII. Safety Element of the San Bernardino County General Plan states, the two types of subsidence of major concern to San Bernardino County are tectonic subsidence and subsidence caused by groundwater withdrawal. Within geologic time, the County has undergone tectonic activity, including the uplifting of the San Bernardino mountains in relation to the San Bernardino Valley Region. Plate tectonics is the mechanism responsible for this movement, which has caused miniplates to be formed at major plate boundaries and has reoriented, folded, and faulted these small crustal pieces. This activity has raised some of these miniplates or blocks and has allowed others to subside. This tectonic subsidence is primarily of concern during very large earthquakes, when subsidence could occur instantaneously and may total many feet. Tectonic subsidence is uncontrollable by man. However, compliance with the CBC and review of grading plans for individual projects by the San Bernardino County Engineer would ensure no significant impacts would occur. and

Given the characteristics of the geologic unit which the Project Site is located on, compliance with the CBC and review of the proposed grading plan by the San Bernardino County Engineer shall ensure that significant impacts related to landslide, lateral spreading, subsidence, and liquefaction do not occur. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- d) **Less than Significant Impact.** The San Bernardino County: Countywide Plan Safety Background report states that, expansive soils are characterized by their ability to shrink or swell due to variations in moisture content. Expansive soils expand when water is added and contract when the soils dry. Changes in soil moisture content can result from rainfall, landscape irrigation, utility leakage, pool leakage, roof drainage, perched groundwater, drought, or other factors. As a result of volume changes, expansive soils can lead to structural damage to buildings, infrastructure, and pavement if the potentially expansive soils were not considered or mitigated during the design and construction of a project. LGL states the Holocene and Pleistocene Alluvial Fan soil deposit of the Project Site are composed primarily of gravely sand, sandy gravel, sand, silty sand, sandy silt and clayey silt. Such sediments are usually non-expansive or have very low expansion potential. Therefore, with compliance with the CBC and review of the proposed grading plan by the San Bernardino Engineer, less than significant impacts are anticipated. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- e) **No Impact.** The City of Montclair and its Sphere of Influence is served by regional wastewater treatment facilities owned and operated by the Inland Empire Utilities Agency. The use of septic tanks would not occur on Project Site. Project Applicant has received a Will Serve Letter from Monte Vista Water District (MVWD) that states the Proposed Project is within the Monte Vista

Water District (MVWD) sewer service area. The MVWD will provide adequate sewer lines and storage capacity to serve the Proposed Project. No septic tanks or alternative wastewater disposal systems would be installed at the Project Site. No impacts are identified or are anticipated, and no mitigation measures are required.

- f) **No Impact.** McKenna’s Phase I cultural resources investigation states that the paleontological overview completed by the Natural History Museum of Los Angeles County (McLeod 2019; Appendix D) identified the project area as consisting of younger Quaternary alluvium derived from the San Gabriel Mountains, Etiwanda Creek, Lytle Creek, Day Creek, and Cucamonga Creek. These deposits are not conducive to yielded evidence of fossil specimens. Older Quaternary alluvium has been identified to the east of the project area and these deposits may contain fossil specimens, but only at a considerable depth. As such, there is a potential for the presence of older alluvium beneath the younger alluvium and within the project impact area is low. The area is not considered sensitive for paleontological resources. Therefore, the Proposed Project is not anticipated to directly or indirectly destroy a unique paleontological resource or site or unique geologic features. No impacts are identified or are 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 Impact</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: CalEEMod version 2016.3.2,
 GHG Emissions Reduction Plan

- a) **Less than Significant Impact.** Emissions were estimated using the CalEEMod version 2016.3.2. Many gases make up the group of pollutants that contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of greenhouse gases (GHGs): Carbon dioxide (CO₂), Methane (CH₄), and Nitrous oxide (N₂O). SCAQMD provides guidance methods and/or Emission Factors that are used for evaluating a project’s emissions in relation to the thresholds. A threshold of 3,000 MTCO₂e per year has been adopted by SCAQMD for non-industrial uses. Furthermore, a threshold of 3,000 MTCO₂e per year for non-industrial uses has been adopted by the County of San Bernardino Greenhouse Gas Emissions Reduction Plan (Emissions Reduction Plan). The modeled emissions anticipated from the Proposed Project during both construction and operational phases, are compared to the Emissions Reduction Plan threshold and shown below in Table 5 and Table 6.

As shown in Table 5 and Table 6, the Proposed Project’s emissions during construction and operations would not exceed SCAQMD’s and the County of San Bernardino GHG Emissions Reduction Plan’s threshold of 3,000 MTCO₂e and therefore would have less than significant impacts

regarding greenhouse gas emissions. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Table 5
 Greenhouse Gas Construction Emissions
 (Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O
Site Preparation	43.0	0.0	0.0
Grading	9.0	0.0	0.0
Building Construction	11.2	0.0	0.0
Paving	250.1	0.0	0.0
Architectural Coating	16.4	0.0	0.0
Total MTCO₂e	335.0		
SCAQMD and County of San Bernardino GHG Emissions Reduction Plan Threshold	3,000		
Significant	No		

Source: CalEEMod.2016.3.2 Annual Emissions

**Table 6
 Greenhouse Gas Operational Emissions
 (Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O
Area	13.7	0.0	0.0
Energy	136.4	0.0	0.0
Mobile	392.7	0.0	0.0
Waste	4.2	0.3	0.0
Water	118.3	0.1	0.0
Total MTCO₂e	576.2		
SCAQMD and County of San Bernardino GHG Emissions Reduction Plan Threshold	3,000		
Significant	No		

Source: CalEEMod.2016.3.2 Annual Emissions.

b) **Less than Significant Impact.** In September 2011, San Bernardino County adopted the Emissions Reduction Plan, which outlines a strategy to use energy more efficiently, harness renewable energy to power buildings, enhance access to sustainable transportation modes, and recycle waste. It has the following specific goals:

- Reduce emissions from activities over which the County has jurisdictional and operational control to 15% below 2007 levels by 2020, consistent with the target reductions of the AB 32 Scoping Plan.
- Provide estimated GHG reductions associated with the County's existing sustainability efforts and integrate the County's sustainability efforts into the discrete actions of the Emissions Reduction Plan.

- Provide a list of discrete actions that would reduce GHG emissions.
- Approve a GHG reduction plan that satisfies the requirements of Section 15183.5 of the CEQA Guidelines, so that compliance with the GHG reduction plan can be used in appropriate situations to determine the significance of a project's effects related to GHG emissions, thus providing streamlined CEQA analysis of future projects that are consistent with the approved GHG reduction plan.

As part of the implementation of the Emissions Reduction Plan, a uniform set of County performance standards are applied to development projects as described by the following:

“All development projects, including those otherwise determined to be exempt from CEQA will be subject to applicable Development Code provisions, including the GHG performance, and state requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small project that do not exceed 3,000 MTCO₂e per year will be considered to be consistent with the Emissions Reduction Plan and determined to have a less than significant individual and cumulative impact for GHG emissions”.

As shown in Table 5 and Table 6 above, the Proposed Project's emissions during construction and operations would not exceed SCAQMD's and the County of San Bernardino GHG Emissions Reduction Plan's threshold of 3,000 MTCO₂e. Therefore, the Proposed Project is consistent with the adopted Emissions Reduction Plan and less than significant impacts related to greenhouse gas emissions would occur. No significant adverse impacts are identified or are 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 Impact</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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, will it create a significant hazard or excessive noise 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

airport or public use airport, will the project result in a safety hazard or excessive noise for people residing or working in the project area?

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

SUBSTANTIATION: EnviroStor Data Management System; San Bernardino County 2007 General Plan – Hazard Overlay Map FH27 B, Airport Influence Area; Ontario Airport Land Use Compatibility Plan (ONT ALUCP)

- a) **No Impact.** Post-construction activities of the proposed residential development would not require the routine transport or use of hazardous materials. No significant adverse impacts or anticipated and no mitigation measures are required.
- b) **Less than Significant.** Hazardous or toxic materials transported in association with construction of the 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. Post-construction activities would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment. With implementation of Best Management Practices (BMPs) and compliance with all applicable regulations, potential impacts from the use of hazardous materials is considered less than significant and no mitigation measures are required.
- c) **No Impact.** Although the proposed residential development occurs within 0.25-mile of a school, no hazardous materials would be emitted as a result of the construction of the residential units. The storage and use of hazardous materials are not associated with single-family homes; 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 significant adverse impacts or anticipated and no mitigation measures are required.
- d) **No Impact.** 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 (accessed May 13, 2019). 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.
- e) **Less than Significant Impact.** The Project Site is located approximately 3.5 miles west of the Ontario International Airport. As demonstrated by Map 2-1, Airport Influence Area, of the Ontario Airport Land Use Compatibility Plan (ONT ALUCP), the Project Site is within the Airport Influence Area. In accordance with Map 2-2, Safety Zones, and Map 2-3, Noise Impact Zones, the Project Site is located outside of the ONT ALUCP safety and noise impact zones. The Project Site is located within the greater than 200-foot Allowable Height Above Ground Level (AGL) zone as depicted on Map 2-4, Airspace Protection Zones. The maximum height of the Proposed Project is approximately 28 feet in height within the AGL. The San Bernardino County’s General Plan – Hazard Overlay Map

FH27 B shows that the Proposed Project is within the Airport Safety Review Area 3. The development of the Proposed Project would be subject to the land use requirements and standards of the ALUCP, and Table S-5: Land Use Compatibility in Aviation Safety Areas of the San Bernardino General Plan. With adherence to the San Bernardino County Development Code and the applicable land use requirements and standards of the ALUCP, the Proposed Project is not anticipated to result in a safety hazard for people residing or working in the project area. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- f) **No Impact.** The Project Site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Post-construction activities at the site would not interfere with an adopted emergency response or evacuation plan. Access provided via Mission Boulevard would be maintained for ingress/egress at all times. No impacts are identified or anticipated and no mitigation measures are required.
- g) **No Impact.** As identified by San Bernardino County's General Plan – Hazard Overlay Map FH27 B (Montclair), the Project Site is not located within a Fire Safety Area. Furthermore, the Project Site is located in a region which is developed primarily with residential, commercial, and industrial development; wildland is not located within the vicinity. Therefore, the Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No significant adverse impacts are identified or are 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 Impact</i>	<i>No Impact</i>
IX 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: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 off-site; | <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 polluted 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 checked="" type="checkbox"/> | <input 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: Encompass Associates, Inc. February 28, 2019. Preliminary Water Quality Management Plan for Tract 20267; Inland Empire Utilities Agency, Land Use Based Demand Model Development: Final Technical Memorandum. May 24, 2016; Monte Vista Water District: 2015 Urban Water Management Plan (UWMP)

- a) **Less than Significant Impact.** The Proposed Project includes the construction of 40 condominiums and 2 single-family residential dwelling units on a 4.7-acre site. The Proposed Project would disturb more than one acre and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State’s General Construction permit include 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 storm water systems, and to develop and implement a SWPPP. The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of storm water associated with construction activities; and 2) identify, construct and implement storm water pollution control measures to reduce pollutants in storm water discharges from the construction site during and after construction. The Santa Ana RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County. The County then requires implementation of measures for a project to comply with the area-wide permit requirements. A 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. These would include, but are not limited to, street sweeping of paved roads around the site during construction, and the use of hay bales or sand bags to control erosion during the rainy season. BMPs may also include or require:
- The Project Proponent shall avoid applying materials during periods of rainfall and protect freshly applied materials from runoff until dry.
 - All waste to be disposed of in accordance with local, state and federal regulations. The Project Proponent shall contract with a local waste hauler or ensure that waste containers are emptied weekly. Waste containers cannot be washed out on-site.
 - All equipment and vehicles to be serviced off-site.

In addition to complying with NPDES requirements, the County also requires the preparation of a Water Quality Management Plan (WQMP). In accordance with the County's requirements, Encompass Associates, Inc. prepared a WQMP for the Proposed Project in February 2019 (available at the County offices for review). The WQMP has identified various BMPs which shall be implemented by the Proposed Project. Mandatory compliance with the Proposed Project's SWPPP and WQMP, in addition to compliance with NPDES Permit requirements, would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, implementation of the Proposed Project would not violate any water quality standards or waste discharge requirements. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact.** As documented in the Monte Vista Water District 2015 Urban Water Management Plan (UWMP), the District relies on approximately 75 percent (28.2 mgd) of its water supply from groundwater and 25 percent from imported water. The District is dependent on four sources for its long-term water supply which include the Chino Groundwater Basin, Imported State Water Project surface water received from the Metropolitan Water District of Southern California (MWD) through the Inland Empire Utilities Agency (IEUA) and the Water Facilities Authority (WFA), and Entitlement water deliveries from San Antonio Water Company (SAWCO), including groundwater produced from local adjudicated groundwater basins and surface water produced from the San Antonio Creek Watershed; and Recycled water from IEUA. Based on the Table 4-1 of UWMP year 2040 has a projected MVWD's water supply to be 51,828 acre-feet per year (AFY) of groundwater and Table 3-2 of the UWMP states the 2040 District's water demand would be approximately 36,364 AFY. Using the UWMP: Existing Land Use Unit Demands for Residential High, the Proposed Project would create an approximate 46 AFY demand, which would be 0.126 percent of the District's 2040 total water demand. Therefore, the water basin would not be substantially depleted by serving the Proposed Project. Additionally, the Project Applicant has received a Will Serve Letter from MVWD that states the Proposed Project is within the District's service area and that service would be provided upon the payment of fees. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- c)
- i) **Less than Significant Impact.** Encompass Associates, Inc. calculates the required design capture volume (DCV) for stormwater at the Project Site is approximately 12,214 cubic feet. The WQMP states that above ground retention volume is anticipated to be approximately 6,472 cubic feet and the underground retention volume is anticipated to be approximately 5,831 cubic feet. The designed infiltration trenches will be constructed in the southern portion of the Project Site and within a landscaped area (refer to Figure 3). Implementation of the low-impact development infiltration BMPs is anticipated to achieve a complete on-site retention of the DCV. Additionally, there are no streams or rivers on, or in the vicinity of, the Project Site. With adherence to a Final WQMP approved by the County of San Bernardino, the Proposed Project is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion, siltation, or flooding on- or off-site. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- ii) **Less than Significant Impact.** The Preliminary WQMP calculates the required design capture volume (DCV) for stormwater at the Project Site is approximately 12,214 cubic feet. The WQMP states that above ground retention volume is anticipated to be approximately 6,472 cubic feet and

the underground retention volume is anticipated to be approximately 5,831 cubic feet. The designed infiltration trench, with both above and below ground components will be constructed in the southern portion of the Project Site and within a landscaped area (refer to Figure 3). Implementation of the low-impact development infiltration BMPs is anticipated to achieve a complete on-site retention of the DCV. Additionally, there are no streams or rivers on, or in the vicinity of, the Project Site. With adherence to a Final WQMP approved by the County, the Proposed Project is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion, siltation, or flooding on- or off-site. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- iii) **Less than Significant Impact.** Implementation of low-impact development infiltration BMPs as described in Section IX(c, d) above, is anticipated to achieve a complete on-site retention of the DCV. As such, with adherence to the WQMP, the Proposed Project is not anticipated to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- iv) **Less than Significant Impact.** The Preliminary WQMP calculates the required design capture volume (DCV) for stormwater at the Project Site is approximately 12,214 cubic feet. The WQMP states that above ground retention volume is anticipated to be approximately 6,472 cubic feet and the underground retention volume is anticipated to be approximately 5,831 cubic feet. The infiltration drainage basins have been designed to capture 100 percent of the runoff. Additionally, there are no streams or rivers on, or in the vicinity of, the Project Site. With adherence to the Preliminary WQMP, the Proposed Project is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion, siltation, or flooding on- or off-site. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- d) **Less than Significant Impact.** As shown on the FEMA Flood Map, the Proposed Project is located in an area of minimal flood hazard. Tsunamis are large waves generated in open bodies of water by fault displacement of major ground movement. Due to the inland location of the Project Site, tsunamis are not considered to be a risk. A seiche is a surface wave created when an inland body of water is shaken, usually by earthquake activity. The San Bernardino County Land Use Plan: Hazards Overlay Map shows that seiches do not pose inundation hazards to the Proposed Project site. Therefore, the risk of release of pollutants of by flood, seiche, or tsunami is considered low. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- e) **Less than Significant Impact.** The Proposed Project will adhere to WQMP BMP, regional and local water quality control and/or sustainable groundwater management plans. 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 Impact</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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: Land Use Element, San Bernardino County General Plan 2007

a, b) **No Impact.** The Proposed Project is the development of 40 detached two-story condominiums and two detached single-story single-family residences on approximately 4.7 acres of land. The surrounding land uses to the north, south, east, and west are a mixture of commercial and residential uses. Approval of the GPA would change the Land Use District designation of the northern portion of the Project Site as well as three parcels adjacent to the east of the Project Site from Single Residential (RS-20M) and General Commercial (GM) to Multiple Residential (RM). The Project Site and adjacent three parcels total 9.71 acres, which when rounded to 10 acres would comply with the 10-acre minimum for the land use zone. A Major Variance request for a reduced front yard setback is included to allow the proposed development to comply with minimum drive aisle widths. The Major Variance will also allow the proposed development to be in line (similar setback) with existing developments on Mission Boulevard. The southern portion of the Project Site will consist of the two single-story single-family homes and remain as Residential Single (RS-20M).

The Multiple Residential (RM) Zoning District allows for the development of attached, detached, and/or mixed residential development with a wide range of densities and housing types. The Single Residential (RS-20M) Land Use Zoning District allows for the development of single family homes and requires a minimum lot size of 20,000 square feet; however, the parcel size is exempt from the required minimum lot size, as the Proposed Project is a Multifamily Subdivision in accordance with Section 83.02.050 (d)(3) of the San Bernardino County Development Code.

The Proposed Project and the three adjacent parcels would comply with the minimum 10-acre requirement for the GPA. Upon approval of the amendment, the Proposed Project would not divide an established community, conflict with local land use policies, regulations, or conflict with existing zoning. Therefore, no 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 Impact</i>	<i>No Impact</i>
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):
 California Department of Conservation. Mineral Land Classification of a Part
 Southwestern San Bernardino County: The San Bernardino Area Map (West)

- a) **Less than Significant Impact.** Gravel deposits in the alluvial fans of the San Bernardino County Valley represent the most significant and widely spread mineral resource in the region. Aggregates are essential ingredients in construction materials such as concrete, plaster and mortar. Construction of the Proposed Project would demand aggregate resources, such as steel, wood, and concrete which are anticipated to be required as part of the construction phase. These resources are commercially available in the southern California region without any constraint. No potential for adverse impacts to the natural resources base supporting these materials is forecast to occur over the foreseeable future. The Proposed Project's demand for mineral resources would be minimal and is considered less than significant due to the abundance of available local aggregate resources. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact.** The Project Site is located in an area designated as Mineral Resource Zone 3 (MRZ-3) as outlined by Mineral Land Classification of a Part Southwestern San Bernardino County: The San Bernardino Area Map (West), of The California Department of Conservation. The San Bernardino County General Plan defines MRZ-3 as an area that contains deposits whose significance cannot be evaluated from available data. Additionally, the Project Site is located in Residential Single (RS-20M) and General Commercial (GM) Districts. The Project Site is not located within a planning area for mining. Therefore, the Proposed Project would not result in the loss of availability of a locally important mineral resource recovery site. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. NOISE - Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<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?	<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):
Urban Crossroads, June 25, 2019. Tentative Tract No. 20267 Noise Impact Analysis.

In June 2019, a Noise Impact Analysis focused on construction-related noise was prepared by Urban Crossroads, Inc. (available at the County offices for review) in accordance with the County of San Bernardino General Plan and Development Code. The findings of the report are summarized herein.

- a) **Less than Significant Impact.** The unit of measurement used to describe a noise level is the decibel (dB), which is a logarithmic unit of noise level measurement that relates the energy of a noise source to that of a constant reference level. The human ear, however, 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 as dBA. Average noise levels over a period of minutes or hours are usually expressed as dBA L_{eq} , or the equivalent noise level for that period of time. Noise standards for land use compatibility are stated in terms of the Community Noise Equivalent Level (CNEL) and the Day-Night Average Noise Level (L_{dn}). CNEL is a 24-hour weighted average measure of community noise. CNEL is obtained by adding five decibels to sound levels in the evening (7:00 PM to 10:00 PM), and by ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the evening and nighttime hours. L_{dn} is a similar 24-hour average measure that weights only the nighttime hours. The findings and recommendations of the Noise Impact Analysis, summarized below, are discussed in terms of CNEL and dBA L_{eq} .

Construction Noise Impacts to Off-Site Receptors

Construction activities are expected to create temporary and intermittent high-level noise conditions at receivers surrounding the Project site. Using sample reference noise levels to represent the construction activities of Tract No. 20267 site, the Noise Analysis estimated the Proposed Project related construction noise levels at nearby sensitive receiver locations. Since the County of San Bernardino General Plan and Municipal Code do not identify specific construction noise level thresholds, a threshold is identified based on the National Institute for Occupational Safety and Health (NIOSH) limits for construction noise. The worst-case Project-related short-term construction noise levels, which assumes the highest noise generating activities are operating at the Project site boundary, are expected to range from 77.6 to 82.3 dBA L_{eq} and will satisfy the 85 dBA L_{eq} threshold identified by NIOSH at the nearby residential sensitive receiver locations.

Although, the Noise Impact Analysis concludes that the Proposed Project will not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, implementation of the following best practice measures will ensure minimal noise impact from the Proposed Project:

- Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating Project construction activities shall comply with the requirements of the County of San Bernardino Development Code. (1)
- During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project Site.

- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site during all Project construction (i.e., to the northwestern center).
- The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise, consistent with County of San Bernardino General Plan Noise Element, Policy N 1.5. (2)

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

- b) **Less than Significant Impact.** Groundborne vibration and groundborne noise could originate from earth movement during the construction phase of the Proposed Project as well as from the operation and maintenance of the facilities. Ground-borne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration (FTA). Construction activities that would have the potential to generate low levels of ground-borne vibration within the Project site include grading. Using the vibration source level of construction equipment provided on Table 5-4 of the Noise Impact Analysis and the construction vibration assessment methodology published by the FTA, it is possible to estimate the Project vibration impacts. Table 5-5 of the Noise Impact Analysis presents the expected Project-related vibration levels at each of the sensitive receiver locations based on the County of San Bernardino 0.2 in/sec PPV threshold for vibration. At distances ranging from 18 to 31 feet from Project construction activity, construction vibration velocity levels are expected to approach 0.146 in/sec PPV, as shown on Table 5-5 of the Noise Impact Analysis. Based on the County of San Bernardino vibration standards, the unmitigated Project construction vibration levels will satisfy the 0.2 in/sec PPV threshold at the nearby sensitive receiver locations. Therefore, the vibration impacts due to Project construction are anticipated to result in less than significant impacts regarding exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- c) **Less than Significant Impact.** The Project Site is located approximately 3.5 miles west of the Ontario International Airport. As demonstrated by Map 2-1, Airport Influence Area, of the Ontario Airport Land Use Compatibility Plan (ONT ALUCP), the Project Site is within the Airport Influence Area. In accordance with Map 2-2, Safety Zones, and Map 2-3, Noise Impact Zones, the Project Site is located outside of the ONT ALUCP safety and noise impact zones. The Project Site is located within the greater than 200-foot Allowable Height Above Ground Level (AGL) zone as depicted on Map 2-4, Airspace Protection Zones. The maximum height of the Proposed Project is approximately 28 feet in height within the AGL. The San Bernardino County's General Plan – Hazard Overlay Map FH27 B shows that the Proposed Project is within the Airport Safety Review Area 3. The development of the Proposed Project would be subject to the land use requirements and standards of the ALUCP, and Table S-5: Land Use Compatibility in Aviation Safety Areas of the San Bernardino General Plan. With adherence to the San Bernardino County Development Code and the applicable land use requirements and standards of the ALUCP, the Proposed Project is not anticipated to exceed County Noise Standards. Although the project site is located in a flight path, the noise levels, according to Webtrak (<https://webtrak.emsbk.com/ont4>), do not exceed the County Standards, 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 Impact</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"/>

SUBSTANTIATION: San Bernardino County 2007 General Plan ; San Bernardino County Land Use Plan FH27A Map

a) **Less than Significant Impact.** To quantify the Proposed Project's impact on population, development under the two existing land use zoning districts (General Commercial and Single Residential) was compared to development that would be allowable after the proposed GPA (to Multiple Residential). According to the San Bernardino County General Plan, there are approximately 4.82 persons per household in the unincorporated portions of the Valley Planning Region.

The San Bernardino County Land Use Plan FH27A Map shows that the current land use zoning district of the northern portion is General Commercial (CG), which provide appropriately located areas for stores, offices, service establishments, and amusements offering a wide range of commodities and services scaled to meet neighborhood and community needs. Residential uses, except residential care facilities and residential uses in mixed-use planned developments, are not permitted in commercial districts. The northern portion of the Project Site is approximately 2.3 acres. According to the Table LU-1: Primary Purpose and Intended Uses of Land Use Zoning Districts of the San Bernardino General Plan, General Commercial district allows 0.5 dwelling units per one-acre. The maximum development of the northern portion would allow for one dwelling unit, with an approximate population of five persons.

The current land use zoning district at the southern portion of the site is Single Residential (RS-20M), which has the requirement of a minimum lot size of 20,000 square feet. The southern half of the Project Site is approximately 2.3 acres in size. According to the Table LU-1: Primary Purpose and Intended Uses of Land Use Zoning Districts of the San Bernardino General Plan, Single Residential district (RS-20M) allows for one dwelling unit per 20,000 SF. The maximum development of the southern portion would allow for five dwelling units, with an approximate population of 24 persons. The Project Site, under the existing land use zoning district designations would generate a maximum total of six residential dwelling units and an approximate population of 29 persons.

b) Upon approval of the GPA, the land use zoning district of the northern portion of the Project Site would be Multiple Residential (RM) and the southern portion of the Project Site would remain Single Residential (RS-20M). According to the Table LU-1: Primary Purpose and Intended Uses of Land Use Zoning Districts of the San Bernardino General Plan, Multiple Residential district allows one dwelling unit per 0.05-acre. The proposed 40 condominiums and two single-family residential units are estimated to generate a population of 202 persons. Under the GPA, the Proposed Project is estimated to result in an increase of dwelling units by 36 and population of 173 persons, when compared to existing land use

zoning district. However, the GPA ensures that the Proposed Project will be developed in accordance with the San Bernardino County General Plan and Development Code. The proposed number of units and population's impacts to various services and environmental resources are discussed throughout this Initial Study. No adverse impacts are identified or anticipated, and no mitigation measures are required.

The Project Site currently vacant. The Proposed Project would provide 40 single-family residential dwelling units and would not reduce the number of existing housing units, displace people, or necessitate the construction of replacement housing elsewhere. 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 Impact</i>	<i>No Impact</i>
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XV. PUBLIC SERVICES

- a) Will 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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: City of Montclair 1999 General Plan; Ontario-Montclair School District: Schoolhouse Services

a) Fire Protection

Less than Significant Impact. The City of Montclair Fire Department provides fire protection and safety services to the City of Montclair and its Sphere of Influence. The nearest fire station is Montclair Fire Station #152, 10825 Monte Vista Avenue, located approximately one-mile northwest of the Project Site. The Proposed Project is required to provide a minimum of fire safety and support fire suppression activities, including type and building construction, fire sprinklers, and paved fire access. The Proposed Project is in an urbanized area that occurs within the existing fire service area and would accommodate approximately 202 residents (based on 4.82 people per household). The Proposed Project would receive adequate fire protection services and would not result in the need for new or physically altered fire protection facilities. Developer Impact fees are collected at the time of building permit issuance. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Police Protection

Less than Significant Impact. Law enforcement services are provided by the San Bernardino County Sheriff's Department. All emergency calls and requests for service from the Project would be dispatched from the Sheriff station at 10510 Civic Center Dr, Rancho Cucamonga. As crime and calls for service change over time, the District's boundaries and staffing assignments are evaluated to maintain a balance of service across the County. Staffing for the department is not based on a particular ratio of "officer per citizen" but is determined by the ability to conduct proactive community-oriented policing and problem solving.

The Proposed Project would generate approximately 202 residents (4.82 people per household). To determine a crime rate directly associated with a development proposal would be speculative; the County reviews its needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection throughout the County. Developer Impact fees are collected at the time of building permit issuance. Therefore, no significant adverse impacts to law enforcement are identified or anticipated, no mitigation measures are required.

Schools

Less than Significant Impact. The Project Site is located within the boundary of the Ontario-Montclair School District. The following schools provide educational services to the project area: Mission Elementary School (5555 Howard Street), Oaks Middle School (1221 South Oaks Avenue), and Montclair High School (4725 Benito Street). The Facilities Planning and Operations Department Ontario-Montclair School District states that as of June 8, 2018, the development impact fee is \$3.44 per SF for Single-Family and Multi-Family Residences. Using the Student Generation Rates (SGR) provided by the Ontario-Montclair School District: Schoolhouse Services, the Proposed Project is anticipated to generate approximately 3 students. The methodology of estimated students was calculated by multiplying the proposed 40 condominiums by the Condominium SGR (.05) then adding the total to the generated sum of multiplying the two single family units by the Single-Family SGR (.30).

With the collection of development impact fees, impacts related to school facilities are expected to be less than significant and no mitigation measures are required.

Parks

Less than Significant Impact. According Section VI, Open Space Element of the San Bernardino County General Plan: The County will provide plentiful open spaces, local parks, and a wide variety of recreational amenities for all residents. The County strives to achieve a standard of 14.5 acres of undeveloped lands and/or trails per 1,000 population and 2.5 acres of developed regional park land per 1,000 populations. "Undeveloped lands" may include areas established to buffer regional parks from encroachment by incompatible uses. The Proposed Project would increase the population by 202 residents and a need for park space of 0.5-acre. However, the Proposed Project has planned an approximately 0.3-acre area of common open space that includes a tot lot, and picnic tables for the on-site residents. The Proposed Project would contribute to the County's current insufficient parkland acreage. However, the collection of development impact fees and inclusion of open space lots proposed within the development would ensure impacts to parks are less than significant and no mitigation measures are required.

Other Public Facilities

Less than Significant. The Proposed Project population of 202 will increase demand for other public facilities/services, such as libraries, community recreation centers, and/or animal shelters. The Project Proponent would be required to pay the applicable development impact fees, property tax, and utility user tax. As such, implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. No impacts are identified or are 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 Impact</i>	<i>No Impact</i>
XVI. RECREATION				
a) Will 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: Open Space Element, San Bernardino County General Plan; City of Montclair General Plan 1999

a) **Less than Significant Impact** San Bernardino County General Plan states the County possesses a wide variety of recreational opportunities and vast expanses of scenic vistas. This is attributable to its immense size and spatial relationship to major natural features found only in the southwestern portion of the United States. The County encompasses approximately 20,106 square miles (52,072 square kilometers). Section VI, Open Space Element of the San Bernardino County General Plan: The County will provide plentiful open spaces, local parks, and a wide variety of recreational amenities for all residents. The County strives to achieve a standard of 14.5 acres of undeveloped lands and/or trails per 1,000 population and 2.5 acres of developed regional park land per 1,000 populations. "Undeveloped lands" may include areas established to buffer regional parks from encroachment by incompatible uses. The nearest regional park, Cucamonga-Guasti Regional Park, which is approximately five miles west of the Proposed Project. The Proposed Project would increase the population by 202 residents and a need for regional park space of 0.5-acre. However, the Purposed Project has planned an approximately 0.3-acre area of common open space that includes a tot lot, picnic and tables for the on-site residents.

According to the City of Montclair General Plan: Local Parks and Recreational Areas Montclair, the City has established 48.7 acres for park and recreational use in the City. There are 12 parks, one of which is currently undeveloped and is located within the unincorporated area. Several other parks are leased from the Ontario-Montclair School District or the Chino Basin Water Conservation District for use by the City. The nearest city park, Kingsley Park, is approximately 0.6 miles north of the Proposed Project. Implementation of policies listed in the Countywide Goals and Policies of the Open Space Element in the County's General Plan would ensure impacts to neighborhood and regional parks are less than significant. The collection of development impact fees and inclusion of

open space lots proposed within the development would ensure impacts to parks are less than significant and no mitigation measures are required.

- b) **Less than Significant Impact.** The Proposed Project is the development of a 4.7-acre lot into 40 condominiums and two single-family homes with a 0.3-acre area designated common open with picnic tables and a tot lot. The 0.3-acre area will aid with Countywide Goals and Policies of the Open Space Element of 2.5 acres per 1,000 population. Implementation of policies listed in the Countywide Goals and Policies of the Open Space Element in the County's General Plan would ensure impacts to parks are less than significant and no mitigation measures are required. The Proposed Project is not anticipated to require construction or expansion of recreational facilities. 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 Impact</i>	<i>No Impact</i>
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: Urban Crossroads, June 25, 2019. Tract No. 20267 Vehicle Miles Travelled (VMT) Assessment.

In June 2019, a Vehicles Miles Travelled (VMT) Assessment was prepared by Urban Crossroads in accordance with the County of San Bernardino Traffic Impact Study Guidelines (available at the County offices for review). The findings of the report are summarized herein.

- a) **No Impact.** The study area is currently served by Omnitrans, which primarily serves the unincorporated portions of County of San Bernardino and 15 surrounding cities. Omnitrans offers multiple services such as Local Fixed Route Buses, Freeway Express Routes, OmniGo, sbX Rapid Transit, and Access ADA Service.

Omnitrans provides services to/from 12 Transit Centers throughout San Bernardino Valley. The Transit Centers interconnect to other Transit Centers, which allow for movement to major destinations such as the Ontario International Airport, medical centers, educational facilities, shopping malls, business parks, and community centers.

The VMT Assessment states that existing transit routes and the existing transit stops within a ½ mile of the Project Site. Currently, the study area is served by Omnitrans Routes 85 along

Central Avenue. Omnitrans has stops located on Central Avenue, less than ½-mile from the site. The transit frequency at stops is about 30 minutes during the morning and afternoon peak commute periods.

The VMT assessment states that, the 2018 Technical Advisory indicates that residential and office projects that locate in areas with low VMT, and that incorporates similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT. The San Bernardino County Policy Plan Traffic Impact Analysis (March 27, 2019, prepared by Fehr & Peers) identifies that the Valley subregion exhibits the lowest average VMT for unincorporated areas. The residential VMT/Capita for unincorporated Valley subregion is 14.1 compared to 20.5 for the unincorporated San Bernardino County. The Proposed Project's VMT/Capita is anticipated to be approximately 31% lower than the average residential VMT/Capita for the unincorporated San Bernardino County. The Project's VMT/Capita is presumed to be less than significant due to the Project's location in a low- VMT generating area.

The Proposed Project is not anticipated to conflict with an applicable plan, ordinance, or policy establishing measure of effectiveness for the performance of the circulation system. No impacts are identified or are anticipated, and no mitigation measures are required.

- b) **No Impact.** The San Bernardino County Policy Plan Traffic Impact Analysis (March 27, 2019, prepared by Fehr & Peers) identifies that the Valley subregion exhibits the lowest average VMT for unincorporated areas. The Proposed Project is located in the unincorporated Valley subregion of the San Bernardino County and as such, VMT/Capita for the Project is expected to be below the Countywide average. The 2018 Technical Advisory indicates that residential and office projects that locate in areas with low VMT, and that incorporates similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT. The residential VMT/Capita for unincorporated Valley subregion is 14.1 compared to 20.5 for the unincorporated San Bernardino County. The Proposed Project is not anticipated to conflict or be inconsistent with CEQA Guidelines section 15064.3.(b)(1). No impacts are identified or are anticipated, and no mitigation measures are required.
- c) **No Impact.** The Project Site is located on the south side of Mission Boulevard between Vernon and Benson Avenues. Mission Boulevard and Bel Air Avenue will serve as access roads for the Proposed Project (refer to Figure 3, Site Plan). Proposed off-site improvements include extending Bel Air Avenue to create a cul-de-sac and a southerly site access (driveway), as well as installation of curb, gutter, and sidewalk improvements along the Project Site's southern frontage. The Proposed Project is not expected to substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). No impacts are identified or are anticipated, and no mitigation measures are required.
- d) **Less than Significant Impact.** Mission Boulevard and Bel Air Avenue will serve as access roads for the Proposed Project (see Figure 3, Site Plan). The Proposed Project design features will be verified during the County's Site Plan review process. The Proposed Project is not anticipated to result in inadequate emergency access. Therefore, no significant adverse impacts are identified or are 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 Impact</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?

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

SUBSTANTIATION: McKenna et al. May 28, 2019. Phase I Cultural Resources Investigation for Tentative Tract Map No. 20267; County of San Bernardino Tribe Consultation Letters

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. Public Resources Code section 21082.3(c) also contains provisions specific to confidentiality.

a) i) **Less than Significant Impact.** Senate Bill 18 (SB 18) was approved by Governor Schwarzenegger on September 29, 2004. SB 18 changed the California Government Code and requires local government agencies to contact and consult with California Native American Tribes prior to amendment or, or adoption of General Plans, Specific Plans, or designation of Open Space.

Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 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 require 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.

The Proposed Project has low potential for historic archaeological resources and is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. However, the Aha Makav Cultural Society, Fort Mojave Indian Tribe (FMIT) responded on July 3, 2019 and concurs with Mitigation Measure CR-1 which is listed in Section V. With implementation of Mitigation Measure CR-1, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- ii) **Less than Significant with Mitigation.** In accordance with Assembly Bill 52 (AB 52) and Senate Bill 18 (SB18), San Bernardino County contacted the Aha Makav Cultural Society - Colorado River Indian Tribes, San Gabrieleño Band of Mission Indians, San Manuel Band of Mission Indians, , Gabrieleno Band of Mission Indians, Soboba Band of Luiseno Indians and Morongo Band of Mission Indians, in June 2019 and inquired into the presence/absence of any known sacred or religious Native American sites in the general area of the Project Site. Letters were sent to the identified representatives, requesting comment or raising issues pertaining to the area. The Aha Makav Cultural Society, Fort Mojave Indian Tribe (FMIT) responded on July 3, 2019 with “No Adverse Effects” indicating the Proposed Project will not adversely affect properties of cultural or sacred significance to the FMIT Tribe. The Gabrieleño Band of Mission Indians-Kizh Nation responded in August 2019, with the following Mitigation Measures that the County agrees will be implemented:

Mitigation Measure TR-1:

The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC’s Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

Mitigation Measure TR-2:

Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource”, time allotment and funding sufficient to allow for implementation

of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

Mitigation Measure TR-3:

Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

Upon discovery, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner.

Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).

If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered

with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material.

Mitigation Measure TR-4:

If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

Based on completion of consultation under AB 52 with interested tribes, final recommendations will be incorporated into the Project’s Mitigation Monitoring and Reporting Program and Conditions of Approval. Implementation of Mitigation Measures TR-1 through TR-4 would ensure impacts are reduced to a less than significant level.

Issues	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
XVIX. 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: Monte Vista Waster District (MVWD) 2015 Urban Water Management Plan; City of Montclair General Plan 1999; City of Montclair, Sewer Master Plan 2017; California Department of Resources Recycling and Recovery (CalRecycle); Solid Waste Section IV: Circulation and Infrastructure Element, San Bernardino County General Plan 2007

a) Less than Significant Impact.

The Monte Vista Water District (MVWD) is the public water utility that would provide water service to the Project Site as shown on MVWD Map. Currently, there are two existing water lines in the vicinity; one 10-inch water line in Mission Boulevard along the Project Site's northern boundary, and one 6-inch water line in Bel Air Avenue along the Project Site's southern boundary. The Proposed Project would be connected to one or both of the existing water lines. The Project Proponent will pay all connection and meter fees to MVWD and adhere to MVWD's requirements for ensuring that the appropriate connections are made to the existing main.

According to the City of Montclair: Sewer Master Plan 2017, the majority of wastewater flows within the City and southerly unincorporated areas in the City's sphere of influence. Wastewater flows are conveyed to a 21-inch trunk sewer along Roswell Avenue near the southwest corner of the City before being discharged to the regional Inland Empire Utilities Agency (IEUA) interceptor system. The remaining City wastewater is discharged to the regional IEUA interceptor within Phillips Boulevard east of Ramona Avenue. The City of Montclair owns, operates, and maintains a sanitary sewer collection system including approximately 87 miles of sewer lines, among which, 80 miles of City sewers are within the City limits and the remaining seven miles of City sewer lines are located in the southerly unincorporated areas of the City. The City of Montclair Public Works Sewer Maintenance Division would provide sewer service to the Project Site via the existing eight-inch sewer line located in Bel Air Avenue along the southern portion of the Project Site as shown on Figure 3. The Proposed Project will be connected to the existing sewage line.

Southern California Edison (SCE) provides electrical service to the project area. The source of electricity is from existing powerlines. The Proposed Project will receive electrical power by connecting to Southern California Edison's existing power lines. Southern California Gas Company provides natural gas service to the vicinity and the Proposed Project Site. Therefore, the Proposed Project will receive natural gas from the Southern California Gas Company by connecting to the existing line. Verizon and Time Warner Cable provide telecommunication services to the vicinity of the area. Telecommunication services to the area will be via above ground connections from existing telephone lines and therefore the Proposed Project will connect to existing telecommunication infrastructure.

Residential development of the Proposed Site has been included in the utility and service providers' plans. The Proposed Project is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact.** The Monte Vista District (MVWD) is the public water utility that would provide water service to the Project Site as shown on MVWD Map. As stated in the 2015 UWMP, the region utilizes drinking water produced from groundwater and water purchased from WFA, CDA, and the San Antonio Water Company and has purchased recycled water from IEUA. The UWMP states that the region will increase its total water supply from 16,833 AF of water delivered in 2015 to 51,828AFY in 2040. Additionally, the UWMP provides a supply reliability analysis which includes future supply and demand comparisons for the service area. As shown in UWMP Table 5-5, Multiple Dry Years Supply and Demand Comparison, the projected 2040 multiple dry year water supply is 51,586AF while the projected 2040 multiple dry year water demand is approximately 36,364AF. As provided by Table 4-1 Existing Land Use Unit Demands of the Inland Empire Utilities Agency, Land Use Based Demand Model Development: Final Technical Memorandum, the proposed 40 condominiums and two single family units are anticipated to result in a total water demand of 12.46 per year on average. This would amount to approximately 0.034 percent of the anticipated multiple dry year water supply in 2040. Therefore, the District can expect to meet future demands through 2040 for all climatologic classifications. Furthermore, the Proposed Project is a conditionally permitted use within the General Plan and therefore associated water demands have already anticipated by the Monte Vista District and evaluated by the 2015 UWMP. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- c) **Less than Significant Impact.** According to the City of Montclair's Sewer Master Plan 2017, the Project Site is within the sewer service area of the City of Montclair. The City, through its Public Works Department, provides sewer service to residents and businesses within the City limits as well as the southerly unincorporated areas in the City's sphere of influence. The City also receives some flow from the City of Upland. The City owns, operates, and maintains a sanitary sewer collection system including approximately 87 miles of sewers. Among which, 80 miles of City sewers are within the City limits and the remaining seven miles of City sewers are located in the southerly unincorporated areas of the City. The majority of wastewater flows within the City are conveyed to a 21-inch trunk sewer along Roswell Avenue in the southwest corner of the City before being discharged to the regional Inland Empire Utilities Agency (IEUA) interceptor system. The remaining City wastewater flow is discharged to the regional IEUA interceptor on Phillips Boulevard east of Ramona Avenue.

The City of Montclair Public Works Sewer Maintenance Division would provide sewer maintenance to the Project Site via the existing eight-inch sewer line located in Bel Air Avenue along the southern portion of the Project Site as shown on the TTM 20267.

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

- d) **Less than Significant Impact.** Burrtec provides solid waste services for the City of Montclair and surrounding areas. The nearest landfill is the Mid-Valley Sanitary Landfill, located in Rialto. According to CalRecycle, the Mid-Valley Landfill has an estimated remaining capacity of 67,520,000 cubic yards with an approximate cease operation date of April 2033. The nearest Material Recovery Facilities (MRF) is West Valley Transfer Station in Fontana, which sorts and processes recyclable materials. As

provided by California Department of Resources Recycling and Recovery (CalRecycle), the proposed 40 condominiums and two Single-Family residential units are anticipated to produce approximately 142 pounds of solid waste per day. The Proposed Project's contribution of 142 pounds of solid waste per day would not substantially alter existing or future solid waste generation patterns or disposal services considering the maximum permitted throughput at the Mid-Valley Landfill and the availability of additional landfills in the region. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

The Proposed Project would also adhere to regional and state solid waste policies. The Proposed Project is subject to Assembly Bill 1327, Chapter 18, Solid Waste Reuse and Recycling Access Act of 1991 (Act). The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. Implementation of the waste reduction and recycling programs would reduce the amount of solid waste generated by the Proposed Project and diverted to landfills. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- e) **Less than Significant Impact.** The Proposed Project would be consistent with the Solid Waste Section IV: Circulation and Infrastructure Element of the County General Plan waste policies and goals. The Proposed Project would comply with all federal, state, and local statutes and regulations related to solid waste, including the Solid Waste Reuse and Recycling Access Act of 1991. The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. The Proposed Project does not propose any activities that would conflict with the applicable programmatic requirements. Therefore, no significant adverse impacts are identified or are 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 Impact</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 and adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants, to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

landslides, as a result of runoff, post-fire slope instability or drainage changes?

SUBSTANTIATION: San Bernardino County, Hazards Overlay Map; LGC Geo-Environmental, Inc. February 20, 2019. Preliminary Infiltration Investigation Report; FEMA Flood Zone; Encompass Associates, Inc. February 28, 2019. Preliminary Water Quality Management Plan

- a) **No Impact.** The Project Site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County of San Bernardino. The Proposed Project would not impair an adopted emergency response plan or emergency evacuation plan; therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- b) **No Impact.** With no major slopes. Elevations on-site range from approximately 939 feet above mean sea level (msl) in the northern portion of the Project Site to approximately 931 feet msl in the southern portion of the Project Site. Additionally, the Project Site is located within a predominantly developed region with no wildlands located on or adjacent to the Project Site. As shown in the San Bernardino County Land Use Plan: General Plan Hazard Overlays Map, the Project Site is not identified in an area associated with risk of wildland fire. Therefore, the Proposed Project is not anticipated to exacerbate wildfire risks, thereby exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- c) **Less than Significant Impact.** The Project Site is located on the south side of Mission Boulevard between Vernon and Benson Avenues. Proposed off-site improvements include extending Bel Air Avenue to create a cul-de-sac and southerly site access (driveway), as well as installation of curb, gutter, and sidewalk improvements along the Project Site southern frontage. As stated in Section XIX(a), the Proposed Project will connect to existing utilities and service system infrastructure. Therefore, the Proposed Project is not anticipated to require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary ongoing impacts to the environment. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** According to LGC's Infiltration Report the topography of the Proposed Project site is relatively level. Elevations range from approximately 939 feet above mean sea level (msl) in the northern portion of the Proposed Project Site to approximately 931 feet msl in the southern portion of the Proposed Project Site. As shown in the San Bernardino County Land Use Plan: General Plan Hazard Overlays Map, the Project Site is not identified in an area associated with risk of wildland fire. Additionally, the Project Site is not located within a 100-year FEMA Flood Zone Area and there are no dams, reservoirs, or large water bodies near the Project Site, as shown in the FEMA Flood Map. Furthermore, as stated in Section IX (Hydrology & Water Quality), The Preliminary WQMP calculates the required design capture volume (DCV) for stormwater at the Project Site is approximately 12,214 cubic feet. The WQMP states that above ground retention volume is anticipated to be approximately 6,472 cubic feet and the

underground retention volume is anticipated to be approximately 5,831 cubic feet. The infiltration drainage basins are anticipated to capture 100 percent of the runoff. 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.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SUBSTANTIATION: Jericho Systems, Inc. May 28, 2019. Biological Resources Assessment and Jurisdictional Waters Delineation; McKenna et al. May 7, 2019. Phase I Cultural Resources Investigation for the Tentative Track Map No. 20267				

a) **Less than Significant with mitigation incorporated.** In June 2019, Jericho prepared a Biological Resources Assessment (BRA) and Jurisdictional Delineation (JD) for the Proposed Project. Jericho concludes that vegetation on-site has the potential to support nesting birds and migratory birds protected under the MBTA. The Project Site also provides potential foraging habitat for raptors. As such, pre-construction surveys are warranted and recommended to reduce the potential impacts to nesting birds, should project implementation occur during the bird nesting season. Therefore, possible significant adverse impacts have been identified or are anticipated and Mitigation Measure BIO-1 is required as a condition of project approval, in accordance with the recommendations provided by Jericho, to reduce these impacts to a level below significant. The Proposed Project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, and reduce the number or restrict the range of a rare or endangered plant or animal with implementation of Mitigation Measure BIO-1. No additional mitigation is warranted.

In May 2019, McKenna et al. prepared an Historical/Archaeological Resources Survey Report for the Proposed Project. Based on the findings, McKenna et al. concludes that no “historical resources” will be impacted by the Proposed Project. However, the possibility of discovering significant examples of the major periods of California history or prehistory remains. Therefore, possible significant adverse impacts have been identified or anticipated and Mitigation Measure CR-1 through CR-2, listed in Section V, and Mitigation Measure TR-1 through TR-5, listed in Section XVIII are required as a condition of project approval to reduce these impacts to a level below significant; no additional mitigation is warranted.

b) **Less than Significant Impact.** 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.

Impacts associated with the Proposed Project would not be considered individually or cumulatively adverse or considerable. 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.

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

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