

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

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

PROJECT LABEL:

APNs:	0230-101-10; 0230-101-11	USGS Quad:	Fontana USGS 7.5-Minute Quadrangle
Applicant:	B&D Construction 145 N. 10th Street Upland, CA 91786	T, R, Section:	San Bernardino Meridian, Township 1 South, Range 6 West, Section 10
Location	14044 Whittram Avenue, Fontana	Thomas Bros	Page 602; J-3
Project No:	PROJ-2020-00055 (P201800353)	Community Plan:	None
Rep	2 nd Supervisorial District	LUZD:	Community Industrial (IC)
Proposal:	Construction of a new 8,746 square foot office building, and an 8,926 square foot storage building/contractor's storage yard on a 4.67-acre site.	Overlays:	None

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: Aron Liang, Senior Planner
Phone No: (909) 387-0235 **Fax No:** (909) 387-3223
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Project Sponsor Brad Vernaci
B&D Construction
145 N. 10th Street
Upland, CA 91786

PROJECT DESCRIPTION:

Summary

The proposed Project includes the construction of an approximately 8,746-square-foot (SF) office building, approximately 8,926 SF shop/maintenance building, and contractor storage yard on a 4.67-acre site within unincorporated San Bernardino County. In addition, the proposed Project includes site access improvements, parking areas, landscaping, gravel base areas, a septic system, and related infrastructure and utilities.

Infrastructure

Water. The Project site is located within the jurisdictional boundary of Fontana Water Company (FWC) and would connect to the existing water infrastructure located within Whittram Avenue.

Wastewater. The proposed Project would include installation and operation of an on-site septic system to provide wastewater treatment, as the site is not in the vicinity of existing sewer systems. The proposed septic system would include a septic tank that would discharge to underground leach fields underneath the Project site.

Storm Water Drainage. The Project's stormwater drainage system would consist of a foot-and-a-half-deep infiltration trenches and catch basins. The proposed on-site infiltration trenches would be 12 feet in width and would include a 6-inch drain line to convey water from the three on-site drainage areas. Drainage Area 1 would drain to an outlet in the northeastern portion of the site, Drainage Area 2 would drain to an outlet connected to an existing catch basin in Whittram Avenue, and Drainage Area 3 would drain to an outlet in the southwestern portion of the site.

Parking and Circulation

The Project would include a total of 44 automobile spaces, including 42 regular spaces, 2 handicap accessible spaces, one van loading space, and 2 charging stations. The Project complies with the parking requirements of the County Development Code. Figure 4, *Conceptual Site Plan*, depicts the location of parking spaces for the Project.

Vehicular access to the Project site would be provided by three driveways along Whittram Avenue. One driveway would provide access to a parking area for the proposed office building on the eastern portion of the Project site. The additional two driveways would provide access to an additional parking area on the western portion of the site for the proposed office building and would also provide access to the proposed maintenance building. The driveways on the western portion of the site would be designated with "Right In Only" and "Right Out Only" signage to improve driveway circulation.

Landscaping

The proposed Project would have a minimum landscaped area of at least 15 percent as per Section 83.10.060 of the County's Development Code and would comply with the design standards outlined in Section 83.10.070 of the County's Development Code. The Project would install approximately 37,154 SF of landscaping on the Project site, including 36-inch and 24-inch box trees and additional drought tolerant plants within landscaped setbacks along Whittram Avenue and adjacent to proposed structures.

Construction

Construction activities for the Project would occur and 8-month period and would include the following activities: site preparation, grading, building construction, paving, and architectural coating. Grading would balance on-site soils and no import or export of soils would be required. Table 2, *Construction Schedule*, provides the anticipated construction schedule.

Table 2: Construction Schedule

Construction Activity	Work Days
Site Preparation	8
Grading	10
Building Construction	125
Architectural Coating	15
Paving	15
Total	173 days (8 months)

Operation

The proposed contractor storage yard and associated office and shop/maintenance buildings would be operated by B&D Construction. The shop/maintenance buildings would include areas for equipment repair and the storage of construction equipment. The proposed Project is anticipated to operate 7 days a week and 24 hours a day. Operations would primarily be conducted within the enclosed buildings, except for vehicular and truck movements, parking, and the loading and unloading of trucks within the designated contractor storage yard.

Discretionary Approvals

The County of San Bernardino is the Lead Agency under CEQA and is responsible for approving this Initial Study/Mitigated Negative Declaration. In addition, as part of the proposed Project, the following discretionary actions are being requested and/or required by the County's Development Code:

Minor Use Permit (MUP)/Temporary Use Permit (TUP): The Project requests approval of an MUP and a TUP for the scope of work that includes establishment of a contractor storage yard, construction of an 8,746 SF office building, a 8,926 SF shop/maintenance building, driveway connections to Whittram Avenue, placement of gravel for equipment storage area, placement of asphalt for drive aisles within the interior portion of the site, installation of infiltration trenching and piping along Whittram Avenue, and other appurtenant utility infrastructure necessary for the operation of the Project.

Ministerial Approvals

The Project would require ministerial approvals from the County, including the following:

- Issuance of grading permit
- Issuance of building permits

The Project would require ministerial-level approvals from other agencies that are anticipated to include, but are not limited to:

- Santa Ana Regional Water Quality Control Board for approval of a Stormwater Pollution Prevention Plan (SWPPP) and a Water Quality Management Plan (WQMP)
- Fontana Water Company infrastructure and service approvals

Project Site Location, Existing Site Land Uses and Conditions

Project Site Location

The Project site is located at 14044 Whittram Avenue within an unincorporated pocket in San Bernardino County's inland region that is surrounded by the City of Fontana to the north, east, and south, and the cities of Rancho Cucamonga and Ontario to the west, as shown in Figure 1, *Regional Map*. Regional access to the Project site is provided by Interstate 10 (I-10), Interstate 15 (I-15), Foothill Boulevard/State Route 66 (SR-66), and Cherry Avenue. Local access to the site is provided by Whittram Avenue and Banana Avenue. The Project site and surrounding area are shown in Figure 2, *Local Vicinity*.

The Project site is immediately bounded by Whittram Avenue to the south, Banana Avenue to the east, and existing commercial industrial uses to the north and west. The site is comprised of two parcels that are associated with San Bernardino County Assessor's Parcel Numbers 0230-101-10 and 0230-101-11. The Project site is within the United States Geological Survey (USGS) 7.5-Minute Fontana Quadrangle and within Township 1 South, Range 6 West, Section 10 of the San Bernardino Base Meridian Map.

Existing Project Site

The approximately 4.67-acre Project site is currently vacant and undeveloped-yet-disturbed land from previous construction activities. Vehicular access to the site is provided by Whittram Avenue to the south. The perimeter of the site is partially secured by walls and fencing by adjacent properties along the eastern, western, and southern portions of the site.

Vegetation on-site consists of a light moderate to growth of weeds that have been impacted by human activities. The topography of the site is generally flat, with a mild gradient from east to west. The elevation of the Project site ranges from a low of approximately 1,151 feet above mean sea level (msl) to a high of approximately 1,162 feet above msl. This approximately 11-foot elevation change represents an approximately one percent slope across the Project site. Figure 3, *Aerial View*, provides an aerial of the Project site.

Existing Land Use Zoning Districts

The Project site currently has a County General Plan land use designation and zoning designation of Community Industrial (IC) zoning district. Section 82.01.020 of the San Bernardino County Code states that the IC zoning district is to provide sites for light industrial uses such as light manufacturing uses, wholesale/warehouse services, contract/construction services, transportation services, agriculture support services, incidental commercial and accessory residential uses, and similar and compatible uses. These uses shall have limited outside storage. Also, County Code Section 82.06.060 provides the development standards for the IC zone, as verified through the County's building review process.

Surrounding Land Uses and Setting

The Project site is located within an urbanized area of unincorporated San Bernardino County's inland region. The Project site is bounded by industrial, commercial, and non-conforming residences to the north, Whittram Avenue followed by the Etiwanda-San Sevaine Flood Control

Channel to the south and east, industrial and residential uses to the west, and heavy rail train tracks and the California Speedway to the south beyond the aforementioned flood control channel.

The unincorporated area in which the Project site is located primarily consists of light industrial and warehouse uses. The area also includes some residential areas at the northern and eastern sections. Existing schools are located farther to the north and west from the Project site.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Vacant	Community Industrial (IC)
North	Lumber Storage, Non-conforming Single-Family Residential	Community Industrial (IC)
South	Etiwanda-San Sevaine Flood Control Channel	Community Industrial (IC)
East	Etiwanda-San Sevaine Flood Control Channel	Regional Industrial (IR)
West	Non-conforming Single-Family Residential	Regional Industrial (IR)

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

State of California: None.

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

Regional: Santa Ana Regional Water Quality Control Board.

Local: Fontana Water Company.

Figure 1 Regional Map

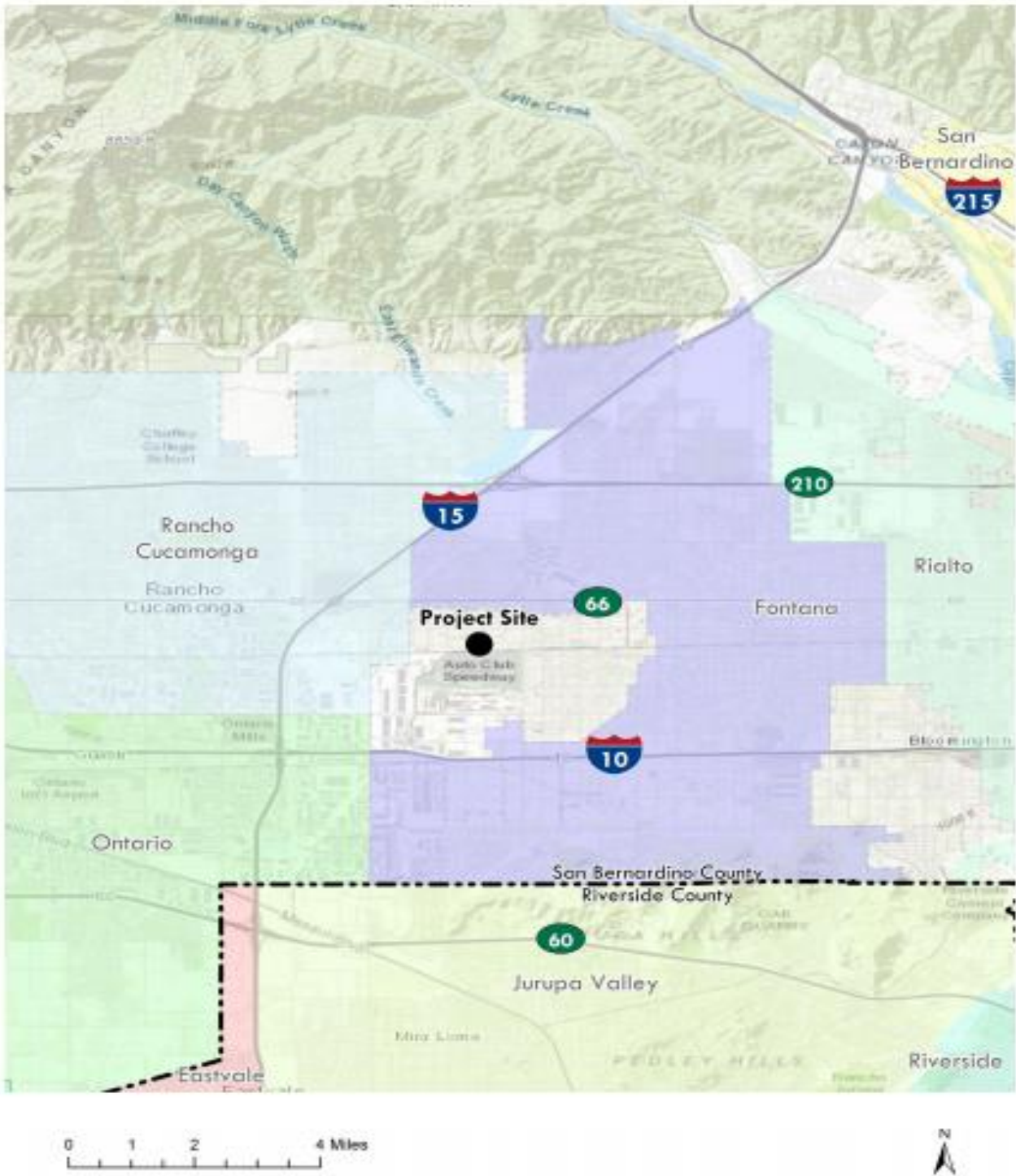


Figure 1 Local Vicinity Map



 Project Site



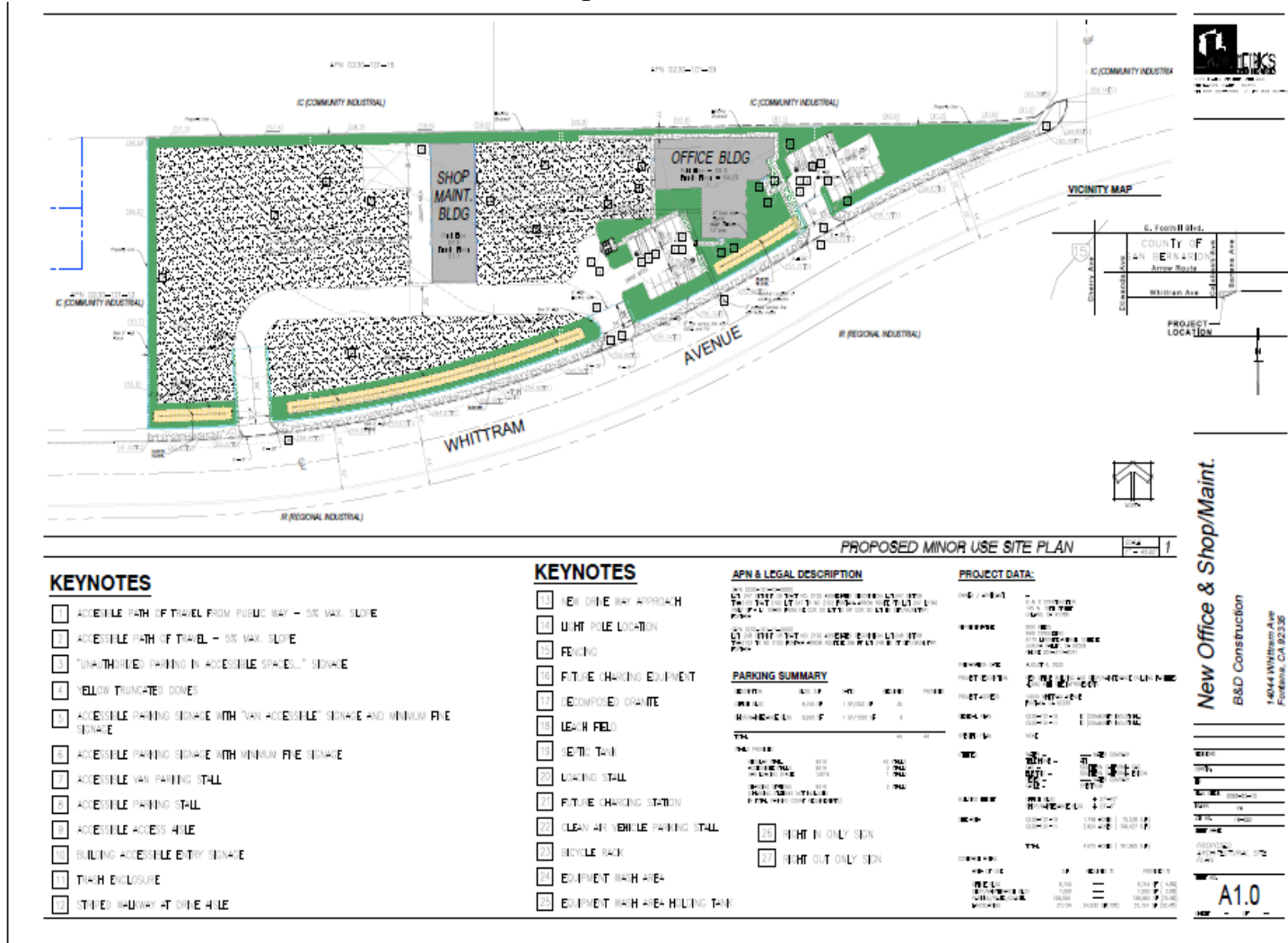
Figure 3 Aerial View



 Project Site



Figure 4 Site Plan



CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

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

On May 26, 2020, the County of San Bernardino mailed notification pursuant to AB 52 to the tribes identified in Table 2. Requests for consultations were due to the County by March 27, 2020. Table 2: AB 52 Consultation Results, shows a summary of comments and responses, in Table 2, below:

Table 2: AB 52 Consultation

Tribe	Comment Letter Received	Summary of Response	Conclusion
San Gabriel Band of Mission Indians	No	-	-
Colorado River Indian Tribes	No	-	-
Twenty-Nine Palms Band of Mission Indians	No	-	-
Morongo Band of Mission Indians	No	.	-
San Manuel Band of Mission Indians	Yes	No substantial evidence of TCRs at the site; requested mitigation for inadvertent discoveries	Mitigation provided herein as CUL-1 and TCR-1
Soboba Band of Luiseno Indians	No	-	-
Gabrieleno Band of Mission Indians - Kizh Nation	Yes	No substantial evidence of TCRs at the site; requested mitigation construction monitoring and inadvertent discoveries.	Mitigation provided herein as CUL-1 and TCR-1 through TCR-8

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is

presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

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

At the end of the analysis the required mitigation measures are restated and categorized 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 type="checkbox"/> Biological Resources | <input 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 type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

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

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

Aron Liang
 Signature: (prepared by Name, Planner)

10.8.2020
 Date

DAVE PIRSCH
 Signature: (Name, Supervising Planner)

10.8.2020
 Date

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if project is located within the view-shed of any Scenic Route listed in the General Plan):
San Bernardino General Plan, 2007

- a) **No Impact.** Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view or visual setting. A scenic vista can be impacted in 2 ways: a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or “vista” of the scenic resource. Important factors in determining whether the proposed project would block scenic vistas include the project’s proposed height, mass, and location relative to surrounding land uses and travel corridors.

The County of San Bernardino General Plan Open Space Element Policy OS 5.1 states that a feature or vista can be considered scenic if it provides a vista of undisturbed natural areas; includes a unique or unusual feature that comprises an important or dominant portion of the viewshed; or offers a distant vista that provides relief from less attractive views of nearby features such as views of mountain backdrops from urban areas. The proposed Project is in an urbanized area and is surrounded with industrial uses, non-conforming residential uses, roadways, and power lines. The topography of the site and surrounding area is flat, and there are no scenic vistas or unique topographic features that are visible from Whittram Avenue or from views across the Project site. Thus, development of the Project site with industrial uses would not

obstruct, interrupt, or diminish a scenic vista; and impacts would not occur.

- b) **No Impact.** California's Scenic Highway Program was created by the Legislature in 1963. Its purpose is to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Sections 260 through 263.

The Project Site is not located on or within proximity to a state scenic highway (Caltrans 2020). In addition, the Project site is not located within a scenic route as listed in the General Plan. Therefore, no impacts to state scenic resources within a state scenic highway would occur.

- c) **Less Than Significant Impact.** The proposed Project is consistent with the IC – Community Industrial zoning district with the approval of a required MUP and TUP. In addition, the proposed Project meets the development standards described in Section 82.06, IC and IR Land Use Zoning District Development Standards, of the County Development Code. The proposed Project would retain the existing block wall on the northern portion of the site, as well as install a new 6-foot high fence and a landscaped buffer from the existing non-conforming residential uses to the north and west. The height of the proposed office building would be approximately 28 feet and the height of the proposed shop/maintenance building would be approximately 24 feet. These proposed building heights are consistent with structures in the Project vicinity, as well as with the height limits enumerated in Section 82.06 of the County's Development Code. The Project's required compliance with the County Development Code would be verified during the County's plan check and standard permitting process. Based on the proposed design of the Project and compliance with applicable Development Code design requirements for the underlying zoning, the Project would not conflict with applicable zoning and other regulations governing scenic quality, and impacts would be less than significant.
- d) **Less Than Significant Impact.** The Project site is located within a developed urban area, adjacent to non-conforming residential and industrial uses, as well as roadways. Existing sources of light in the vicinity of the project site include streetlights, security lighting, landscape lighting, and lighting from building interiors that pass-through windows.

The proposed Project would include the provision of street lighting and nighttime lighting for security purposes adjacent to the proposed structures. Implementation of the proposed project would result in a higher intensity development on the project site than currently exists, which would contribute additional sources to the overall ambient nighttime lighting conditions. However, pursuant to Chapter 83.07 of the County's Development Code, all lighting of commercial and industrial uses would be fully shielded to preclude light pollution and trespass. The Project would be required to comply with the County's Development Code lighting standards that would be verified by the County's Building and Safety Division during the standard permitting process. Overall, because the Project site is within an urban area with existing levels of ambient urban

lighting and the Project's required compliance with County lighting standards, lighting impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Generally, darker or mirrored glass would have a higher visible light reflectance than clear glass. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. The proposed Project would not use highly reflective surfaces, or glass sided buildings. Although the proposed structures would contain windows, the windows would be separated by stucco and architectural elements, which would limit the potential of glare. In addition, as described previously, onsite lighting would be fully shielded to preclude light pollution and trespass, which would avoid the potential on onsite lighting to generate glare. Therefore, the Project would not generate substantial sources of glare, and impacts would be less than significant.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The project would be conditioned to comply with all applicable County of San Bernardino regulations and Conditions of Approval.

Conditions of Approval

AE – Glare and Outdoor Lighting: The Project is required to comply with the provisions of the County of San Bernardino Code Section 83.07.030 to reduce light spillage that includes directing light fixtures downward and having them shielded so that light and glare is confined within the boundaries of the Project site.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
II.	AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<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: (Check if project is located in the Important Farmlands Overlay):
San Bernardino County General Plan, 2007; California Department of Conservation Farmland Mapping and Monitoring Program

- a) **No Impact.** The Project site is currently developed and located in an urbanized area. The Project site and vicinity are void of agricultural uses. The California Department of Conservation Important Farmland mapping identifies the Project site and surrounding areas as “urban and built-up land” (CDC 2020). No areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance would be affected by the Project or converted to a non-agricultural use. Thus, no impact would occur.
- b) **No Impact.** As described in the previous response, the Project area is void of any agricultural uses. The Project site is currently zoned is zoned IC – Community Industrial and surrounded by areas zoned and developed with urban uses. The IC zone permits agricultural support service use but is not considered an agricultural zone. In addition, there are no primary agricultural uses on the Project site or in the immediate vicinity. The Project site is not under a Williamson Act Contract. Therefore, implementation of the Project would not conflict with existing zoning for agricultural use or a Williamson Act contract. Thus, no impact would occur.
- c) **No Impact.** The Project site is in the IC land use zoning district. The Project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located nearby the Project site. Therefore, the Project would not conflict with existing forest land, timberland, or zoning for forest or timberland uses. Thus, no impact would occur.
- d) **No Impact.** As described in the previous response, the Project area is void of any forest land and is not zoned for forest uses. Thus, the Project would not result in the loss of forest land or conversion of forest land to non-forest uses. No impact would occur.
- e) **No Impact.** As described in the previous responses, the Project area does not include and is not near any farmland or forest land or land zoned for either farm or forest uses. No other changes to the existing environment would occur from implementation of the proposed Project that could result in conversion of farmland to nonagricultural use or forest land to non-forest use. Thus, no impact would occur.

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

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

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

San Bernardino County General Plan, 2007; Air Quality, Greenhouse Gas, and Energy Assessment Report prepared by Vince Mirabella (AQ 2020) (Appendix A)

a) **No Impact.** The Project site is located in the South Coast Air Basin (Basin), which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD uses land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. Per the SCAQMD CEQA *Air Quality Handbook*, there are two main indicators of a project’s consistency with the applicable AQMP: (1) Whether the project would increase the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the 2016 AQMP; and (2) Whether the project would exceed the 2016 AQMP’s assumptions for the final year for the AQMP. These criteria are discussed below.

The Project site is zoned IC. The IC land use zoning district provides sites for light industrial uses such as light manufacturing uses, wholesale/warehouse services, contract/construction services, transportation services, agriculture support services, incidental commercial and accessory residential uses, and similar and compatible uses. The Project is consistent with the zoning and land use classifications that were used to prepare the 2016 AQMP. In addition, based on Table AQ-3 below, Project-generated

emissions generated would not exceed SCAQMD emission thresholds. Therefore, the development density of the proposed Project would be consistent with the assumptions in the AQMP, and the growth related to the Project would not conflict with SCAQMD's attainment plans.

In addition, emissions generated by construction and operation of the Project would not exceed thresholds as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. The Project's regional and localized emissions would not contribute substantially to an existing or potential future air quality violation or delay the attainment of air quality standards. Therefore, the emissions generated from the Project would not conflict with the AQMP. As a result, impacts related to conflict with the AQMP from the Project would not occur.

- b) **Less Than Significant Impact.** As described in the previous response, the Project site is within the Basin. Thus, the methodologies from the SCAQMD CEQA Air Quality Handbook and SCAQMD thresholds are used in evaluating impacts. The SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1. Should construction or operation of the proposed Project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

Table AQ-1: SCAQMD Regional Emission Significance Thresholds

Air Pollutant	Maximum Daily Emissions (pounds/day)	
	Construction	Operation
Carbon Monoxide	550	550
Oxides of Nitrogen	100	55
Sulfur Oxides	150	150
PM ₁₀	150	150
PM _{2.5}	55	55
Reactive Organic Gases	75	55

Source: SCAQMD

Construction

Construction activities associated with the proposed Project would generate pollutant emissions from the following: (1) grading and excavation; (2) construction workers traveling to and from project site; (3) delivery and hauling of construction supplies to, and debris from, the project site; (4) fuel combustion by onsite construction equipment; (5) building construction; application of architectural coatings; and paving. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring. Although the California Emissions Estimator Model (CalEEMod), which is recommended by SCAQMD for quantifying emissions, assumed soils would be imported

for the project, grading would balance on-site soils and no import or export of soils would be required. As a result, construction emissions reflect conservative assumptions.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM₁₀, and PM_{2.5} emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. In addition, the Project is also required to comply with SCAQMD Rule 1113 that governs the VOC content in architectural coating, paint, thinners, and solvents.

Table AQ-2: Maximum Daily Construction Emissions

Construction Activity	Emissions (pounds/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2020						
Site Preparation	5.7	63.9	23.2	0.1	8.1	5.5
Grading	3.7	42.5	18.3	0.0	4.5	2.9
Building Construction	2.6	22.6	20.8	0.0	2.1	1.4
Maximum Emissions	5.7	63.9	23.3	0.1	8.1	5.5
2021						
Building Construction	2.4	20.5	20.3	0.0	2.0	1.2
Paving	1.3	10.9	13.1	0.0	0.8	0.6
Architectural Coating	11.0	1.5	2.4	0.0	0.3	0.1
Maximum Emissions	11.0	20.5	20.3	0.0	2.0	1.2
Maximum Emissions	11.0	63.9	23.2	0.1	8.1	5.5
SCAQMD Thresholds	75	100	550	150	150	55
Emissions Exceed Thresholds?	No	No	No	No	No	No

Notes: ROG = reactive organic gases; NO_x = oxides of nitrogen; PM₁₀ = particulate matter 10 microns or less in diameter; PM_{2.5} = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide; SO_x = sulfur oxides
 Source: Appendix A

As shown in Table AQ-2, the construction of the Project would not exceed the SCAQMD's regional emission significance thresholds. Therefore, the Project's construction emissions would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and impacts would be less than significant.

Operations

Implementation of the proposed Project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer

products. However, operational vehicular emissions would generate a majority of the emissions generated from the Project.

Operational emissions associated with the proposed Project were modeled using CalEEMod and are presented in Table AQ-3 below. As shown, the proposed Project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the Project's operational emissions would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and operational impacts would be less than significant.

Table AQ-3: Maximum Daily Regional Operational Emissions

Operational Activity	Emissions (pounds/day)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Area	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0
Mobile	0.2	0.6	2.6	0.7	0.2
Total Emissions	0.2	0.6	2.6	0.7	0.2
SCAQMD Threshold	55	55	550	150	55
Exceed Threshold?	No	No	No	No	No

Notes: NO_x = oxides of nitrogen; PM₁₀ = particulate matter 10 microns or less in diameter; ROG = reactive organic gases; PM_{2.5} = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide
 Source: Appendix A

- c) **Less Than Significant Impact.** Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes.

The SCAQMD recommends the evaluation of localized NO₂, CO, PM₁₀, and PM_{2.5} construction-related impacts to sensitive receptors in the immediate vicinity of the Project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. The impacts were analyzed pursuant to the SCAQMD's Final Localized Significance Threshold Methodology. SCAQMD has developed LSTs that represent the maximum emissions from a Project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts.

The SCAQMD has divided the SCAQMD into 37 Source Receptor Areas (SRAs), each with a set of LSTs that depend on the air pollutant, project size, and distance to the nearest sensitive receptor. The Project site is located within SRA 34, Central San Bernardino Valley. The LSTs for this SRA were applied to the Project.

The specification of LSTs is also dependent on the distance to the nearest sensitive receptor. The location of the nearest sensitive receptor is dependent not only on distance, but also the duration for which a receptor may be exposed to air pollution. The SCAQMD considers a sensitive receptor to be a location such as a residence, hospital, convalescent facility where it is possible than an individual could remain for 24 hours or longer. Commercial and industrial facilities are not included in the definition of a sensitive receptor because employees do not typically remain onsite for a full 24 hours, but are present for shorter periods, such as eight hours.

The Project is adjacent to several residences to the north and west. Therefore, the distance for sensitive receptors in the LST assessment was set at 25 meters, the shortest distance contained in the SCAQMD LST emission look-up tables.

Construction

Construction localized impacts were evaluated pursuant to the SCAQMD's *Final Localized Significance Thresholds Methodology*. The CalEEMod model calculates construction emissions based on the number and types of construction equipment, equipment hours, rates of emission, and the maximum daily disturbance activity possible for each piece of equipment for several land use projects and their developmental intensity. As discussed above, the distance to the nearest sensitive receptor was set at 25 meters.

As shown in Table AQ-5, with implementation of SCAQMD Rules 403 and 1113, the maximum daily construction emissions from the proposed Project would not exceed the applicable SCAQMD LST thresholds. Therefore, impacts would be less than significant.

Table AQ-5: Maximum Daily Construction LST Emissions

Construction Activity	Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
2020				
Site Preparation	60.8	21.9	9.6	6.3
Grading	56.5	31.2	5.7	3.5
Building Construction	17.4	16.6	1.0	0.9
Maximum Daily Emission	60.8	31.2	9.6	6.5
2021				
Building Construction	15.6	16.4	0.8	0.8
Paving	11.1	14.6	0.6	0.5
Architectural Coating	1.4	1.8	0.1	0.1
Maximum Daily Emission	15.6	16.4	0.8	0.8
Maximum Daily Emissions	60.8	31.2	9.6	6.3
SCAQMD Thresholds	239	1,346	11	7
Exceed Thresholds?	No	No	No	No

Notes: NO_x = oxides of nitrogen; PM₁₀ = particulate matter 10 microns or less in diameter; PM_{2.5} = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide

Source: Appendix A

Operations

The SCAQMD has defined LSTs based on a 5-acre site, which can be used to determine if impacts have the potential to result on larger sites. The Project is approximately 4.67-acres in size. Therefore, the use of the operational LSTs for a 5-acre area provides an estimate of the Project's operational LSTs.

As shown on Table AQ-6, operational emissions would not exceed the SCAQMD's LST thresholds for any criteria pollutant at the nearest sensitive receptor. Therefore, the Project would result in a less than significant impact related to localized emissions from operational activities.

Table AQ-6: Maximum Daily Localized Operational Emissions

Operational Activity	Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Area	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0
Mobile – Passenger Cars	0.2	0.4	0.0	0.0
Total Operational Emissions	0.2	0.4	0.0	0.0
SCAQMD Threshold	237	1,488	3	2
Exceed Threshold?	No	No	No	No

Notes: NO_x = oxides of nitrogen; PM₁₀ = particulate matter 10 microns or less in diameter, PM_{2.5} = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide
 Source: Appendix A

- d) **No Impact.** According to the SCAQMD CEQA *Air Quality Handbook*, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed Project would implement mechanization to the existing manufacturing functions that would not emit objectionable odors affecting a substantial number of people. In addition, odors generated by land uses are required to comply with SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

The Project proposes a light industrial facility, which is a land use not typically associated with emitting objectionable odors. During construction, emissions from diesel equipment, use of volatile organic compounds from architectural coatings (parking lot striping), and paving activities may generate some nuisance odors. However, these odors would be

temporary and are not expected to affect a substantial number of people. Operation of the light industrial uses would generate limited odors from vehicle and truck operations. However, these are not considered objectionable odors. In addition, the Project site is not near a residential tract, and any odors would not affect a substantial number of people. Furthermore, as discussed above, the proposed Project would also be required to comply with SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. Thus, with compliance with SCAQMD Rule 402, impacts related to odors would be less than significant.

No significant impacts are identified or anticipated. The Project would be conditioned to comply with all applicable SCAQMD requirements, the County of San Bernardino Conditions of Approval, and the mitigation measures listed below.

Conditions of Approval

AQ - SCAQMD Rule 403: The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.

AQ - SCAQMD Rule 1113: The Project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only “Low-Volatile Organic Compounds” paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.

AQ - SCAQMD Rule 402: The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The Project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

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

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

San Bernardino County General Plan, 2007; General Biological Resource Assessment prepared by Gonzales Environmental Consulting (BIO 2020) (Appendix B)

- a) **Less Than Significant with Mitigation Incorporated.** The development area is currently vacant and contains undeveloped-yet-disturbed habitat, which has been impacted by human activities in the area and consists of compacted disturbed areas. A General Biological Resource Assessment and Habitat Assessment (BIO 2020) was completed to identify the potential for the Project to impact sensitive species and related habitat.

Information on special status rare plant species within the Project area was gathered from several sources, including California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California, CNDDDB, and CalFlora. General reconnaissance and habitat assessment surveys were also completed to determine habitat suitability for listed species and special status plants. According to the CNDDDB, no special-status species have been documented on the Project site. However, two special-status species have been documented within one mile of the Project site. Overall, no special status plant species were detected onsite (BIO 2020). Therefore, impacts related to special status plant species would not occur.

The General Biological Assessment also describes that prior to conducting habitat assessment surveys, CNDDDB and other sources were reviewed for the records of special status wildlife species potentially occurring in the Project area. General reconnaissance and habitat assessment surveys were also conducted to assess the presence of special status wildlife species habitat onsite. The assessment determined that the habitat around the Project site is disturbed and utilized primarily for commercial industrial operations. Common avian species were observed onsite, including species such as the Rock (feral) pigeon (*Columbina livia*), Mourning dove (*Zenaida macroura*), northern mockingbird (*Mimus polyglottos*), European Starling (*Sturnus vulgaris*) and English sparrow (*Passer domesticus*). There were no mammals, reptiles or amphibians observed during surveys. In addition, no special status animals were observed during field surveys (BIO 2020). However, based on the findings of the biological surveys, focused surveys were conducted for burrowing owl (*Athene cunicularia*). The habitat assessment and focused surveys followed the California Burrowing Owl Consortium *Burrowing Owl Survey Protocol and Mitigation Guidelines*. The surveys were completed in three steps; Habitat Assessment (Step 1), Focused Burrow Surveys (Step 2A), and Focused Owl Surveys (Step 2B).

In Step 1, habitat within the Project area was assessed for BUOW presence, use, and potential use. Areas with potential BUOW habitat, including pasture and debris piles were surveyed by GEC for potential burrows and BUOW. Biologists walked areas of potential habitat while searching for BUOW, potential and active burrows, and owl sign, such as feathers, pellets, and prey items. The survey area included a 150-meter (500-foot) buffer zone outside the Project site. Step 1 of the survey identified suitable burrowing owl habitat on-site with the presence of low-growing vegetation, and debris piles.

In Step 2A, focused burrow surveys were conducted, which included surveys of natural burrows or suitable debris piles. Transect surveys for burrows, including owl signs, were conducted by walking or being escorted through suitable habitat over the entire survey area. The locations of all potential owl burrows, observed owl sign, and observed BUOW were recorded and mapped with a GPS device.

In Step 2B, focused BUOW surveys consisted of seven site visits covering all Project areas and adjacent areas. Surveys were conducted in the morning 1 hour before sunrise to 2 hours after sunrise and 1 hour before sunset to 2 hours after sunset. Upon arrival at the survey area and prior to initiating the walking surveys, surveyors used binoculars and/or spotting scopes to scan all suitable habitats, location of mapped burrows, owl sign, and owls, including perch locations to ascertain owl presence. A survey for owls and owl sign was then conducted by walking through suitable habitat over the entire Project site and within the adjacent 150-meter (500-foot) buffer zone. Results of the Step 2A and Step 2B surveys found no owl burrows or burrowing owls on the proposed Project site or in adjacent areas (BIO 2020). Although no impacts to this species are anticipated as a result of construction activities, Mitigation Measure BIO-1 would be implemented that requires a preconstruction burrowing owl survey to be conducted prior to start of ground disturbance activities. With implementation of Mitigation Measure BIO-1, impacts related to burrowing owl would be less than significant.

The Biological Assessment also indicates that no special status avian species have been documented within one mile of the vicinity of the site. However, special-status avian species that have been documented in the Fontana Quadrangle of the site and USFWS list of migratory birds (BIO 2020). Thus, Mitigation Measure BIO-2 would be implemented to require nesting bird surveys to be conducted by a qualified biologist if construction is to occur during the MBTA nesting cycle. With implementation of Mitigation Measure BIO-2, impacts related to migratory birds would be less than significant.

In addition, the disturbed vegetation on the Project site and its history of anthropogenic disturbances limits its value to native plant and animal species. Therefore, Mitigation Measure BIO-3 would be implemented to ensure that the Project's landscaping design should limit plantings to non-invasives, avoiding those species listed by the California Exotic Plant Pest Council (CalEPPC) as the "exotic pest plants of greatest concern" (CalEPPC).

Furthermore, the Habitat Assessment identified that direct impacts consisting of any ground-disturbing activities (i.e., vegetation removal, grading, paving, building of structures, etc.) would occur to disturbed habitat. Direct and indirect disturbance from construction activities could result in the loss or degradation of biological resources from installation of new buildings and construction of parking areas. Temporary indirect impacts would also occur to most wildlife species residing in, or using, habitats immediately adjacent to Project construction areas, due to increased noise, lighting, dust, human presence, or ground vibrations. Thus, Mitigation Measures BIO-4 and BIO-5 would be implemented to minimize these impacts. With implementation of Mitigation Measures BIO-4 and BIO-5, impacts related to direct and indirect impacts to biological species from construction would be reduced to a less than significant level.

Therefore, impacts related to candidate, sensitive, or special status species from implementation of the Project would be less than significant with implementation of mitigation.

- b) **No Impact.** Riparian habitats are those occurring along the banks of rivers and streams. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies, known to provide habitat for sensitive animal or plant species, or known to be important wildlife corridors. As described above, the Project site is within a developed area and does not contain any natural habitats, including riparian. The Project site is adjacent to the Etiwanda-San Sevaine Flood Control Channel; however, the flood control channel does not include any riparian habitat or other sensitive natural community. Additionally, the Project site and adjacent areas are not included in any local or regional plans, policies, and regulations that identify riparian habitat or other sensitive natural community. Therefore, no impact would occur.
- c) **No Impact.** Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. As detailed previously, the Project site is within a developed area and it does not contain any wetlands. In addition, the adjacent areas, including the Etiwanda-San Sevaine Flood Control Channel do not contain wetlands. Therefore, the redevelopment of the Project site would not result in impacts to wetlands.
- d) **Less Than Significant.** Wildlife corridors are linear features that connect areas of open space and provide avenues for the migration of animals and access to additional areas of foraging. The Project site is adjacent to the Etiwanda-San Sevaine Flood Control Channel; however, the flood control channel does not contain habitat to support wildlife species. Therefore, the area does not function as a wildlife movement corridor and is not adjacent to a wildlife movement corridor. The site contains some ornamental trees; however, they are limited in number and scattered throughout the site and do not provide substantial suitable nesting habitat for migratory birds. In addition, any species that may inhabit the Project site are either able to fly in or navigate on the ground through long stretches of urban development. Therefore, Project implementation would not interfere substantially with use of native wildlife nursery sites, and impacts would be less than significant.
- e) **No Impact.** Section 88.01.070 of the Development Code requires a Tree & Plant Removal Permit for the removal of any Native tree with a six inch or greater stem diameter or 19 inches in circumference measured 4.5 feet above natural grade level or a three or more palm trees in linear plantings, which are 50 feet or greater in length. The Project site does not contain trees that meet these criteria. Therefore, implementation of the proposed Project would not conflict with local polices or ordinances protecting trees, and no impact would occur.
- f) **No Impact.** The Project site is not located within an area covered by an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved, local, regional, or state habitat conservation plan. Therefore, no impacts associated with conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan would occur.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of Project approval to reduce these impacts to a level below significant.

Mitigation Measures

BIO-1: Burrowing Owl Pre-Construction. Prior 30 days of construction, conduct burrowing owl (BUOW) take avoidance surveys within the Project site for BUOW presence/absence. If BUOW are observed to occupy the Project site and/or adjacent areas during take avoidance surveys or incidentally during construction, the San Bernardino County Planning Department will be notified, and avoidance measures will be implemented.

BIO-2: Nesting Bird Survey. To the extent feasible, conduct vegetation removal outside of the nesting bird season (generally between February 1 and September 15). If vegetation removal is required during the nesting bird season, conduct take avoidance surveys for nesting birds within 100-feet of areas proposed for vegetation removal. Surveys should be conducted by a qualified biologist(s) within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.

BIO-3: If active nests are found, they shall be flagged and the biologist shall establish suitable buffers around the nest (generally a minimum of 200 feet up to 500 feet for raptors and a minimum of 50 feet up to 300 feet for passerine species, with specific buffer widths to be determined by a qualified biologist). The buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

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

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

San Bernardino County General Plan, 2007; Phase I Cultural Resources Investigation, McKenna et. al. (CUL 2020) (Appendix C)

- a) **No Impact.** The Phase I Cultural Resources Investigation conducted for the Project identified sixteen previously recorded cultural resources within one mile of the Project area, and an additional thirteen within one and a half miles of the Project area. However, no significant evidence of cultural resources were identified within the Project area. Historical aerial photographs and maps show that the property north of present-day Whittram Avenue was under orchard development before 1948 and likely as early as the late 1920s. However, there was no evidence of the historic orchard development and no evidence of any other land uses within the Project area (CUL 2020). Thus, the proposed Project would not result in any adverse environmental impact as it relates to cultural or historical resources, and no impacts would occur.
- b) **No Impact.** The Project site has been previously disturbed. The property was owned relatively early (e.g. 1927) and the early land use was primarily a citrus orchard. The orchard development continued well into the 1950s through the early 1960s but was replaced by a residential complex after 1965. The residential complex was demolished by 2002 (CUL 2020). The Phase I Cultural Resources Investigation prepared for the Project did not identify any previously recorded resources within the Project area and the field survey yielded negative results for newly discovered resources. Thus, the proposed Project would not result in any adverse environmental impact as it relates to archaeological resources, and no impacts would occur.
- c) **No Impact.** The Project site has not been previously used as a cemetery. Thus, human remains are not anticipated to be uncovered during Project construction. In addition, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains. Specifically, California Health and

Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code and included as a County Condition of Approval. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Compliance with existing law would ensure that significant impacts to human remains would not occur.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The Project would be conditioned to comply with all applicable County of San Bernardino regulations and Mitigation Measures.

Mitigation Measures

CUL-1. Inadvertent Discoveries. 1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

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

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VI. ENERGY – Would the project:				

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

energy resources, during project construction or operation?

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

SUBSTANTIATION: San Bernardino County General Plan, 2007; Air Quality and Greenhouse Gas Assessment Report prepared by Vince Mirabella (AQ 2020) (Appendix A)

- a) **Less than Significant Impact.** Implementation of the Project would result in increases in demand for electricity and natural gas as compared to the currently undeveloped Project site, which does not have any energy consuming uses.

Construction

During construction of the proposed Project, energy would be consumed in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the Project site, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction of the Project would require electricity use to power some of the construction-related equipment. The electricity use during construction would vary during different phases of construction, where the majority of construction equipment during grading would be gas-powered or diesel-powered, and the later construction phases would require electricity-powered, such as interior construction and architectural coatings.

Construction contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment as part of the County's construction permitting process. In addition, compliance with existing CARB idling restrictions would reduce fuel combustion and energy consumption. Table E-1 shows that the construction equipment used to develop the proposed Project is estimated to result in the need for 8,852 gallons of diesel fuel.

Table E-1: Estimated Construction Equipment Fuel Consumption

Activity/ Duration	Equipment	Days of Constr- uction	Total HP-hrs	Fuel Rate (gal/hp- hr)	Total Fuel Consumption (gal. diesel fuel)
Site Preparation	Rubber Tired Dozers	8	18,970	0.020461	388

	Crawler Tractors	8	23,337	0.022173	517
Grading	Excavators	10	9,606	0.019763	190
	Graders	20	12,267	0.021143	259
	Rubber Tired Dozers	10	7,904	0.020461	162
	Crawler Tractors	10	21,878	0.022173	485
Building Construction	Cranes	125	58,616	0.014896	873
	Forklifts	125	53,400	0.019105	1,020
	Tractors/Loaders/Backhoes	125	94,211	0.023965	2,258
	Welders	125	20,700	0.023965	496
	Generator Sets	125	62,160	0.023965	1,490
Paving	Pavers	15	13,104	0.021525	282
	Paving Equipment	15	11,405	0.018334	209
	Rollers	15	7,296	0.019412	142
Architectural Coating	Air Compressors	15	3,370	0.023965	81
Total					8,852

Source: Appendix A

Table E-2 shows that construction related vehicular and truck trips would use approximately 2,556 gallons of diesel fuel and 5,473 gallons of gasoline to travel to and from the Project site. In addition, 11,408 gallons of diesel fuel would be used during construction of the proposed Project, as shown in Table E-3.

Table E-2: Estimated Construction Vehicle Usage

Fuel Use	Gallons of Diesel Fuel	Gallons of Gasoline
Haul Trucks	0	0
Vendor Trucks	2,556	0
Worker Vehicles	0	5,473
Total	2,556	5,473

Source: Appendix A

Table E-3: Total Construction Fuel Usage

Fuel Use	Gallons of Diesel Fuel	Gallons of Gasoline
Construction Vehicles	2,556	5,473
Off-road Construction Equipment	8,852	0
Total	11,408	5,473

Source: Appendix A

Overall, construction activities would comply with all existing regulations, and would therefore not be expected to use fuel in a wasteful, inefficient, and unnecessary manner. Thus, no impacts related to construction energy usage would occur.

Operation

Once operational, the Project would generate demand for electricity, natural gas, as well as gasoline for motor vehicle trips. Operational use of energy includes the heating, cooling, and lighting of the building, water heating, operation of electrical systems and plug-in appliances, parking lot and outdoor lighting, and the transport of electricity, natural gas, and water to the areas where they would be consumed. This use of energy is typical for urban development, no additional energy infrastructure would be required

to be built to operate the Project, and no operational activities would occur that would result in extraordinary energy consumption.

As detailed in Table E-4, operation of the proposed Project is estimated to result in the annual use of 262,411 gallons of fuel, 99,782 Thousand Kilowatt-Hours of electricity, and 44,559 Thousand British Thermal Units of natural gas.

Table E-4: Operational Energy Usage

Fuel Use	Annual VMT	Annual Gallons of Gasoline
Transportation – Project	13,918 (Diesel) 248,523 (Gasoline) 262,411 (Total)	1,247 (Diesel) 9,453 (Gasoline)
Electricity Use	Thousand Kilowatt-Hours	
Electricity – Project	99,782	
Natural Gas Use	Thousand British Thermal Units	
Natural Gas – Project	44,559	

Source: Appendix A

The proposed Project would be required to meet the current CalGreen Building Code, as included in the Development Code as Section 63.1501. The County’s administration of the CalGreen Building Code includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical CalGreen measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. In complying with the CalGreen standards, impacts to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced. Thus, operation of the Project would not use large amounts of energy or fuel in a wasteful manner, and no operational energy impacts would occur.

- b) **No Impact.** The proposed Project would be required to meet the CalGreen energy efficiency standards in effect during permitting of the Project. The County’s administration of the CalGreen requirements are included in the County’s Development Code as Section 63.1501. The County would review design components and energy conservation measures during the permitting process, which ensures that all requirements are met. In addition, the Project would not conflict with or obstruct opportunities to use renewable energy. Thus, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would not occur.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The Project would be conditioned to comply with all applicable County of San Bernardino regulations and Conditions of Approval.

Conditions of Approval

E - CALGreen Code. The Project is required to comply with the CalGreen Building Code as included in the County Development Code as Section 63.1501 to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VII.	GEOLOGY AND SOILS - Would the project:				

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

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

ii. Strong seismic ground shaking?

iii. Seismic-related ground failure, including liquefaction?

iv. Landslides?

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

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

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

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

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

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

San Bernardino County General Plan, 2007; Preliminary Soil Investigation and Infiltration Tests Report, Soil Exploration Company, Inc. (GEO 2018) (Appendix D); Phase I Cultural Resources Investigation, McKenna et. al. (CUL 2020) (Appendix C)

- a) *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?*

No Impact. The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no evidence of faulting was identified during the soil investigation (GEO 2018). Thus, the proposed Project would not expose people or structures to potential substantial adverse effects from rupture of a known earthquake fault that is delineated on an Alquist-Priolo Earthquake Fault Zoning Map, and impacts would not occur.

- ii. Strong seismic ground shaking?*

Less than Significant Impact. The Project site is located in a seismically active area of Southern California and is susceptible to strong ground motions due to earthquakes due to numerous faults capable of producing significant ground motions. However, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) included in the County Development Code as Section 63.0101. These regulations provide provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

The San Bernardino County Department of Building and Safety permitting process would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC, as included as a County Condition of Approval, and verified by the County's review process, would reduce impacts related to strong seismic ground shaking to a less than significant level.

- iii. Seismic-related ground failure, including liquefaction?*

Less than Significant Impact. Soil liquefaction is a phenomenon in which saturated, cohesionless soils layers, located within approximately 50 feet of the ground surface, lose strength due to cyclic pore water pressure generation from seismic shaking or other large cyclic loading. During the loss of stress, the soil acquires "mobility" sufficient to permit both horizontal and vertical movements. Soil properties and soil conditions such as type, age, texture, color, and consistency, along with historical depths to ground water are used to identify, characterize, and correlate liquefaction susceptible soils. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly

graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface. Lateral spreading is a form of seismic ground failure due to liquefaction in a subsurface layer.

According to the Soil Investigation for the proposed Project, the site not located within an area of landslide or liquefaction susceptibility per the County's General Plan. Groundwater, seepage, or wet soils were not encountered in our exploratory trenches to a maximum explored depth of 15 feet (GEO 2018).

All structures built in the County are required to be developed in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is adopted as Section 63.0101 of the County Development Code, and would be included as a County Condition of Approval. Compliance with the CBC would require proper construction of building footings and foundations so that it would withstand the effects of potential ground movement, including liquefaction.

The San Bernardino County Building and Safety Division reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Therefore, impacts related to seismic related ground failure, including liquefaction are less than significant.

iv. Landslides?

No Impact. Landslides and other slope failures are secondary seismic effects that are common during or soon after earthquakes. Areas that are most susceptible to earthquakes induced landslides are steep slopes underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits.

As described above, the Project site is located in a seismically active region subject to strong ground shaking. However, the Project site is flat and does not contain any hills or any other areas that could be subject to landslides. In addition, the site is located in a flat and developed area. Therefore, the Project would not cause potential substantial adverse effects related to slope instability or seismically induced landslides.

- b) **Less Than Significant Impact.** Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the Project would expose and loosen topsoil, which could be eroded by wind or water. However, Section 35.0120 of the County Development Code implements the requirements of the Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-2010-0033 (MS4 Permit) that establishes minimum stormwater management requirements and controls that are required to be implemented for the Project.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by these County and RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer), which is also included as a County Condition of Approval. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the

loss of topsoil and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. With compliance with the County's Municipal Code stormwater management requirements, RWQCB SWPPP requirements, and installation of BMPs, construction impacts related to erosion and loss of topsoil would be less than significant.

In addition, the Project includes installation of landscaping, gravel, and paving throughout the Project site, and areas of loose topsoil that could erode by wind or water would not exist upon operation of the proposed use. Implementation of the Project requires a Water Quality Management Plan (WQMP), which is included as a County Condition of Approval, and would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As discussed in Section X, *Hydrology and Water Quality*, the hydrologic features of the proposed Project have been designed to slow, filter, and retain stormwater on the Project site, which would also reduce the potential for stormwater to erode topsoil. As a result, with implementation of existing requirements, impacts related to substantial soil erosion or loss of topsoil would be less than significant.

- c) **Less Than Significant Impact.** As described above, the Project site is flat, and does not contain nor is adjacent to any slope or hillside area. The Project would not create slopes. Thus, on or off-site landslides would not occur from implementation of the Project.

In addition, the Soil Investigation recommends the implementation of remedial grading that includes removal of existing undocumented fill soils and a portion of the near-surface native soils, which would ultimately provide at least 3 feet of compacted fill below footing bottoms to provide soil stability. The use of shallow spread footings foundations would be feasible for the support of the proposed light weight construction (GEO 2018). Further, as described previously, high groundwater does not exist in the Project vicinity. The susceptibility for lateral spreading is low and would be less than significant with implementation of the CBC requirements that are included as a County Condition of Approval.

Ground subsidence is the gradual settling or sinking of the ground surface with little or no horizontal movement, and occur in areas with subterranean oil, gas, or groundwater. Effects of subsidence include fissures, sinkholes, depressions, and disruption of surface drainage. Due to the lack of high groundwater underlying the site, the potential for subsidence to occur on the site is low. Also, groundwater extraction is managed by groundwater management plans, which limits the allowable withdrawal of water and potential of subsidence, and the Project does not involve extraction of gas or groundwater. As detailed in the Soil Investigation, with implementation of the CBC requirements that are included as a County Condition of Approval, impacts related to subsidence or soil collapse would be less than significant.

- d) **No Impact.** Expansive soils contain certain types of clay minerals that shrink or swell as the moisture content changes; the shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semiarid areas with seasonal changes of soil

moisture experiences, such as southern California, have a higher potential of expansive soils than areas with higher rainfall and more constant soil moisture.

The Soil Investigation performed an evaluation of the potential for expansive soils at the site, which determined that the expansion potential of the near-surface sandy soils at the site is expected to be very low (GEO 2018). In addition, as described above, compliance with the CBC is a standard County practice and is included as a County Condition of Approval. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that expansive soil related impacts would not occur.

- e) **No Impact.** The proposed Project would include installation and operation of an onsite septic system to provide wastewater treatment, as the site is not in the vicinity of any sewer systems. The Soil Investigation prepared for the Project conducted soils testing, which determined that onsite soils primarily consist of silty sand with gravel underlain with sand with gravel, which have the capability to support septic systems (GEO 2018). Therefore, the site does not have soils incapable of adequately supporting the use of septic tanks. In addition, compliance with the requirements of the CBC, as part of the building plan check and development review process, would ensure that soil related impacts would be less than significant.
- f) **Less than Significant Impact.** Paleontological resources are the preserved fossilized remains of plants and animals. Fossils and traces of fossils are preserved in sedimentary rock units, particularly fine- to medium grained marine, lake, and stream deposits, such as limestone, siltstone, sandstone, or shale, and in ancient soils. They are also found in coarse-grained sediments, such as conglomerates or coarse alluvium sediments. Fossils are rarely preserved in igneous or metamorphic rock units. Fossils may occur throughout a sedimentary unit and, in fact, are more likely to be preserved subsurface, where they have not been damaged or destroyed by previous ground disturbance, amateur collecting, or natural causes such as erosion.

The entire Project area contains surface sediments that are composed of younger Quaternary Alluvium, derived broadly as alluvial fan deposits from the San Gabriel Mountains to the north. It was concluded that these deposits are not sensitive for paleontological resources, but extremely deep excavations may impact fossil bearing sediments. However, it is unlikely that the earthmoving activities necessary to prepare the property for redevelopment would exceed the depths of the younger alluvium, and therefore, paleontological monitoring would not be required. If older alluvium is encountered, a paleontological monitoring program consistent with the protocols and guidelines of the San Bernardino County Museum should be initiated (CUL 2020). Thus, impacts related to paleontological resources or unique geologic features would be less than significant.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The Project would be conditioned to comply with all applicable County of San Bernardino regulations and Conditions of Approval.

Conditions of Approval

GEO - CBC Compliance. The Project is required to comply with the California Building Standards Code as included in the County Code as Section 63.0101 to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed Project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

WQ - NPDES/SWPPP. The Project site is more than one acre and is required to comply with all of the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit. Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the County Building and Safety Division evidence of submitting a Notice of Intent (NOI) and an approved Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the Project.

WQ - WQMP. Prior to the issuance of grading permits, a completed Water Quality Management Plan (WQMP) shall be submitted to and approved by the County Building and Safety Division. The WQMP shall be submitted using the San Bernardino County Stormwater Program's model form and shall identify all Post-Construction, Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development Project in order to minimize the adverse effects on receiving waters.

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

SUBSTANTIATION:

San Bernardino County General Plan, 2007; County of San Bernardino Greenhouse Gas Emissions Reduction Plan, 2011; County of San Bernardino Greenhouse Gas Emissions Development Review Process, 2015; Air Quality and Greenhouse Gas Assessment Report prepared by Vince Mirabella (AQ 2020) (Appendix A)

Thresholds

The analysis methodologies from SCAQMD, County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the County of San Bernardino Greenhouse Gas Emissions Development Review Process are used in evaluating potential impacts related to GHG from implementation of the proposed Project.

SCAQMD: SCAQMD does not have approved thresholds related to the proposed Project; however, it does have draft thresholds that provides a tiered approach to evaluate GHG impacts. The current interim SCAQMD thresholds consist of the following:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project’s construction emissions are averaged over 30 years and are added to the project’s operational emissions. If a project’s emissions are below one of the following screening thresholds, then the project is less than significant:
 - Residential and Commercial land use: 3,000 MTCO_{2e} per year
 - Industrial land use: 10,000 MTCO_{2e} per year
 - Based on land use type: residential: 3,500 MTCO_{2e} per year; commercial: 1,400 MTCO_{2e} per year; or mixed use: 3,000 MTCO_{2e} per year
- Tier 4 has the following options:
 - Option 1: Reduce BAU emissions by a certain percentage; this percentage is currently undefined.

- Option 2: Early implementation of applicable AB 32 Scoping Plan measures
- Option 3, 2020 target for service populations (SP), which includes residents and employee: 4.8 MTCO₂e/SP/year for projects and 6.6 MTCO₂e/SP/year for plans;
- Option 3, 2035 target: 3.0 MTCO₂e/SP/year for projects and 4.1 MTCO₂e/SP/year
- Tier 5 involves mitigation offsets to achieve target significance threshold.

In addition, SCAQMD methodology for Project construction are to average them over 30-years and then add them to the Project's operational emissions to determine if the Project would exceed the screening values listed above.

County of San Bernardino Greenhouse Gas Emissions Reduction Plan: In September 2011, the County of San Bernardino adopted the *Greenhouse Gas Emissions Reduction Plan*, which provides guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects located within the unincorporated communities of San Bernardino County. The *Greenhouse Gas Emissions Reduction Plan* includes a GHG Development Review Process (DRP) that specifies a two-step approach in quantifying GHG emissions.

First, a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO₂e) per year is used to determine if additional analysis is required. If a proposed project were to produce GHG emissions in exceedance of 3,000 MTCO₂e per year, then the project is required to either achieve a minimum of 100 points per the Screening Tables provided within the Greenhouse Gas Reduction Plan or achieve a 31 percent reduction in MTCO₂e emissions over 2007 emissions levels. In accordance with the *Greenhouse Gas Emissions Reduction Plan*, if a development project were to emit less than 3,000 MTCO₂e per year, or reach the 100-point minimum score on the screening table, or reduce emissions by 31 percent from 2007 emissions, the project would be determined to have a less-than-significant impact related to GHG emissions.

-
- a) **Less than Significant.** Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles onsite, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from onsite construction activities would vary daily as construction activity levels change.

In addition, operation of the proposed light industrial uses would result in area and indirect sources of operational GHG emissions that would primarily result from vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the building would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

The estimated operational GHG emissions that would be generated from implementation of the proposed Project are shown in Table GHG-1. Additionally, in accordance with SCAQMD recommendation, the Project's amortized construction

related GHG emissions are added to the operational emissions estimate in order to determine the Project's total annual GHG emissions.

Table GHG-1: Project GHG Emissions

Activity	Annual GHG Emissions (MTCO₂e)
Area	0
Energy Source	27
Mobile Source	99
Waste	7
Water Usage	17
Total MTCO₂e	149
Project Construction Emissions	10
Project Construction and Operation	159
Screening Threshold	3,000
Exceeds Threshold?	No

Source: Appendix A

As shown on Table GHG-1, the Project would result in approximately 159 MTCO₂e per year; which would be less than the County's screening threshold of 3,000 MTCO₂e per year. Therefore, impacts related to greenhouse gas emissions would be less than significant.

- b) **Less than Significant.** The proposed Project would result in development of light industrial uses on the Project site. The design of the proposed buildings would comply with state and federal programs that are designed to be energy efficient. The proposed Project would comply with all mandatory measures under the California Building Standards Code, as included in the County's Development Code as Section 63.0101, which would provide efficient energy and water consumption.

In addition, as described in the previous response, the Project would not exceed the County of San Bernardino *Greenhouse Gas Emissions Reduction Plan* screening threshold. Therefore, the proposed Project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The Project would be conditioned to comply with all applicable County of San Bernardino regulations and Conditions of Approval.

Conditions of Approval

The Performance Standards used for commercial and industrial projects in the county are provided below and are required to be included as part of the project's Conditions of Approval for commercial and industrial projects:

1. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
 - a) Waste Stream Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.
 - a) Vehicle Trip Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides.
 - b) Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants and require that the tenants shall display in their stores current transit route information for the project area in a visible and convenient location for employees and customers. The specific transit routes displayed shall include Omni Trans Route 8, San Bernardino-Mentone-Yucaipa.
 - c) Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

2. GHG – Construction Standards. The “developer” shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:
 - a) Implement the approved Coating Restriction Plans.
 - b) Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
 - c) Grading contractor shall provide the implement the following when possible:
 - 1) training operators to use equipment more efficiently.
 - 2) identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions
 - 3) replacing older, less fuel-efficient equipment with newer models
 - 4) use GPS for grading to maximize efficiency
 - d) Grading plans shall include the following statements:
 - “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”

- “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
 - e) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
 - f) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
 - g) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
3. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
- a) Meet Title 24 Energy Efficiency requirements implemented July 1, 2014 The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended January 24, 2013; Cool Roof Coatings performance standards as amended January 24, 2013):
- Incorporate dual paned or other energy efficient windows,
 - Incorporate energy efficient space heating and cooling equipment,
 - Incorporate energy efficient light fixtures, photocells, and motion detectors,
 - Incorporate energy efficient appliances,
 - Incorporate energy efficient domestic hot water systems,
 - Incorporate solar panels into the electrical system,
 - Incorporate cool roofs/light colored roofing,
 - Incorporate other measures that will increase energy efficiency.
 - Increase insulation to reduce heat transfer and thermal bridging.
 - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
- b) Plumbing. All plumbing shall incorporate the following:
- All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.

- Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
 - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
- c) Lighting. Lighting design for building interiors shall support the use of:
- Compact fluorescent light bulbs or equivalently efficient lighting.
 - Natural day lighting through site orientation and the use of reflected light.
 - Skylight/roof window systems.
 - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
 - A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
 - Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
- d) Building Design. Building design and construction shall incorporate the following elements:
- Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
 - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
 - Roofing materials shall have a solar reflectance index of 78 or greater.
 - All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
 - Energy Star or equivalent appliances shall be installed.
 - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
- e) Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- f) Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the

potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.

- g) Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
 - h) Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.
4. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/ procedures include the following:
- a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent.
 - b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.

Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

- a) **Less than Significant**. There are no existing GHG plans, policies, or regulations that have been adopted by CARB or SCAQMD that would apply to this type of emissions source. However, the operator shall comply with 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.

It is possible that CARB may develop performance standards for Project-related activities prior to construction of the Proposed Project. In this event, these performance standards would be implemented and adhered to, and there would be no conflict with any applicable plan, policy, or regulation. Therefore, the Proposed Project is consistent with CARB scoping measures and does not conflict with local or regional greenhouse gas plans. 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</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

San Bernardino County General Plan, 2007; California Fire Hazard Severity Zone Map

- a) **Less than Significant Impact.** A hazardous material is typically defined as any material that due to its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes, and any material that would be harmful if released.

There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Hazardous Materials Division of the San Bernardino County Fire Department is designated by the State Secretary for Environmental Protection as the Certified Unified Program Agency (CUPA). As a CUPA, San Bernardino County Fire Department manages six hazardous material and hazardous waste programs that regulate use, storage, and handling of hazardous materials, including Hazardous Materials Business Plans, per the County's standard conditions of approval, should tenants of the proposed building utilize or transport hazardous materials.

Construction

Construction activities for the proposed Project would involve routine transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, routine hazardous materials would be used for fueling and serving construction equipment onsite. Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board. As such, impacts due to construction activities would not cause a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Operation

The proposed Project would operate an office building, storage building, and contractor's storage yard, which generally uses limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. Normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the Project. These types of materials are not acutely hazardous and would only be used and stored in limited quantities. The Project would be required to comply with applicable federal, state, and local requirements related to the handling of hazardous materials. Thus, hazardous materials used during Project operation would not pose any substantial public health risk or safety hazards. Therefore, operational impacts would be less than significant.

- b) **Less than Significant.**

Construction

As described previously, construction activities for the proposed Project would involve use and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials would be used for fueling and serving construction equipment onsite. These types of hazardous materials used during

construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing state and federal laws that the Project is required to strictly adhere to. Therefore, the Project would not create a hazard related to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment during construction activities, and impacts would be less than significant.

Operation

As described above, the risks related to upset or accident conditions involving the release of hazardous materials into the environment would be adequately addressed through compliance with existing federal, state, and local regulations. Development under the proposed Project would involve residential and commercial uses that would use and store common hazardous materials such as paints, solvents, and cleaning products. Also, building mechanical systems and grounds and landscape maintenance could also use a variety of products formulated with hazardous materials, including fuels, cleaners, lubricants, adhesives, sealers, and pesticides/herbicides.

As described previously, normal routine use of these products pursuant to existing regulations would not result in a significant hazard to the environment, residents, or workers in the vicinity of the Project. In addition, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002, the proposed Project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs, included as a County Condition of Approval. The BMPs that would be implemented as part of the LID plan would protect human health and the environment should any accidental spills or releases of hazardous materials occur during operation of the Project. As a result, operation of the proposed Project would not result in 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, and impacts would be less than significant.

- c) **No Impact.** There are no existing or proposed schools located within a 0.25 mile of the Project site. The closest school site is the Redwood Elementary School located at 8570 Redwood Avenue, approximately 1 mile east of the Project site.

As described previously, the use of hazardous materials related to the light industrial uses would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment. Also, the emissions that would be generated from construction and operation of the proposed Project were evaluated in the air quality analysis presented in Section III, and the emissions generated from the proposed Project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed Project would not emit hazardous or handle acutely hazardous materials, substances, or waste within 0.25 mile of school, and no impacts would occur.

- d) **No Impact.** The Department of Toxic Substances Control's (DTSC) Hazardous Waste and Substances Site List – Site Cleanup (Cortese List) is a planning document used by the State and local agencies to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release

sites pursuant to Government Code Section 65962.5. The record search performed using the Cortese List determined that the Project site is not located on or near by a site which is included on a list of hazardous materials sites pursuant to Government Code Section 65962.5 (DTSC 2020). Thus, as a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed Project.

- e) **No Impact.** The Project site is not located within an airport land use plan or within 2 miles of a public use airport or private airstrip. The closest airport is the Ontario International Airport, located approximately seven miles to the west of the Project site. The Project site is not located within the airport land use plan, and impacts related to airport safety hazards would not occur.
- f) **Less Than Significant Impact.** The proposed Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan.

Construction

Short-term construction activities would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction of the Project driveway and roadway improvements along Whittram Avenue, the roadway would remain open to ensure adequate emergency access to the Project area and vicinity, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would not occur.

Operation

Direct access to the Project site is would be provided from Whittram Avenue. The Project is required to provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County's Development Code, and the County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements of the California Fire Code (Title 24, California Code of Regulations, Part 9). As a result, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impacts would occur.

- g) **No Impact.** The California Fire Hazard Severity Zone Map (CAL FIRE 2020) and the County General Plan Hazard Overlay map show that the Project site and adjacent areas are not within a High Fire Severity Zone. Additionally, the Project would be required to comply with California Fire Code, as included in the County's Development Code as Section 23.0101, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, and provision of fire flows. Compliance with these requirements would be verified during the permitting process. Overall, the location and design of the proposed Project, in addition to compliance with state and County fire regulations, would provide that no impacts related to wildland fire hazards would occur from the proposed Project.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The Project would be conditioned to comply with all applicable County of San Bernardino regulations and Conditions of Approval.

Conditions of Approval

WQ - NPDES/SWPPP. As listed previously in Section VII, Geology and Soils.

WQ - WQMP. As listed previously in Section VII, Geology and Soils.

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

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Preliminary Hydrology Report prepared by Robert M. Beers (HYDRO 2019) (Appendix E); Final Water Quality Management Plan prepared by Hillwig-Goodrow (WQMP 2020) (Appendix F)

- a) **Less Than Significant Impact.** The Project site is within the Santa Ana Watershed Region and under the jurisdiction of the Santa Ana RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect

those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan, and the regulatory program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

Construction

Construction of the proposed Project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board and the County of San Bernardino, the project will be required to obtain a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area.

In addition, the Project would be required to comply with the Santa Ana Regional Water Quality Control Board's Basin Plan. Compliance with the National Pollutant Discharge Elimination System permit and the Basin Plan involves the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for construction-related activities, including grading. The SWPPP would specify the Best Management Practices that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the Project site. As a result, impacts related to the degradation of water quality during construction of the proposed Project would be less than significant.

Operation

The proposed Project includes operation of light industrial uses. Potential pollutants associated with the proposed uses include various chemicals from cleaners, pathogens from pet wastes, nutrients from fertilizer, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. If these pollutants discharge into surface waters, it could result in degradation of water quality. However, Pursuant to the requirements of the County's National Pollutant Discharge Elimination System permit, a Water Quality Management Plan (WQMP) is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational, included as a County Condition of Approval.

In the existing condition, site drainage sheet flows across the property out to Whittram Avenue, where it is collected by a series of catch basins along the north side of the street. With implementation of the Project, the majority of the area would be impervious, except

for landscaped areas. In the proposed condition, the site would be divided into three sub-areas where storm flows would sheet flow across the site towards Whittram Avenue and would be directed into an infiltration trench system. The infiltration trenches would be located in the proposed landscape areas adjacent to the Whittram Avenue right-of-way. In addition, other areas of the Project have been designed where possible to incorporate LID principles, including draining roof drainage to adjacent landscaping where possible and minimizing impervious areas through the use of gravel for storage areas (HYDRO 2019).

With implementation of the operational source and treatment control BMPs that are outlined in the Final WQMP (Appendix F), included as a County Condition of Approval, that would be implemented by the County during the permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not substantially degrade water quality. Therefore, impacts would be less than significant.

- b) **Less Than Significant Impact.** The Project site will be provided water by the Fontana Water Company (FWC). FWC is a division of the San Gabriel Valley Water Company and is a retail water supplier for the City of Fontana, and portions of the City of Rialto, City of Rancho Cucamonga, and adjacent unincorporated areas of San Bernardino County. The Fontana Water Company provides water services to the project site and vicinity, which receives a large portion (approximately 62.6 percent) of water from imported sources (UWMP 2015). The Project area overlies the Chino Groundwater basin, which is adjudicated and managed by the Chino Basin Water Management District. The plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the Project would not pump water from the project area (as water supplies would be provided by the Fontana Water Company), the proposed Project would not result in a substantial depletion of groundwater supplies.

Development of the Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. The proposed on-site infiltration trenches would collect an additional amount of stormwater runoff through its water quality function. However, an additional volume of water could exit the property, but would not be considerable due to the small size of the property and the amount of impervious area. As such, this amount would not be significant and would have a less than significant impact on groundwater recharge. As a result, the proposed Project would not decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. Impacts to groundwater supplies and recharge would be less than significant.

- c) *i. result in substantial erosion or siltation on- or off-site;*

Less Than Significant Impact.

Construction

As described previously, the Project site does not include any slopes, which reduces the erosion potential and the large majority of soil disturbance would be related to excavation and backfill for installation of building foundations and underground utilities.

In addition, existing RQWCB and County regulations require the Project to implement a SWPPP during construction activities, which would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. As such, impacts would be less than significant.

Operation

The Project site is currently vacant. After completion of Project construction, the site would contain approximately 129,065 SF of impervious surfaces, which accounts to 70.9 percent of the Project site. The impervious areas would not be subject to erosion and the pervious areas would be landscaped with groundcovers that would inhibit erosion.

The proposed Project would maintain the existing drainage pattern. The runoff from the Project area would be collected by roof drains, surface flow designed pavement, curbs, and area drains and conveyed to either landscaping areas or the proposed infiltration trench system for treatment of onsite flows.

In addition, the Project is required to implement a WQMP that would implement operational BMPs to ensure that operation of the light industrial use would not result in erosion or siltation. Overall, the proposed drainage system and adherence to the existing regulations would ensure that Project impacts related to alteration of a drainage pattern and erosion/siltation from operational activities would be less than significant.

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

Less than Significant Impact. The Project site is adjacent to the Etiwanda-San Sevaine Flood Control Channel; however, implementation of the Project would not alter the course of the Flood Control Channel. As described previously, the proposed Project would result in an increase of impervious surfaces that would result in an increase of stormflows. However, runoff generated by the proposed Project would be conveyed to either landscaping or an infiltration trench system, which would filter and infiltrate stormwater, such that drainage would be controlled and would not result in an increase in runoff that could result in on- or off-site flooding. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process. Therefore, the proposed Project would not increase the rate or amount of surface runoff in a manner which would result in flooding onsite or off-site, and impacts would be less than significant.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff?

Less Than Significant Impact. As described previously, the proposed Project would result in an increase of impervious surfaces that would result in an increase of stormflows. However, runoff generated by the proposed Project would be conveyed to either landscaping or an infiltration trench system, which would filter and infiltrate stormwater. These areas have been sized to accommodate the anticipated flows and would control drainage to ensure that flows would not exceed the capacity of the stormwater drainage system. In addition, a WQMP is required to be developed approved, and implemented, to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process. This would ensure that the proposed Project would not provide additional sources of polluted runoff. Therefore, impacts would be less than significant.

iv. Impede or redirect flood flows?

Less Than Significant Impact. According to the Federal Emergency Management Agency (FEMA) Map 06071C8651H, the Project site is within an area with reduced flood risk due to levee (FEMA 2020). As detailed in the previous responses, implementation of the Project would result in a 70.9 percent increase of impermeable surfaces on the site. However, the Project would maintain the existing drainage pattern; and drainage would be accommodated by onsite by landscaping and an infiltration trench system. Therefore, the Project would not result in impeding or redirecting flood flows by the addition of the impervious surfaces. As detailed previously, the County's permitting process would ensure that the drainage system specifications adhere to the existing MS4 permit regulations, and compliance with existing regulations would ensure that impacts would be less than significant.

- d) **Less Than Significant Impact.** According to the Federal Emergency Management Agency (FEMA) Map 06071C8651H, the Project site is within an area with reduced flood risk due to levee (FEMA 2020). Thus, the Project site is not located within a flood hazard area that could be inundated with flood flows and result in release of pollutants. Impacts related to flood hazards and pollutants would not occur from the Project.

Tsunamis are generated ocean wave trains generally caused by tectonic displacement of the sea floor associated with shallow earthquakes, sea floor landslides, rock falls, and exploding volcanic islands. The proposed Project is approximately 42 miles from the ocean shoreline. Based on the distance of the Project site to the Pacific Ocean, the Project site is not at risk of inundation from tsunami. Therefore, the proposed Project would not risk release of pollutants from inundation from a tsunami. No impact would occur, and no mitigation is required.

Seiching is a phenomenon that occurs when seismic ground shaking induces standing waves (seiches) inside water retention facilities (e.g., reservoirs and lakes). Such waves can cause retention structures to fail and flood downstream properties. The Project site is located adjacent to the Etiwanda-San Sevaine Flood Control Channel. However, the proposed Project would not risk release of pollutants from inundation from seiche, as the proposed Project would not store pollutants onsite. Thus, impacts would be less than significant.

- e) **No Impact.** As described previously, the Project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. For operations, the proposed Project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the County during the Project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not obstruct implementation of a water quality control plan.

Also as described previously, the Project site overlies the Chino Groundwater basin, which is adjudicated and managed by the Chino Basin Water Management District. The adjudication of the basin limits the allowable withdrawal of water from the basin by water purveyors. Additionally, the Project would not pump water and water supplies would be provided by the Fontana Water Company. Thus, the proposed Project would not conflict with or obstruct a groundwater management plan, and no impacts would occur.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The Project would be conditioned to comply with all applicable County of San Bernardino regulations and Conditions of Approval.

Conditions of Approval

WQ - NPDES/SWPPP. As listed previously in Section VII, Geology and Soils.

WQ - WQMP. As listed previously in Section VII, Geology and Soils.

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

SUBSTANTIATION:

San Bernardino County General Plan, 2007

- a) **No Impact.** The Project site is currently vacant and is surrounded by industrial and non-conforming residential uses to the north, a flood control facility to the south followed by the Auto Club Speedway, industrial uses to the east, and non-conforming residential uses to the west. The proposed Project would develop the site with light industrial uses, which are consistent with the existing zoning, as well as the industrial and commercial uses to the north, east, and south of the site. Therefore, the Project would not physically divide an established community. In addition, the Project would not change roadways or install any infrastructure that would result in a physical division. Thus, the proposed Project would not result in impacts related to physical division of an established community.
- b) **Less Than Significant Impact.** As described previously, the Project site is currently vacant and is surrounded by industrial and non-conforming residential uses to the north, a flood control facility to the south followed by the Auto Club Speedway, industrial uses to the east, and non-conforming residential uses to the west. The Project would develop light industrial uses on the Project site, which would be similar to the industrial and commercial uses that are located adjacent to the site

The Project site is currently within the Community Industrial (IC) land use zoning district. Section 82.01.020 of the County's Development Code states that the IC land use zoning district provides sites for light industrial uses such as light manufacturing uses, wholesale/warehouse services, contract/construction services, transportation services, agriculture support services, incidental commercial and accessory residential uses, and similar and compatible uses.

As described previously, the Project would develop the Project site with a new office building, storage building, and contractor storage yard for light industrial uses. In addition, the proposed Project would be consistent with the development standards for the IC land use zoning district, as listed in Section 82.06.060 of the County's Development Code. Therefore, the proposed Project would be consistent with the site's General Plan land use, and a conflict with a land use plan or policy adopted for the purpose of avoiding or mitigating an environmental effect would not occur.

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

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

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

San Bernardino County General Plan, 2007

- a) **No Impact.** The Project site is designated MRZ-2 by the County of San Bernardino General Plan, meaning that the site is in an area containing mineral deposits whose significance cannot be evaluated from available data. As described previously, the Project site is surrounded by developed areas, which do not include mining. Thus, implementation of the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the state, and impacts would not occur.
- b) **No Impact.** The County of San Bernardino General Plan designates the Project site as MRZ-2. As discussed in the General Plan Conservation Element, if an area is designated as MRZ-2, adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists. This designation will be applied to known mineral deposits or where well developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high. However, as described in the previous response, the Project site is surrounded by developed areas, which do not include mining. Therefore, no impacts related to the loss of availability of a locally important mineral resource recovery site, as delineated on a local general plan, specific plan, or other land use plan, would occur as a result of the Project.

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

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

San Bernardino County Noise Ordinance

Noise generated on the Project site that crosses the boundary of an adjoining use is regulated by the noise standards in the San Bernardino County Development Code Section 83.01.080(C), *Stationary Noise Regulations*. Table N-1 shows the sound level standards established in the County's Code of Ordinances.

Table N-1: Noise Standards for Stationary Noise Sources

Land Uses	Maximum Decibel Level (Leq)	
	7 am—10 pm	10 pm—7 am
Residential	55 dBA	45 dBA
Professional Services	55 dBA	55 dBA
Other Commercial	60 dBA	60 dBA
Industrial	70 dBA	70 dBA
Source: Appendix G		

Noise Limit Categories

No person shall operate or cause to be operated a source of sound at a location or allow the creation of noise on property owned, leased, occupied, or otherwise controlled by the person, which causes the noise level, when measured on another property, either incorporated or unincorporated, to exceed any one of the following:

- a) The noise standard for the receiving land use as specified in Subdivision (b) (Noise-Impacted Areas), above, for a cumulative period of more than 30 minutes in any hour.

- b) The noise standard plus five dB(A) for a cumulative period of more than 15 minutes in any hour.
- c) The noise standard plus ten dB(A) for a cumulative period of more than five minutes in any hour.
- d) The noise standard plus 15 dB(A) for a cumulative period of more than one minute in any hour.
- e) The noise standard plus 20 dB(A) for any period of time.

Exempt Noise

The following sources of noise shall be exempt from the regulations of Section 83.01.080:

- Motor vehicles not under the control of the commercial or industrial use.
- Emergency equipment, vehicles, and devices.
- Temporary construction, maintenance, repair, or demolition activities between 7:00 a.m. and 7:00 p.m., except Sundays and Federal holidays.

Federal Transit Administration

The construction noise threshold from *Transit Noise and Vibration Impact Assessment* (2018), identifies a significant construction noise impact if construction noise exceeds 80 dBA Leq over an eight-hour period during the daytime at the nearby sensitive receivers (e.g. residential, etc.).

The *Transit Noise and Vibration Impact Assessment* (2018) provide thresholds for increases in ambient noise from vehicular traffic based on increases to ambient noise. An impact would occur if existing noise levels at noise-sensitive land uses (e.g. residential, etc.) are less than 60 dBA CNEL and the project creates an increase of 3 dBA CNEL or greater project-related noise level increase; or if existing noise levels range from 60 to 65 dBA CNEL and the project creates 2 dBA CNEL or greater noise level increase.

Caltrans Transportation and Construction Vibration Guidance Manual

The City does not have vibration standards that are applicable to the proposed project, hence, California Department of Transportation's (Caltrans) Transportation and Construction Vibration Guidance Manual guidelines are used as a screening tool for assessing the potential for adverse vibration effects related to structural damage and human perception.

Caltrans identifies a building damage vibration level threshold for older residential structures of 0.3 in/sec PPV; and a distinctly perceptible human annoyance vibration level threshold of 0.04 in/sec PPV at nearby sensitive receiver locations.

Existing Noise Levels

Three (3) short-term 10-minute noise measurements were recorded at the adjacent western property line. The noise monitoring locations were selected based on locations that are representative of the existing noise environment and exposure to sensitive noise areas. Short term noise measurements are conducted during normal daytime hours and considered samples of typical ambient conditions. The existing noise monitoring locations are described below.

ST-1 Measurement taken at approximately 5ft from the western residential property line and 40 feet north of the southern property line. Ambient noise sources include traffic noise from Whittram Avenue and train activity.

ST-2 Measurement taken at approximately 200 feet north of the southern property line of the site and approximately 5 feet from the west property line. Ambient noise sources include traffic noise from Whittram Avenue.

ST-3 Measurement taken at approximately 20 feet from the north property line of the site and approximately 5 feet from the west property line. Ambient noise sources include traffic noise from Whittram Avenue.

The existing noise levels taken at the selected noise monitoring locations are provided in Table N-2 below.

Table N-2: Short-Term Noise Measurement Results¹

Site No.	Time Started	Leq	Lmin	Lmax	L ₂	L ₈	L ₂₅	L ₅₀
ST-1	10:50 AM	65.1	42.2	82.5	74.9	67.3	61.5	53.7
ST-2	11:07 AM	52.7	41.3	68.7	60.9	56.8	51.9	48.3
ST-3	11:27 AM	49.9	40.9	61.1	57.5	54.6	50.2	46.6

¹Noise measurements conducted for 10-minute intervals during normal daytime conditions.
 Source: Appendix G

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

San Bernardino County General Plan, 2007; 14044 Whittram Avenue, Contractor Yard and Facility, Noise Impact Study prepared by RK Engineering Group, Inc (NOI 2020) (Appendix G)

a) **Less Than Significant Impact.**

Construction

Noise generated by construction equipment would include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. Construction is expected to occur in the following stages: demolition, excavation and grading, building construction, architectural coating, paving.

Construction noise from the proposed Project would occur over a 8-month period and would be temporary in nature, as the operation of each piece of construction equipment would not be constant throughout the construction day, and equipment would be turned off when not in use. The typical operating cycle for a piece of construction equipment involves one or two minutes of full power operation followed by three or four minutes at lower power settings. The construction equipment would include a combination of trucks, power tools, concrete mixers, and portable generators. However, per Section 83.01.080 of the County's Development Code, construction activities are exempt from the County's established noise standards as long as the activities occur between the hours of 7:00

a.m. and 7:00 p.m., except Sundays and Federal holidays. The proposed Project's construction activities would occur pursuant to these regulations. Therefore, construction impacts would be less than significant.

Operation

Development of the proposed Project would result in light industrial uses. The main sources of potential on-site stationary noise impacts to adjacent land uses would include noise from the on-site truck movement activity, loading/unloading equipment, shop noise from the maintenance building (including pneumatic drills, lifts, compressors, etc.), HVAC equipment, and general parking lot and auto circulation on-site.

On-site stationary noise impacts were assessed at the adjacent sensitive land uses which include residential uses to the west of the site. The noise generated from the on-site stationary noise sources have been identified through a comparison of existing ambient noise levels and proposed Project noise levels. Tables N-3, N-4 and N-5 provide a breakdown of the stationary noise impact analysis results for all sources operating simultaneously during daytime hours (7 a.m. to 10 p.m.) at the nearest residential homes to the west of the site.

Table N-3: Stationary Noise Impact Analysis – Residential Property Line-1

Source	Exterior Noise Level (Leq) dBA
	Daytime 7:00 a.m. to 10:00 p.m.
HVAC-1	26.2
HVAC-2	30.0
Maintenance Shop East Bay	21.1
Maintenance Shop West Bay	41.5
Parking Lot-1	13.7
Parking Lot-2	2.6
Parking Lot-3	34.5
Total Project Noise Level	42.7
S.B. Co. Noise Level Criteria	55.0
Noise Level Exceeds Standard?	No
Existing Ambient Noise Level	65.1
Combined (Ambient + Project) Noise Level	65.1
Change as a Result of Project	0.0
Significant Impact?¹	No
¹ A significant noise impact is considered to occur when the project causes a 3 dBA or more increase in noise level above ambient without project conditions. Source: Appendix G	

As shown in Table N-3 above, the Project's operation noise level impacts would be below the County's daytime noise standard for residential uses at Residential Property Line-1. In addition, the change in existing daytime ambient noise levels at the residential homes

as a result of the project's stationary noise sources would be approximately 0.0 dBA, which would not exceed the significant noise impact threshold of 3 dBA or more. Thus, the Project's operation noise level impacts would be less than significant at Residential Property Line-1 (NOI 2020).

Table N-4: Stationary Noise Impact Analysis – Residential Property Line-2

Source	Exterior Noise Level (Leq) dBA
	Daytime 7:00 a.m. to 10:00 p.m.
HVAC-1	29.0
HVAC-2	35.6
Maintenance Shop East Bay	23.1
Maintenance Shop West Bay	44.1
Parking Lot-1	12.7
Parking Lot-2	0.9
Parking Lot-3	35.7
Total Project Noise Level	45.3
S.B. Co. Noise Level Criteria	55.0
Noise Level Exceeds Standard?	No
Existing Ambient Noise Level	52.7
Combined (Ambient + Project) Noise Level	53.4
Change as a Result of Project	0.7
Significant Impact?¹	No
¹ A significant noise impact is considered to occur when the project causes a 3 dBA or more increase in noise level above ambient without project conditions. Source: Appendix G	

As shown in Table N-4 above, the Project's operation noise level impacts would be below the County's daytime noise standard for residential uses at Residential Property Line-2. In addition, the change in existing daytime ambient noise levels at the residential homes as a result of the Project's stationary noise sources would be approximately 0.7 dBA, which would not exceed the significant noise impact threshold of 3 dBA or more. Thus, the Project's operation noise level impacts would be less than significant at Residential Property Line-2 (NOI 2020).

Table N-5: Stationary Noise Impact Analysis – Residential Property Line-3

Source	Exterior Noise Level (Leq) dBA
	Daytime 7:00 a.m. to 10:00 p.m.
HVAC-1	29.4
HVAC-2	37.3
Maintenance Shop East Bay	23.4

Maintenance Shop West Bay	44.7
Parking Lot-1	10.5
Parking Lot-2	4.0
Parking Lot-3	33.2
Total Project Noise Level	45.8
S.B. Co. Noise Level Criteria	55.0
Noise Level Exceeds Standard?	No
Existing Ambient Noise Level	49.9
Combined (Ambient + Project) Noise Level	51.3
Change as a Result of Project	1.4
Significant Impact?¹	No
¹ A significant noise impact is considered to occur when the project causes a 3 dBA or more increase in noise level above ambient without project conditions. Source: Appendix G	

As shown in Table N-5 above, the Project’s operation noise level impacts would be below the County’s daytime noise standard for residential uses at Residential Property Line-3. In addition, the change in existing daytime ambient noise levels at the residential homes as a result of the Project’s stationary noise sources would be approximately 1.4 dBA, which would not exceed the significant noise impact threshold of 3 dBA or more. Thus, the Project’s operation noise level impacts would be less than significant at Residential Property Line-3 (NOI 2020).

Overall, the Project would not exceed the significance threshold of 3 dBA or more. During daytime house at the nearest adjacent residential homes, the Project would 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. In addition, operational design recommendations have been provided to help further reduce potential Project noise impacts to the surrounding sensitive land uses and community, which have been included as County Conditions of Approval. Thus, impacts related to operational noise would be less than significant.

b) **No Impact.**

Construction

Construction activities associated with the proposed Project would require the operation of off-road equipment and trucks that are known sources of vibration. Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Vibrations at buildings could produce results that range from no perceptible effects at the low levels to damage at the highest levels. It should be noted that vibration is much more discernible in a sitting or laying down position, which typically only occur inside a home. As such, this analysis is based on the vibration levels at the nearest homes, instead of the nearest residential property lines. Table N-6 gives estimated vibration levels for anticipated construction

activities.

Guidance from the *Transportation- and Construction-Induced Vibration Guidance Manual*, prepared by Caltrans in 2004, has been utilized for this analysis, which defines the threshold of perception from transient sources such as off-road construction equipment at 0.25 inch per second peak particle velocity (PPV). Table N-6 shows the typical PPV and average vibration levels shown in vibration velocity in decibels (VdB) that are produced from some common construction equipment that would likely be utilized during construction of the proposed Project.

Table N-6: Vibration Source Levels for Construction Equipment

Equipment	Peak Particle Velocity at 25 feet (inches/second)	Average Vibration Level (VdB or Lv) at 25 feet
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large Bulldozer	0.089	87
Caisson Drill	0.089	87
Loaded Trucks	0.076	86
Jackhammer	0.035	79
Small Bulldozer	0.003	58

Source: Appendix G

From the list of equipment shown in Table N-6, a vibratory roller with a vibration level of 0.210 inch-per-second PPV at 25 feet would be the source of the highest vibration levels of all equipment utilized during construction activities for the proposed project. This would remain below the 0.25 inch-per-second PPV threshold, as detailed above. Thus, impacts would be less than significant.

Operation

Operation of the proposed Project would include noise from the on-site truck movement activity, loading/unloading equipment, shop noise from the maintenance building (including pneumatic drills, lifts, compressors, etc.), HVAC equipment, and general parking lot and auto circulation on-site. Truck vibration levels are dependent on vehicle characteristics, load, speed, and pavement conditions. However, typical vibration levels for the heavy truck activity at normal traffic speeds would be approximately 0.006 in/sec PPV, based on the FTA Transit Noise Impact and Vibration Assessment. Truck movements on site would be travelling at very low speed, so it is expected that truck vibration at nearby sensitive receivers would be less than the vibration threshold of 0.08 in/sec PPV for fragile historic buildings and 0.04 in/sec PPV for human annoyance, and therefore, would be less than significant.

- c) **No Impact.** The proposed Project is not located within an airport land use plan. The closest airport is the Ontario International Airport, located approximately seven miles to the west of the Project site. The proposed Project would not expose people residing or working in the area to excessive noise levels. Therefore, no impacts associated with aircraft noise exposure would occur.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The project would be conditioned to comply with all applicable County of San Bernardino regulations and Conditions of Approval.

Conditions of Approval

NOI – Block Wall: Provide a six (6) foot high CMU block, tilt-up concrete or stack wall along the south and west property line, adjacent to the residential uses.

NOI – HVAC: All rooftop mounted HVAC equipment should be fully shielded or enclosed from the line of sight of adjacent residential uses. Shielding/parapet wall should be at least as high as the equipment.

NOI – Idling Time: Limit engine idling time for all buses/trucks to 5 minutes or less.

NOI – Alarms: Noise emanating from any alarms, phone systems, radios or other devices within the maintenance building should be turned down and must comply with the residential noise standard of 55 dBA during daytime hours at the adjacent property line.

NOI – Loading Activities: All on-site loading and truck activities shall be strictly limited to daytime hours (7:00 AM to 10:00 PM) only.

NOI – Construction Hours: Construction-related noise activities shall comply with the requirements set forth in the County of San Bernardino Municipal Code Chapter 83.01 General Performance Standards.

- Construction, maintenance, repair, or demolition activities shall take place between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and Saturdays only. No construction activity is allowed on Sundays or Federal holidays.

NOI – Pile Driving Activities: No impact pile driving activities shall be allowed on the project site, unless a detailed vibration impact assessment is prepared prior to initiating the activity.

NOI – Construction Equipment: During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices and equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. Idling equipment should be turned off when not in use.

NOI – Staging Areas: Locate staging area, generators and stationary construction equipment as far from the western property line, as reasonably feasible.

NOI – Construction Work Permit: Obtain a construction work permit from the County of San Bernardino prior to starting construction.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIV. POPULATION AND HOUSING - Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 General Plan, 2007

a) **No Impact.** The proposed Project would develop the Project site with light industrial uses. The proposed development is consistent with the County’s land use and zoning designation of the Project site. The Southern California Association of Governments (SCAG) projects regional population growth and forecasts their projections based on planned land use. The Project is would not change the existing land use of the Project site. Thus, the development of the Project for the proposed uses have been planned for and would not result in substantial unplanned population growth. Similarly, during construction, workers are anticipated to come from the local region and travel from job site to job site, and do not typically relocate. The temporary need for construction workers on the Project site would not induce substantial unplanned population growth in the Project area.

In addition, the proposed Project does not include the extension of roads or other infrastructure. The Project would be served by the existing adjacent roadway system, and utilities would be provided by the existing infrastructure that is located with the adjacent roadways. Therefore, the proposed Project would not extend roads or other infrastructure that could indirectly induce unplanned population growth. Overall, no direct and indirect impacts related to unplanned population growth would occur.

b) **No Impact.** The Project site is currently vacant. The site does not include housing and no people are located onsite. Therefore, the Project would not displace any people or housing, and no impacts would occur.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:
San Bernardino County General Plan, 2007

a) **Less than Significant Impact.**

Fire Protection – Less Than Significant Impact. The San Bernardino County Fire Department (SBCFD) provides administration and support for the fire districts and other services such as hazardous materials regulation, dispatch communication and disaster preparedness within the County. The County Fire Department provides services through the Valley Division of the department. The Project Site is located in the SBCFD’s Division 1 area. The Fire Department has two fire stations located within 3.0 miles of the Project site, as described below:

- Station 73 is closest to the Project site. It is located at 8143 Banana Ave, Fontana, CA 92335, which is 0.8 miles from the Project site. This station is staffed with one captain, one engineer, one firefighter medic, and one firefighter.
- Station 72 is located 3.0 miles from the project site at 15380 San Bernardino Ave, Fontana, CA 92335. Station 72 is staffed with one captain, one engineer, two firefighter medics, and one firefighter¹.

The proposed Project would develop an office building, storage building, and contractor storage yard on the Project site. This would result in an increased number of employees onsite. However, implementation of the Project would be required to adhere to the California Fire Code, included in the County’s Development Code as Section 23.0101. As part of the permitting process, the Project plans would be reviewed by the County’s Building and Safety Division to ensure that the Project meets fire protection requirements. The proposed Project would not result in the need to

¹ <https://www.fontana.org/639/Stations-Equipment>

construct a new fire station or physically alter an existing station. Therefore, potential impacts associated with fire protection would be less than significant.

Police Protection – Less Than Significant Impact. The San Bernardino County Sheriff's Department provides police protection services to San Bernardino County. The closest sheriff station to the Project Site is the Rancho Cucamonga Patrol Station located at 10510 Civic Center Dr, in the City of Rancho Cucamonga, approximately 4.9 miles west of the Project site. As described in the previous response, the Project would result in an increased number of employees onsite site. Crime and safety issues during project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism.

During operation, the Project is anticipated to generate a typical range of police service calls, such as vehicle break-ins, residential thefts and disturbances, and vandalism. Security concerns would be addressed by providing low-intensity security lighting. Also, pursuant to the County's existing plan check and permitting process, the Police Department would review the Project's site plan and photometric plan to ensure that design measures are incorporated appropriately to provide a safe environment. Because the Project would generate a slight increase in employees on the Project site, it would result in an incremental increase in demands on law enforcement services. However, due to the substantial urban development existing with the Project vicinity, the increase would not be significant when compared to the current demand levels. Due to the location of the Police Department facility in relation to the Project site, law enforcement personnel are anticipated to be able to respond in a timely manner to emergency calls from the Project site. In addition, the response to calls for law enforcement services from the Project site would not require construction or expansion of the police facilities. Therefore, the Project would not result in the need for, new or physically altered police protection facilities, and impacts related to police protection services would be less than significant.

Schools – Less than Significant Impact. The Project would develop the Project site with light industrial uses that would not directly generate students, as no residential dwelling units would be constructed onsite. In addition, as required by all projects within the County, the Property Owner/Developer would be required to pay school impact fees as levied by the district, which would provide funding for school facilities. Since the proposed Project does not propose new housing, any potential impacts would be considered incremental and can be offset through the payment of the appropriate development impact fees. The Proposed Project would not result in substantial adverse physical impacts related to schools. Therefore, potential impacts associated with schools would be less than significant.

Parks – Less than Significant Impact. The proposed Project would develop an office building, storage building, and contractor storage yard on the Project site. The proposed Project does not involve the construction, expansion or direct need of/for park or other public facilities because the proposed Project would not generate any new residential dwelling units. Therefore, potential impacts associated with parks and other public facilities would be less than significant.

Other Public Facilities – Less than Significant Impact. The proposed Project would not result in an increased resident population or a significant increase in the local workforce. Thus, the proposed Project would not result in any long-term impacts to other public facilities.

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

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

SUBSTANTIATION:

San Bernardino County General Plan, 2007

- a) **Less than Significant Impact.** The proposed Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because the proposed Project would not generate any new residential dwelling units. Therefore, potential impacts associated with an increase use of neighborhood and regional parks would be less than significant.
- b) **No Impact.** As described previously, the proposed Project would develop light industrial uses on the Project site. The proposed Project does not include recreational facilities or require the construction or expansion of recreation facilities. Therefore, no impacts associated with recreational facilities which may have an adverse physical effect on the environment would occur.

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

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

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Trip Generation Memo, Prepared by EPD Solutions, Inc., March 2020 (Appendix H)

a)	<p>Less Than Significant Impact.</p> <p>Construction Construction activities associated with the Project would generate vehicular trips from construction workers traveling to and from Project site, delivery of construction supplies and import materials to, and export of debris from, the Project site. However, these activities would only occur for a period of 8 months. The increase of trips during construction activities would be limited and are not anticipated to exceed the number of operational trips described below. The short-term vehicle trips from construction of the Project would generate less than significant traffic related impacts.</p> <p>Operation Total trip generation for the proposed Project is based on trip generation rates for Land Use Code 150 - "Warehousing", as well as Land Use Code 710 – "General Office Building" from Institute of Transportation Engineers' (ITE) Trip Generation (10th Edition). Table T-1 below provides a breakdown of the proposed Project trip generation.</p>
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Table T-1: Project Trip Generation

			AM Peak Hour			PM Peak Hour		
Land Use	Units	Daily	In	Out	Total	In	Out	Total
<u>Trip Rates</u>								
General Light Industrial ¹	TSF	4.960	0.616	0.084	0.700	0.082	0.548	0.630
<u>Project Trip Generation</u>								
Office Building and Storage Building	17.672 TSF	88	11	2	13	2	10	12
TSF = Thousand Square Feet ¹ Trip rates from the Institute of Transportation Engineers, <i>Trip Generation, 10th Edition, 2017</i> . Land Use Code 110 - General Light Industrial. Source: Appendix J								

According to the County's adopted Transportation Impact Study Guidelines, areas requiring transportation impact studies include all intersections where a proposed project would add 50 or more trips during any peak hour and roadway segments adjacent to the project, if directed by the County, or if a project generates 100 or more trips without consideration of pass-by trips during any peak hour. The proposed Project trip generation is less than 50 PCE trips during any peak hour; therefore, all intersections would have less than 50 peak hour PCE trips, and the proposed Project would not require a transportation impact study.

As shown in Table T-1 above, the proposed Project would generate approximately 13 trips during the a.m. peak hour, 13 trips during the p.m. peak hour, and a total of 88 daily trips. The proposed Project does not conflict with the County's Congestion Management Program (CMP) and does not proposed changes to the County's LOS standards. Based on the thresholds identified in the plans, ordinances, and policies in San Bernardino County, as well as the proposed Project's consistency with adopted plans and policies related to non-motorized travel in this area, potential impacts associated with the conflict with a program, plan, ordinance or policy addressing the circulation system would be less than significant.

b) **Less Than Significant Impact.** Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating Transportation impacts. SB 743 specified that the new criteria should promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks and a diversity of land uses. The bill also specified that delay-based level of service could no longer be considered an indicator of a significant impact on the environment. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019. Section 15064.3 - Determining the Significance of Transportation Impacts states that Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. Section 15064.3(c) states that the provisions of the section shall apply statewide beginning on July 1, 2020.

	<p>The County of San Bernardino has adopted VMT analysis guidelines. The guidelines state that projects that generate less than 110 daily vehicle trips are generally exempt from having to analyze VMT. The Project would generate 88 daily vehicle trips, which would be less than the 110 daily vehicle trip threshold. Therefore, the Project would have a less than significant impact on VMT.</p>
c)	<p>Less Than Significant Impact. The proposed Project involves the construction of an 8,300 SF office building, 8,926 SF storage building, and a contractor storage yard, which includes 47 parking spaces, and a new driveway on Whittram Avenue. Design of the driveway, circulation areas, and parking stalls for the proposed Project would be based on the County’s Code, including Chapter 83.05 – Dedication and Installations of Street and Trail Improvements and Chapter 83.11 – Parking and Loading Standards, which sets the standard for such designs. It is not anticipated that traffic hazards would increase as a result of the proposed Project.</p> <p>Additionally, similar and compatible uses in the vicinity include industrial and commercial uses to the north, south, and east. Therefore, potential impacts associated with a substantial increase in hazards due to a design feature or incompatible use would be less than significant.</p>
d)	<p>Less Than Significant Impact. As discussed previously, the proposed Project includes infrastructure improvements to the Project site, as well as the construction of a new driveway on Whittram Avenue. However, these improvements would not result in adverse impacts to emergency access to the Project site, or within the surrounding area. Design of the driveway, circulation areas, and parking stalls for the proposed Project are based on the County Development Code, including Chapter 83.05 – Dedication and Installations of Street and Trail Improvements and Chapter 83.11 – Parking and Loading Standards, which sets the standard for such designs. Therefore, potential impacts associated with inadequate emergency access would be less than significant.</p>
<p>No significant adverse impacts are identified, and no mitigation measures are required.</p>	

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XVIII. TRIBAL CULTURAL RESOURCES

a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- | | | | | | |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) | Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) | A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton

- a) **Less than Significant with Mitigation Incorporated.** Assembly Bill (AB) 52 requires meaningful consultation between lead agencies and California Native American tribes regarding potential impacts on tribal cultural resources (TCRs). TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (PRC Section 21074). On May 26, 2020 the County sent letters requesting consultation pursuant to AB 52. Responses were received from two Native American tribes, the Gabrieleno Band of Mission Indians – Kizh Nation (Kizh Nation) and the San Manuel Band of Mission Indians (SMBMI). Both tribes sent letters indicating that the project is located in their ancestral territory and is of interest to them. Both tribes submitted suggested mitigation measures. SMBMI stated due to the nature and location of the proposed project, and given their knowledge of the site, they do not have any concerns with the project's implementation. As such, SMBMI requests that Mitigation Measures TCR-1 and TCR-2 be made a part of the project/permit/plan conditions. The Kizh Nation likewise requests that Mitigation Measures TCR-3 through TCR-8 be made part of the project mitigation measures.

The Project site is undeveloped; but has been extensively disturbed through previous activities and activities related to adjacent sites that are utilized for industrial uses. There are no known historic resources or TCRs within the Project site that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

However, earthmoving activities have the potential to expose unknown TCRs during construction. Therefore, Mitigation Measure TCR-3 is included to require a Native American Monitor to be present for all initial ground disturbing activities to monitor for any unexpected resources that may be unearthed during ground disturbing activities, impacts to a tribal cultural resource would be less than significant.

b) **Less than Significant with Mitigation Incorporated.** According to Public Resources Code (PRC) Section 5024.1(c), a resource is considered historically significant if it meets at least one of the following criteria:

- 1) Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
- 2) Associated with the lives of persons important to local, California or national history;
- 3) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
- 4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The Project site does not meet any of the criteria listed above from PRC Section 5024.1(c). As described in the previous response, there are no known historic resources or tribal cultural resources on the Project site.

Also, in the unlikely event that human remains are encountered during grading or soil disturbance activities, the California Health and Safety Code Section 7050.5 requires that disturbance of the site shall halt until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative (included as a County condition of approval). The Coroner would also be contacted pursuant to Sections 5097.98 and 5097.99 of the Public Resources Code. Should the Coroner determine the human remains to be of Native American descent, the coroner must notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would then be required to contact the most likely descendant of the deceased Native American, who would then serve as a consultant on how to proceed with treatment of the remains. Compliance with the established regulatory framework (i.e., California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98) included as a Condition of Approval, would provide that any potential impacts to human remains and tribal cultural resources would be less than significant.

No significant impacts are identified or anticipated. The project would be conditioned to comply with all applicable regulations, and conditions of approval, and the mitigation measure listed below.

Mitigation Measures

TCR-1. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

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

TCR-3. Retain a Native American Monitor/Consultant: Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 - SB18 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the Lead Agency prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor 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 all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 50 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the Tribal monitor approved by the Consulting Tribe and a qualified archaeologist if one is present. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human

remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue in other parts of the Project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). 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 (non-TCR) 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, it shall be offered to a local school or historical society in the area for educational purposes.

TCR-4. Unanticipated Discovery of Human Remains and Associated Funerary Objects: 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 NAHC and PRC 5097.98 shall be followed.

TCR-5. Resource Assessment & Continuation of Work Protocol: Upon discovery of human remains, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 100 feet and place an exclusion zone around the discovery location. 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 human and subsequently 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).

TCR-6. Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy 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 preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils 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.

TCR-7. Treatment Measures: 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. 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 and/or destructive 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.

TCR-8. Professional Standards: Native American and Archaeological monitoring during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of TCR's shall be taken. The Native American monitor must be approved by the Gabrieleno Band of Mission Indians-Kizh Nation. Principal personnel for Archaeology must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California.

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

SUBSTANTIATION:

County of San Bernardino General Plan 2007; Fontana Water Company 2015 Urban Water Management Plan (UWMP 2015); CalRecycle Facility Database 2020

- a) **Less than Significant Impact.** The Project would require the relocation or construction of the following facilities:

Water Infrastructure

The proposed Project would develop the site for new light industrial uses. The proposed Project would connect to the existing water infrastructure within Whittram Avenue and additional off-site water infrastructure would not be required be constructed to serve the proposed Project. Therefore, installation of the onsite water infrastructure and connection to the existing water supply lines is part of construction of the proposed

Project would not result in any physical environmental effects beyond those described throughout this document.

The Fontana Water Company provides water supplies to the Project area and operates various pumping, transmission and treatment facilities that includes: groundwater wells, pipeline interconnections, reservoirs, Sandhill Plant that can treat up to 29 million gallons per day (MGD), and approximately 690 miles of pipelines to transport water. The proposed Project consists of an infill development within an area that is currently served and is consistent with the land use designations. Consequently, the planned capacity of the regional water treatment facilities that supplies the water is adequate, and new or expanded water treatment facilities would not be required as a result of the proposed Project. Therefore, impacts related to water infrastructure would be less than significant.

Wastewater Treatment

The proposed Project would include installation and operation of an on-site septic system to provide wastewater treatment, as the site is not in the vicinity of existing sewer lines. The proposed septic system would include a septic tank and distribution box that would discharge to onsite seepage pits. Because all wastewater would be treated on-site, the Project would not require capacity from a wastewater treatment provider or require or result in the relocation or expansion of off-site sewer lines. Therefore, no impacts related to existing off-site wastewater infrastructure would occur. Additionally, the proposed on-site septic system is included as part of the construction of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this document.

Stormwater Drainage

The Project is designed to include an infiltration trenches sized for the BMP volume sizing that would drain through three drainage areas on the Project site. Drainage Area 1 would drain to an outlet in the northeastern portion of the site, Drainage Area 2 would drain to an outlet connected to an existing catch basin in Whittram Avenue, and Drainage Area 3 would drain to an outlet in the southwestern portion of the site. The Project would maintain existing drainage patterns and site discharges would occur at current locations. Thus, the Project would not require or result in the relocation or construction of new or expanded off-site drainage systems. The site would also include self-retaining landscaping. The proposed stormwater drainage infrastructure is included as part of the construction of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this document. Therefore, impacts related to drainage infrastructure would be less than significant.

Electric, Natural Gas, and Telecommunications Facilities

The proposed Project in an infill project located within an urban area that is currently served by electric, gas, and telecommunication systems. The proposed Project would connect to the existing electric, natural gas, and telecommunications facilities infrastructure, and existing off-site infrastructure would not be required be constructed to serve the proposed Project. Installation of the infrastructure and connections to the existing off-site lines are a part of construction of the proposed Project would not result in any physical environmental effects beyond those described throughout this document.

- b) **Less Than Significant Impact.** Water supplies to the Project site are provided by the Fontana Water Company (FWC), which serves unincorporated areas of San Bernardino County, as well as the City of Fontana, City of Rialto, and City of Rancho Cucamonga (UWMP 2015). In 2015, EMWD had a water demand of 34,964 acre feet (AF), and projects a demand of 40,140 AF in 2020 (a 14.8 percent increase in 5 years), and a demand of 47,536 in 2025 (an additional 18.4 percent increase between 2020 and 2025) (UWMP 2015). The UWMP identified increases in groundwater and recycled water to meet this increase in demand. The UWMP details the District's reliable and drought-resilient water supply capable of meeting projected demands over the next 25 years and beyond (UWMP 2015). The UWMP describes that the District has a projected supply of 47,536 AFY in 2020, and 56,562 AFY in 2040. To ensure that planning efforts for future growth are comprehensive, the Urban Water Management Planning Act requires water purveyors to incorporate regional projections and land uses in UWMPs.

The Project site has a General Plan and zoning designation of IC - Community Industrial. The 2015 UWMP identifies water supply and demands through 2040 and indicates it would be able to meet all of the anticipated water supply needs. The proposed Project is consistent with the land use designations for the site; and therefore, the existing growth projections included in the UWMP. Therefore, the proposed Project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, and impacts would be less than significant.

- c) **No Impact.** As described previously, the Project would install an on-site septic system that would provide wastewater treatment and disposal for the Project. There is no existing sewer system in the vicinity of the Project; thus, the Project would not require capacity from a wastewater treatment provider. As a result, the Project would not result in impacts to existing wastewater treatment systems.
- d) **Less Than Significant Impact.** The closest landfill to the Project site is the Mid-Valley Sanitary Landfill, which is located at 2390 N. Alder Avenue, in the City of Rialto, and is approximately 8.2 miles from the Project site. The landfill is permitted to accept 7,500 tons per day of solid waste and is permitted to operate through March 2045 (CalRecycle 2020). In January 2020, the landfill had a daily peak disposal tonnage of 5,822 (CalRecycle 2019); thus, having an average capacity for 1,678 additional tons of daily solid waste.

Based on a solid waste generation of 6 pounds per 1,000 square feet per day, identified in the CalRecycle Solid Waste Information System Database, the proposed building area of 15,746 SF would generate approximately 95 pounds per day, or 473 pounds (0.24 tons) of solid waste per week.

Based on existing recycling requirements, which require diversion of 75 percent of solid waste away from landfills, the proposed Project would result in 0.06 tons of solid waste per week, which is within the existing permitted capacity of the Mid-Valley Sanitary Landfill. Therefore, the existing landfill has sufficient permitted capacity to accommodate the Project's solid waste disposal need, and impacts would be less than significant.

- e) **No Impact.** The proposed Project would comply with all regulations related to solid waste. The State 2020 regulations related to solid waste require all construction to divert 65 percent of construction waste and solid waste generated by operations is required to have a 75 percent diversion rate. Implementation of the proposed Project would be consistent with all state regulations. All projects in the County undergo development review prior to permit approval, which includes an analysis of Project compliance with these programs. Therefore, impacts related to compliance with solid waste regulations would not occur.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The project would be conditioned to comply with all applicable County of San Bernardino regulations.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

County of San Bernardino General Plan 2007; California Fire Hazard Severity Zone Map

- a) **No Impact.** The California Fire Hazard Severity Zone Mapping and the County General Plan Hazard Overlay maps show that the Project site and adjacent areas are not within a High Fire Severity Zone. Additionally, the Project would be required to comply with California Fire Code, as included in County Development Code Section 23.0101, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, and provision of fire flows. Compliance with these requirements would be verified during the permitting process. Thus, impacts related to wildfire would not occur from the proposed Project.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction, Whittram Avenue would remain open to ensure adequate emergency access to the Project area and vicinity, and no impacts related to interference with an adopted emergency response of evacuation plan during construction activities would occur.

Operation

The proposed Project would construct and operate an office building and shop/maintenance building that would be permitted and approved in compliance with the California Fire Code and County Development Code Section 23.0101, which provides requirements related to emergency access. Compliance with emergency access requirements would be verified by the County prior to approving building permits for the Project. In addition, direct access to the Project site would be provided from Whittram Avenue, which is adjacent to the Project site. As a result, the proposed Project would not impair an adopted emergency response plan or emergency evacuation plan, and no impacts would occur.

- b) **No Impact.** The Project site and the adjacent parcels are flat and do not contain any hills or steep slopes and the proposed building would be shielded from wind by the existing structures that are located in the urban area. In addition, the Project would be required to comply with California Fire Code and County Development Code Section 23.0101, which provides requirements to reduce the potential of fires. Overall, the Project would not exacerbate wildfire risks, and would not result in pollutant concentrations from wildfire or the uncontrolled spread of a wildfire.
- c) **No Impact.** The Project does not include installation or maintenance of infrastructure related to roads, fuel breaks, emergency water sources, or power lines that could exacerbate wildfire risk. In addition, the Project would be required to meet the specific standards and regulations outlined by the California Fire Code and County Development Code Section 23.0101, which would be verified during the County's permitting process. Therefore, no impacts would occur.
- d) **No Impact.** As described previously, the Project site and the adjacent parcels are flat and do not contain any hills or steep slopes. The Project site is also not within a High Fire Hazard Severity Zone and there is no indication of slumps, debris flow, or ground instability surrounding the Project site. As the Project site and vicinity are not within a wildfire hazard zone, wildfire hazards are not anticipated to occur. Also, as no slopes exist on or adjacent to the site the Project would not expose people or structures to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impacts would occur.

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

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

a) **Less than Significant with Mitigation Incorporated.** The General Biological Assessment identified that the development area includes potentially suitable habitat for burrowing owl, which is a special status species. As a result, Mitigation Measure BIO-1 has been included to conduct preconstruction surveys. With implementation of this mitigation, impacts related to special status species would not occur from implementation of the proposed Project.

Additionally, if vegetation is required to be removed during nesting bird season, Mitigation Measures BIO-2 and BIO-3 require a nesting bird survey to be conducted within 100-feet of areas proposed for vegetation removal. With the implementation of the mitigation, impacts related to nesting birds would be reduced to a less than significant level.

Also, as described above in Section V, the Project site does not contain any historic resources and has been disturbed from past activities. Mitigation Measure CUL-1 has been included in the event of inadvertent discoveries, a qualified professional archeologist shall be retained to detail an inadvertent discovery plan and for contractors

to halt work within 60 feet in the event of uncovering a potential archaeological resource and to have the find evaluated by a qualified archaeologist. Likewise, Mitigation Measure TCR-3 requires a Native American Monitor to be present for all initial ground disturbing activities, and have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of resources. With implementation of these mitigation measures, impacts related to important examples of the major periods of California history or prehistory would be less than significant.

Therefore, with implementation of mitigation, the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- b) **Less than Significant with Mitigation Incorporated.** The Project would develop an office building, storage/maintenance building, and contractor's storage yard within a developed area. As described above, all of the potential impacts related to implementation of the Project would be less than significant or reduced to a less than significant level with implementation of mitigation measures that are imposed by the County of San Bernardino and effectively reduce environmental impacts.

The cumulative effect of the proposed Project taken into consideration with other development projects in the area would be limited, because the Project would develop the site in consistency with the General Plan land use designation, zoning designation, and municipal code, and would not result in substantial effects to any environmental resource topic, as described though out this document. Furthermore, the proposed Project would develop an area that has been subject to previous urban uses, is disturbed, and is surrounded by roadways and industrial development. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant with implementation of the previously identified mitigation measures.

- c) **Less than Significant with Mitigation Incorporated.** The Project proposes the construction and operation of an office building, storage/maintenance building, and contractor's storage yard. The Project would not consist of any use or any activities that would result in a substantial negative affect on persons in the vicinity. All resource topics associated with the proposed Project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts or less-than-significant impacts with implementation of mitigation measures and existing plans, programs, or policies that are required by the County. Consequently, the proposed Project would in environmental effects that would cause substantial adverse effects on human beings directly or indirectly, and impacts would be less than significant with mitigation.

No significant impacts are identified or anticipated. The project would be conditioned to comply with all applicable regulations, County Conditions of Approval, and the mitigation measures listed previously.

XXII. MITIGATION MEASURES

(Any mitigation measures, which are not self-monitoring shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)

SELF MONITORING MITIGATION MEASURES: (Condition compliance will be verified by existing procedure)

BIO-1: Burrowing Owl Pre-Construction. Prior 30 days of construction, conduct burrowing owl (BUOW) take avoidance surveys within the Project site for BUOW presence/absence. If BUOW are observed to occupy the Project site and/or adjacent areas during take avoidance surveys or incidentally during construction, the San Bernardino County Planning Department will be notified, and avoidance measures will be implemented.

BIO-2: Nesting Bird Survey. To the extent feasible, conduct vegetation removal outside of the nesting bird season (generally between February 1 and September 15). If vegetation removal is required during the nesting bird season, conduct take avoidance surveys for nesting birds within 100-feet of areas proposed for vegetation removal. Surveys should be conducted by a qualified biologist(s) within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.

BIO-3: If active nests are found, they shall be flagged and the biologist shall establish suitable buffers around the nest (generally a minimum of 200 feet up to 500 feet for raptors and a minimum of 50 feet up to 300 feet for passerine species, with specific buffer widths to be determined by a qualified biologist). The buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

CUL-1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

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

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

TCR-1. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

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

TCR-3. Retain a Native American Monitor/Consultant: Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 - SB18 (the “Tribe” or the “Consulting Tribe”). A copy of the executed contract shall be submitted to the Lead Agency prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor 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 all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 50 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the Tribal monitor approved by the Consulting Tribe and a qualified archaeologist if one is present. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue in other parts of the Project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). 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 (non-TCR) 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, it shall be offered to a local school or historical society in the area for educational purposes.

TCR-4. Unanticipated Discovery of Human Remains and Associated Funerary Objects: 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 NAHC and PRC 5097.98 shall be followed.

TCR-5. Resource Assessment & Continuation of Work Protocol: Upon discovery of human remains, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 100 feet and place an exclusion zone around the discovery location. 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 human and subsequently 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).

TCR-6. Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy 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 preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils 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.

TCR-7. Treatment Measures: 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. 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 and/or destructive 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.

TCR-8. Professional Standards: Native American and Archaeological monitoring during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of TCR's shall be taken. The Native American monitor must be approved by the Gabrieleno Band of Mission Indians-Kizh Nation. Principal personnel for Archaeology must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California.

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