

**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:	0261-161-28	USGS Quad:	Devore and San Bernardino North USGS 7.5-minute
Applicant:	Xebec Realty Partners	T, R, Section:	Section 2, Township 1 North, Range 5 West
Location	19768 and 19708 Kendall Drive	Thomas Bros	545, 2G, San Bernardino and Riverside Counties (2013)
Project No:	PROJ 2022-00174	Community Plan:	
Rep	Daniel Ricks	LUC: Zone:	Glen Helen Specific Plan Corridor - Industrial
Proposal:	Approval of a Conditional Use Permit to allow for development a 212,335 SF warehouse building on approximately 9.43 acres.	Overlays:	

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: Azhar Khan, Senior Planner
Phone No: (909) 601-4667 **Fax No:** (909) 387-3223
E-mail: Azhar.Khan@lus.sbcounty.gov

PROJECT DESCRIPTION:

Summary

Kendall XC, LLC (Applicant) is proposing the development of a warehouse facility ("Kendall Drive Industrial Building") in the unincorporated community of Glen Helen in the County of San Bernardino and adjacent to the west of Interstate 215 (see Figure 1-Regional Map). The Project Site is a 9.43-acre property described as Assessor's Parcel Nos. 0261-161-28 (formerly 0261-161-20, -21, -22, -23, -24, & -25; 0261-171-05 & -07); it is located northeast corner of Kendall Drive and Little League Drive on property that is currently developed with industrial uses (see Figure 2-Vicinity Map).

The Proposed Project requires the approval of a Conditional Use Permit (CUP). The Proposed Project is a 212,335 square-foot Warehouse Fulfillment Center Warehouse building including one 2,000 square-foot mezzanine over 2,000 square-feet of office space, and 27 dock doors. The two 40-foot driveways will provide access from Kendall Drive for passenger cars and trucks. (see Figure 3-Site Plan).

The Proposed Project is planned to operate 24 hours a day, seven days a week, and would require approximately 178 employees. The facility would include 155 standard car spaces and five handicap accessible spaces, one ADA Van Accessible space, and five Electronic Vehicle Charging Only spaces. Parking would be for truck drivers, warehouse employees, and office staff. Parking for tractors or trailers would not be provided. A stormwater capture and infiltration system would be constructed in the northwest and eastern portions of the Project Site.

Surrounding Land Uses and Setting

The Project Site is within the Glen Helen Specific Plan, County of San Bernardino. The site is currently developed with industrial uses. It is adjacent to storage warehouses to the east, north and south and I-215 Freeway to the west. As shown on the County of San Bernardino Land Use Map, the Project Site is within the Special Development (SD) land use category and Glen Helen/Specific Plan-Corridor Industrial (GH/SP-CI) zoning. The following table lists the existing adjacent land uses and zoning.

Existing Land Use and Land Use Category			
Location	Existing Land Use	Land Use Category	Zoning
Project Site	Barnett Transportation & Trucks/Vehicle Storage Yards	Special Development (SD)	Glen Helen/Specific Plan-Corridor Industrial (GH/SP-CI)
North	Pallet manufacturing	Special Development (SD)	Glen Helen/Specific Plan-Corridor Industrial (GH/SP-CI)
South	Industrial uses	Special Development (SD)	Glen Helen/Specific Plan-Heavy Industrial (GH/SP-HI)
East	I-215 Freeway/Industrial uses	City of San Bernardino	City of San Bernardino
West	Industrial uses	Special Development (SD)	Glen Helen/Specific Plan-Corridor Industrial (GH/SP-CI)

Project Site Location, Existing Site Land Uses and Conditions

The Project Site is located adjacent to the west of Interstate 215 (I-215) in the County of San Bernardino. Access to/from I-215 would be at Palm Avenue. The site consists of eight parcels of land totaling approximately 9.4 acres. The existing uses on the Project Site consist of truck trailer parking lot and construction equipment storage.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

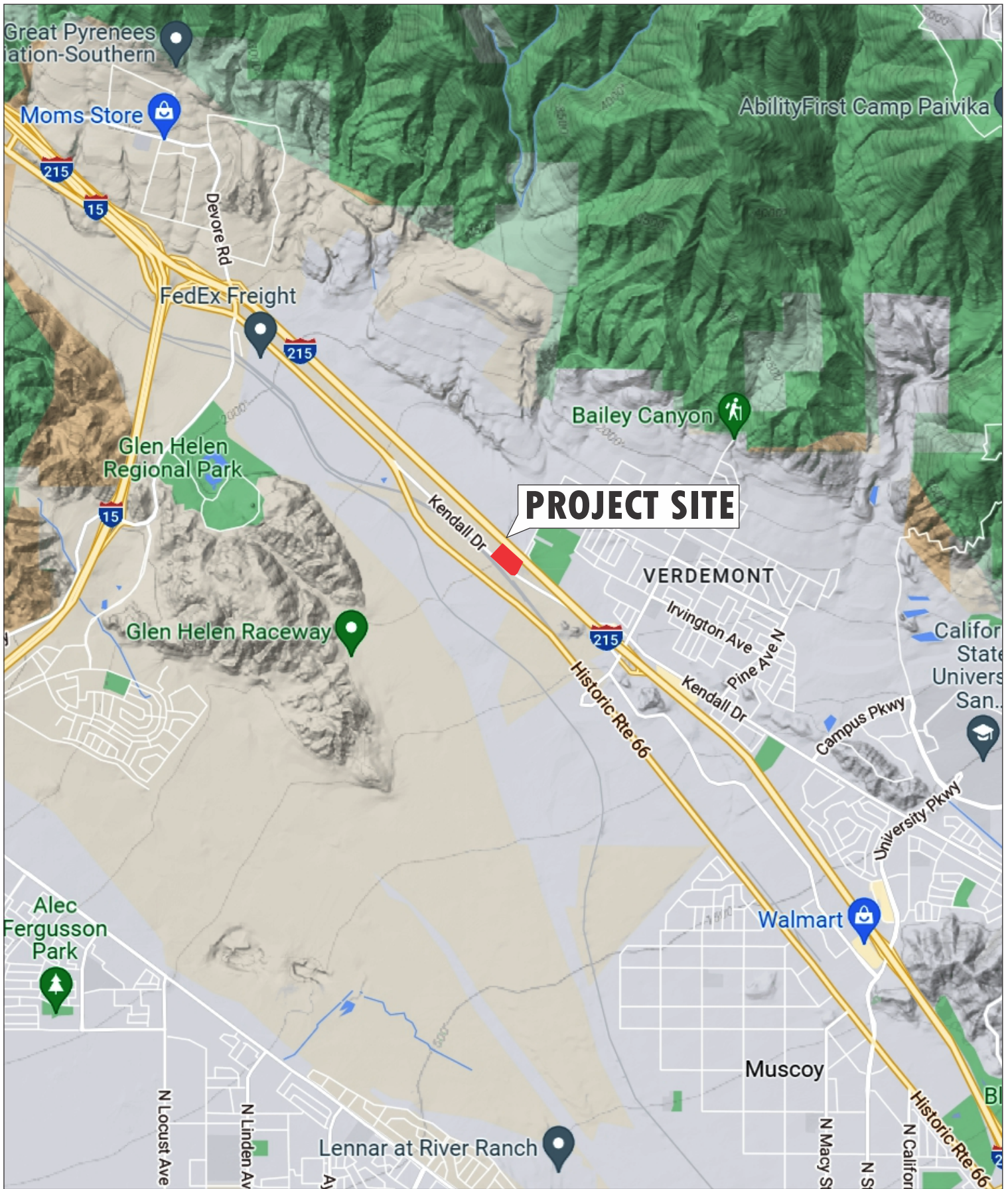
Federal: None.

State of California: None

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

Regional: South Coast Air Quality Management District.

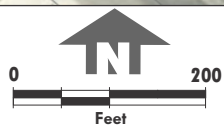
Local: None



REGIONAL LOCATION

Kendall Drive Industrial Building
County of San Bernardino, California

FIGURE 1



LILBURN
CORPORATION

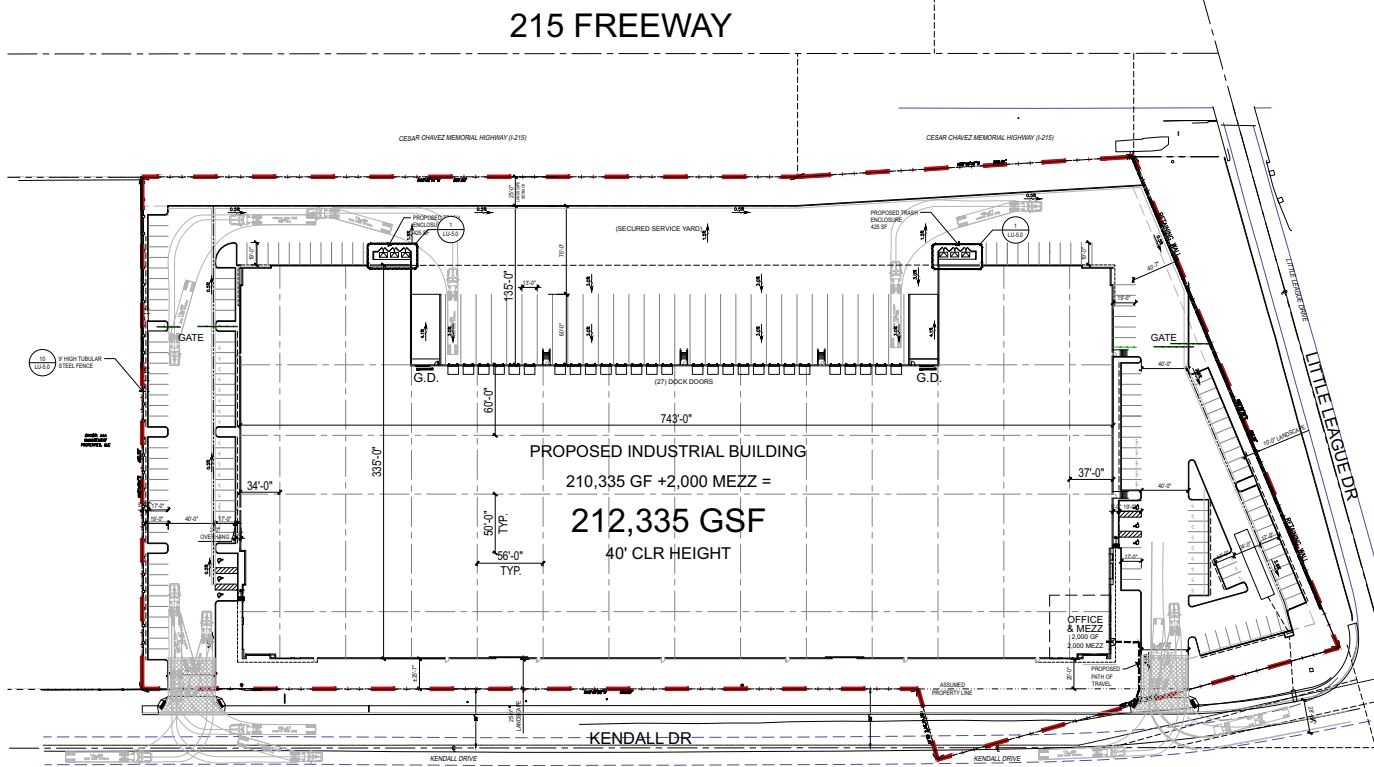
PROJECT VICINITY
Kendall Drive Industrial Building
County of San Bernardino, California

FIGURE 2

SITE PLAN

Kendall Drive Industrial Building
County of San Bernardino, California

FIGURE 3

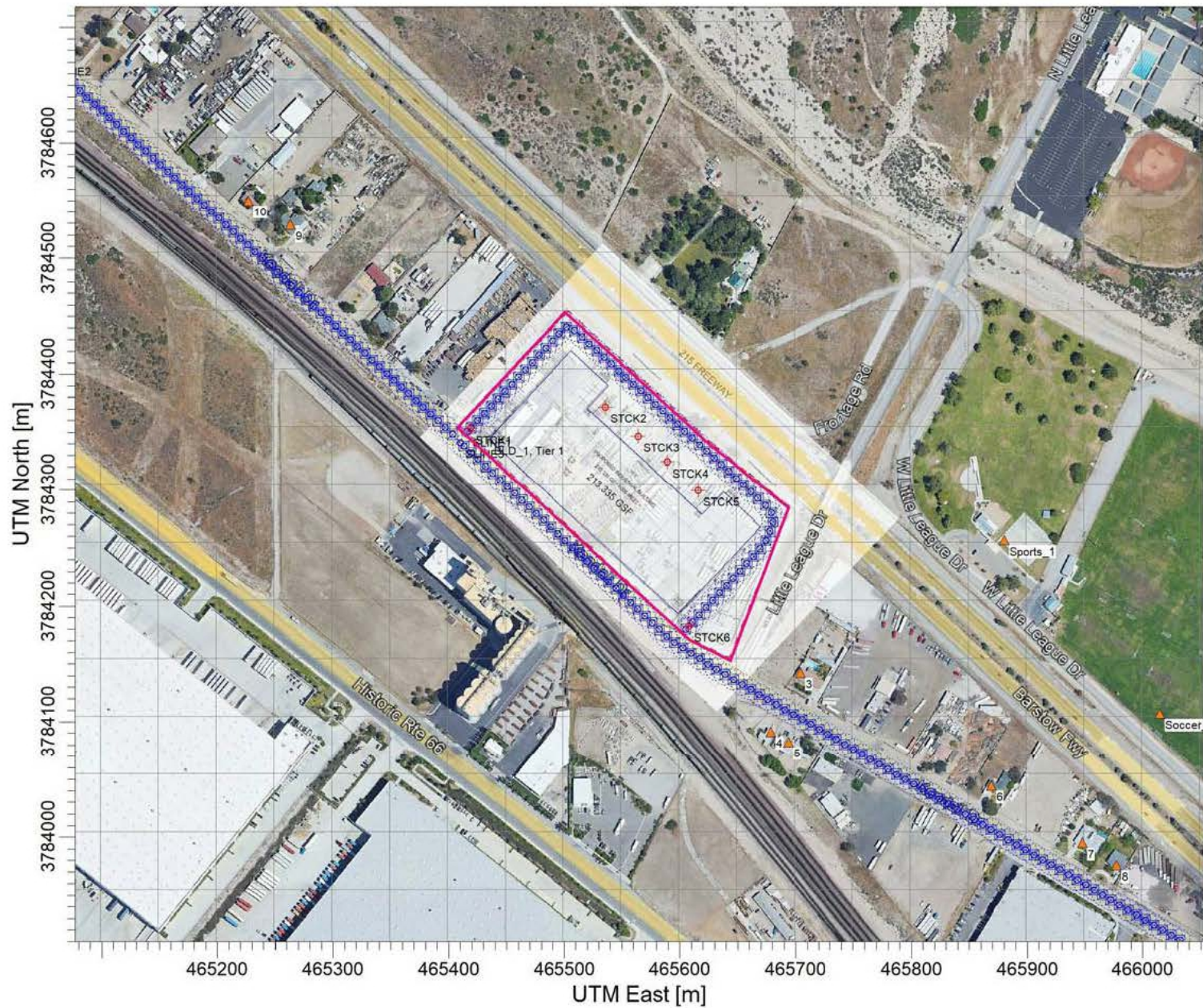


PROJECT DATA:
APN #: 0281-181-20, 0281-181-21, 0281-181-22, 0281-181-23, 0281-181-24, 0281-181-25, 0281-171-50, 0281-171-51
SITE ADDRESS: 19708-19708 KENDALL DR, SAN BERNARDINO, CA 92407
SITE AREA GROSS: 4410,462 SF 68.41 ACRES
NET: 4400,909 SF 68.32 ACRES
DEVELOPMENT STANDARDS:
ZONING: GLEN HELEN SPECIFIC PLAN CORRIDOR - INDUSTRIAL (CAJON KENDALL CORRIDOR)
MAX. F.A.R.: 50%
MAX COVERAGE: 85%
MAX HEIGHT: 75'
BUILDING SETBACKS:
FRONT: 25'
SIDEWAYS (KENDALL): 15'
LOCAL/Collector RD: 15'
REAR: 25'
STREET SIDE:
SIDEWAYS (KENDALL): 15'
LOCAL/Collector RD: 15'
REAR: 25'
LANDSCAPE SETBACKS:
FRONT: 15' MINUS 6" MAXIMUM 6" MIN
SIDEWAYS (KENDALL): 15' MINUS 6" MAXIMUM 6" MIN
LOCAL/Collector RD: 25'
REAR: 25'
LANDSCAPE AT BUILDING PERIMETER:
5' MIN REQUIRED ALONG FRONT, SIDE, REAR, & AROUND SERVICE AREAS
PARKING LOT LANDSCAPE:
2' OVERHANGS ALLOWED
OFF-STREET PARKING:
STANDARD: 9x19'
COMPACT: 24'
DRIVE LANE: 24'
TRUCK ACCESS: 40'
RECD PARKING RATIOS:
WAREHOUSE: 1/1000
OFFICE: 1/500

LEGEND
- - - - - PROPERTY LINE
- - - - - AUTO STALL OVERHANG
- - - - - TUBULAR STEEL FENCE

SITE DATA TABLE

BUILDING	LAND AREA AC	LAND AREA SF	FAR %	COVERAGE	LANDSCAPE	HARDSCAPE	MAX BLDG HEIGHT	BLDG FOOT PRINT	BLDG MEZZ	TOTAL BLDG SF	OFFICE SF	WAREHOUSE SF	OFFICE PRKG.	WHSE PRKG.	WHSE PRKG. 40x60	PRKG REQ.	PRKG PROV.	ADA	ADA VAN	EVCS	EVSE
1	9.581 AC	417,340	48.8 %	48%	60,989	6,000	54'	210,335	2,000	212,335	4,000	208,335	24	40	42	108	155	5	1	26	9
	(GROSS)	(GROSS)											(1/250)	(1/1000)	(1/4000)	(.72/1000)					
	9.419 AC	410,314	49.6 %	48.9 %																	
	(NET)	(NET)																			



Legend

Project Site Boundary
On/Off site Truck Travel

Truck Idling Locations
Sensitive Receptors

Sensitive Receptors

Kendall Drive Industrial Building
County of San Bernardino, California

FIGURE 4

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

On August 23, 2023, the County of San Bernardino mailed notification pursuant to AB52 to the following tribes: Colorado River Indian Tribe, Fort Mojave Indian Tribe, San Manuel Band of Mission Indians, Soboba Band of Luiseno Indians, Morongo Band of Mission Indians and, Gabrieleno Band of Mission Indians - Kizh Nation. Requests for consultations were due to the County by September 23, 2023. The table below shows a summary of comments and responses. Comment letters are included in– AB 52 Tribal Consultation Correspondence.

AB 52 Consultation

Tribe	Comment Letter Received	Summary of Response	Conclusion
Gabrieleno Band of Mission Indians - Kizh Nation		Request consultation. Consultation took place on	Mitigation measures to be included in MND

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

EVALUATION FORMAT

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

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

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

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

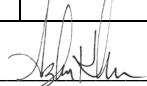
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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


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

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

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


Signature: (Azhar Khan, Senior Planner)

12/6/2023
Date


Signature: (Chris Warrick, Supervising Planner)

12/6/2023
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

The Project Site is located within an unincorporated area of San Bernardino County. It is adjacent to I-215 and industrial uses. The Countywide Plan (adopted November 27, 2020) does not identify a scenic vista within the vicinity of the Project Site.¹ The Project Site is within the Special Development (SD) land use category and Glen Helen/Specific Plan-Corridor Industrial (GH/SP-CI) zoning). With approval of the CUP, the Proposed Project would be an allowable use. The Proposed Project would be

¹ San Bernardino Countywide Plan. Adopted November 27, 2020. http://countywideplan.com/wp-content/uploads/2020/08/CWP_PolicyPlan_PubHrngDraft_HardCopy_2020_July.pdf. Accessed July 1, 2023.

required to limit the maximum height to 75 feet, as is allowed within the CI Zone.² Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Project Site is located on the northeast corner of Kendall Drive and Little League Drive. These roads are neither designated State scenic routes nor County Scenic Routes.³ The closest scenic highway is Lytle Creek Canyon Drive, located approximately 4.0 miles west of the Project Site. The Proposed Project would be required to limit the maximum building height to 75 feet, as is allowed within the CI Zone. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Proposed Project is within an urbanized area and is currently developed. Under the GH/SP-C Zone, structures of the Proposed Project cannot exceed 75 feet. Compliance with this height limit will minimize potential obstruction of views of the surrounding mountains and other public views. The Project Applicant will be required to provide a minimum landscape area of 15% of the lot area, which may assist in improving the Project Site's current aesthetic condition.⁴ A majority of the landscaped surface would cover the frontage of the Project Site along Kendall Drive. Development of the Proposed Project would be consistent with the CI zoning development standards. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

²San Bernardino County. Development Code.
https://codelibrary.amlegal.com/codes/sanbernardino/latest/sanberncity_ca/0-0-0-168039#JD_Chapter82.06 Accessed July 2, 2023

³ San Bernardino Countywide Plan, NR-3 "Scenic Routes & Highways". Accessed July 2, 2023

⁴ San Bernardino County. Development Code. Table 83-12: Minimum Landscaped Area
https://codelibrary.amlegal.com/codes/sanbernardino/latest/sanberncity_ca/0-0-0-168039#JD_Chapter82.06. Accessed July 2, 2023.

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

According to the San Bernardino County Development Code, Section 83.07.030(a) Glare and Outdoor Lighting, outdoor lighting must be fully shielded to preclude light pollution or light trespass on an abutting residential land use zoning district, a residential parcel or public right-of-way. The current uses at the Project Site include outdoor lighting. The Proposed Project will be designed to adhere to Development Code, Section 83.07.030(a) lighting standards, and demonstration of compliance will be required prior to issuance of a building permit. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
II.	AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Timberland Production (as defined by Government Code section 51104(g))?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Countywide Plan; California Department of Conservation Farmland Mapping and Monitoring Program;

- 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?*

The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project Site as "Urban and Built-Up Land" in its California Important Farmland Finder.⁵ "Urban and Built-Up Land" is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. According to the Farmland Mapping and Monitoring Program, no prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or within the immediate vicinity. The Proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

The Project Site and any nearby lands are not enrolled in a Williamson Contract.⁶ The parcel has a current zoning of CI. There are no areas in the vicinity zoned for agricultural use. The Proposed Project would be consistent with the Countywide Plan and would not conflict with existing zoning for agricultural uses or a Williamson Contract. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

⁵ California Important Farmland Finder. <https://maps.conservation.ca.gov/dlrp/ciff/> Accessed July 3, 2023.

⁶ San Bernardino Countywide Plan, NR-5 "Agricultural Resources". Accessed July 3, 2023.

- c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

The Project Site is currently zoned CI and is located in the Valley region of the County. There are no areas in the vicinity zoned for forest or timberland. Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

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

No Impact

- e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

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

No Impact

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</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 checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Countywide Plan; CalEEMod Output

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

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

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

Bernardino Land Use Map, the Project Site is within the Special Development (SD) land use category and Glen Helen/Specific Plan-Corridor Industrial (GH/SP-CI) zoning. The proposed warehouse is an allowable use within the land use category and zoning designation. The Project Site is currently developed with industrial uses. Therefore, the emissions associated with the Proposed Project have already been accounted for in the AQMP and approval of the Proposed Project would not conflict with the AQMP or obstruct its implementation. Details of the emissions calculations and the resulting emission levels compared to thresholds are presented below in b). No significant adverse impacts are identified or anticipated and no mitigation measures are required.

Less Than Significant Impact

- b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?*

The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2022 prepared by the SCAQMD (See Appendix A). CalEEMod was utilized to estimate the on-site and off-site emissions. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and particulates (PM₁₀ and PM_{2.5}). Two of the analyzed pollutants, ROG and NO_x, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: demolition, site preparation, site grading (fine and mass grading), building construction, paving, and architectural coating. The resulting emissions generated by construction of the Proposed Project are shown in Table 1 and Table 2, which represent summer and winter construction emissions, respectively.

Table 1
Maximum Summer Construction Emissions
(Pounds per Day)

Year	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
2024	1.7	13.0	21.3	0.0	2.0	0.8
2025	50.4	1.0	2.5	0.0	0.3	0.1
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2022

Table 2
Maximum Winter Construction Emissions
(Pounds per Day)

Year	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
2024	3.7	36.1	34.0	0.0	9.5	5.5
2025	50.4	12.1	19.0	0.0	1.9	0.8
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2022

Compliance with SCAQMD Rules 402 and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM₁₀ and PM_{2.5}).

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

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities
 - (a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (3x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
 - (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO_x and PM₁₀ levels in the area. Although the Proposed Project does not exceed

SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

The operational mobile source emissions were calculated using the Traffic Impact Analysis prepared by Ganddini Group Inc, dated September 15, 2023. The existing land use generates approximately 162 daily vehicle trips and the Proposed Project is anticipated to generate an additional 224 trips. To be conservative, the total 386 daily trips were used to model anticipated emission levels. 337 vehicle trips would be generated by passenger cars, while 49 vehicle trips would be produced by a combination of medium heavy-duty vehicles including 2-axle, 3-axle, and 4+-axle trucks. Operational emissions are listed in Table 3 and Table 4, which represent summer and winter operational emissions, respectively.

Table 3
Summer Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	6.7	0.0	9.3	0.0	0.1	0.0
Energy	0.1	2.5	2.0	0.0	0.2	0.2
Mobile	0.0	0.0	0.2	0.0	0.1	0.0
Totals (lbs./day)	6.8	2.5	11.5	0.0	0.4	0.2
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2022

Table 4
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area	5.1	0.0	0.0	0.0	0.0	0.0
Energy	0.1	2.5	2.1	0.0	0.1	0.1
Mobile	0.0	0.0	0.1	0.0	0.1	0.1
Totals (lbs./day)	5.1	2.5	2.2	0.0	0.2	0.2
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2022

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

c) Expose sensitive receptors to substantial pollutant concentrations?

A Health Risk Assessment Analysis dated May 2023 was prepared for the Proposed Project by Ganddini Group Inc. (Ganddini) (see Appendix A-1). The California Air Pollution Control Officers Association (CAPCOA) has developed Toxic air contaminants (TAC) health risk assessment guidelines to provide consistent, statewide procedures for preparing the health risk assessments required under the Air Toxics “Hot Spots” Act. The title of these guidelines is CAPCOA Air Toxics “Hot Spots” Program Revised 1992 Risk Assessment Guidelines. The District recommends that lead agencies conduct TAC risk assessments in accordance with the CAPCOA Risk Assessment Guidelines, as supplemented by the District’s supplemental guidelines. According to SCAQMD and CAPCOA guidelines, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk. “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime will contract cancer, based on the use of standard risk-assessment methodology.

According to Ganddini, the nearest sensitive receptors are single-family residential uses located approximately 190 feet and 233 feet southeast of the eastern boundary of the Project Site, and approximately 605 feet northwest of the western boundary of the Project Site.

The highest cancer risk corresponds to infant cancer risk from zero to two years, and is at receptor 3, with a maximum risk of 0.141 in one million (see Figure 4, Sensitive Receptors). The maximum 3rd trimester (0.25-year) cancer risk is at receptors 3 and 4; with a maximum cancer risk of 0.006 in a million. The highest child (2-16 years) cancer risk is at receptor 3; with a maximum risk of 0.130 in one million. The highest adult (16-30 years) cancer risk is also at receptor 3; with a maximum risk of 0.011 in one million.

Therefore, no infants, children or adults are exposed to cancer risks in excess of 10 in a million.

The Office of Environmental Health Hazard Assessment as protective for the respiratory system has established this concentration. Using the maximum diesel particulate matter (DPM) concentration from years 2024 to 2054, the resulting Hazard Index is approximately 0.0001. The criterion for significance is a Hazard Index increase of 1.0 or greater. Therefore, the operations of the Proposed Project would result in a less than significant impact due to the non-cancer risk from diesel emissions created by the Proposed Project. Therefore, the Proposed Project is not anticipated to expose sensitive receptors to substantial pollutant concentrations. No mitigation measures are required.

Less Than Significant Impact

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

The Proposed Project is the development of a warehouse. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities as well as the temporary storage of domestic solid waste associated with the Proposed Project's long-term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with County of San Bernardino solid waste regulations. The Proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

California Department of Fish and Wildlife or
U.S. Fish and Wildlife Service?

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b) | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" 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 checked="" type="checkbox"/> |

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

Countywide Plan; General Biological Assessment, Jennings Environmental, LLC, May 2023

- 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?

A Biological Resource Assessment and Jurisdictional Delineation, dated May 2023, was prepared for the Proposed Project by Jennings Environmental, LLC. (Jennings) which is included as Appendix B and summarized herein. Jennings completed a data search for information on common and protected plants and wildlife species known occurrences within the vicinity of the Project Site. The review included biological texts

on general and specific biological resources, and those resources considered to be sensitive by various wildlife agencies, local government agencies and interest groups. Jennings used the data to focus their survey efforts in the field.

A field survey was conducted on May 9, 2023 on the Project Site. The vegetation on-site consists of a mixture of ruderal/disturbed vegetation, bare ground, and the site is developed with a commercial truck facility. The Project Site above the site is highly disturbed. The Project site is within a highly developed area and, as mentioned above, contains little native vegetation.

No State and/or federally listed threatened or endangered species or other sensitive species were observed on-site during surveys. Two birds were seen during the surveys. Species observed or otherwise detected on or in the vicinity of the project site during the surveys included house sparrow (*Passer domesticus*) and Anna's Hummingbird (*Calypete anna*).

At the time of the survey, there was suitable nesting habitat on and around the property for nesting birds. The large trees on-site (eucalyptus and palm tree) and within the immediate surrounding area (eucalyptus) do provide suitable habitats for nesting birds. There are also other non-natural refugia (telephone poles, light poles, and buildings) both on and off-site that provide adequate nesting habitat for birds that may be impacted by Project development. Mitigation Measure BIO-1 is recommended to reduce potential impacts to nesting birds to less than significant.

Mitigation Measure BIO-1:

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

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

Less than Significant with Mitigation

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

Jennings' survey found no streams, channels, washes, or swales that meet the definitions of Section 1600 of the State of California Fish and Game Code (FGC) under the jurisdiction of the CDFW, Section 401 ("Waters of the State") of the Clean Water Act (CWA) under the jurisdiction of the Regional Water Quality Control Board (RWQCB), or "Waters of the United States" (WoUS) as defined by Section 404 of the CWA under the jurisdiction of the U.S. Army Corps of Engineers (Corps) within the subject parcel. Jennings concluded that the Project Site does not have any drainages or areas that support riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by CDFW or the U.S. Fish and Wildlife Service. Implementation of the Proposed Project would not result in impacts to riparian habitat. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means*

The ACOE regulates discharge of dredge or fill materials into waters of the United States. These watersheds include wetlands and non-wetland bodies of water that meet specific criteria. CDFW regulates wetland areas only if those wetlands are part of a river, stream or lake as defined by CDFW. The Project Site does not have any drainages or areas that support wetland, as stated in the Jennings report. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. Habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. The Project Site and surrounding areas have been disturbed or developed and located between railroad tracks and I-215 both of which serve as major impediments to wildlife habitat and movement. Therefore, the Project Site would not be suitable as a native resident or migratory wildlife corridor or for facilitating the movement of any native resident or migratory wildlife species. No

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

Less Than Significant Impact

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

The Project Site and surrounding areas have been disturbed or developed. There are large trees on-site (eucalyptus and palm tree) and within the immediate surrounding area (eucalyptus). The Proposed Project will adhere to Development Code 88.01.070: Mountain Forest and Valley Tree Conservation, which provides regulations to promote conservation and wise use of forest resources in the Mountain Region and native tree resources in the Valley Region. The provisions are intended to augment and coordinate with the Z'berg-Nejedly Forest Practice Act of 1973 (Public Resources Code §§ 4526 *et seq.*) and the efforts of the State Department of Forestry and Fire Protection to implement and enforce the Act.⁷ Adherence to the development code 88.01.070 will ensure that less than significant impacts occur. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?*

The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the California Department of Fish and Wildlife's California Natural Community Conservation Plans Map (April 2019).⁸ No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

⁷ County of San Bernardino Development Code, Development Code 88.01.070: Mountain Forest and Valley Tree Conservation.

⁸ <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>. Accessed July 10, 2023.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
V. CULTURAL RESOURCES - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUBSTANTIATION: (Check if the project is located in the Cultural <input type="checkbox"/> or Paleontologic <input type="checkbox"/> Resources overlays or cite results of cultural resource review):				
Cultural Resource Study, Brian F. Smith and Associates, Inc, May 3 2023				

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

A Cultural Resources Study, dated May 3 2023, was prepared for the Proposed Project by Brian Smith and Associates Inc (BFSA) (see Appendix C). The purpose of the assessment was to identify and document any cultural resources that may potentially occur within the Project Site. The investigation was completed for compliance with the California Environmental Quality Act (CEQA), as amended, and the San Bernardino County policies and guidelines. The archaeological investigation of the project also includes the review of an archaeological records search performed at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project or in the immediate vicinity. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC).

The SCCIC records search results did identify one previously recorded resource, P-36-010221, within the project boundary. This resource is characterized as the remains of seven historic foundations with an associated cement mortar and cobble wall, sparse trash scatter, and associated vegetation. However, a review of aerial imagery shows the entirety of the subject property was developed between 2002 and 2012 which completely destroyed the site.

An archaeological survey was conducted on July 12, 2022 consisting of a series of survey transects across the Project Site. During the survey, the current development

including buildings, landscaping, and hardscaping, limited ground visibility and inspection. Access was also limited in parts of the southern third of the property due to the ongoing industrial/commercial use of the property; however, it was noted that this area, like the rest of the property, is completely developed and previously graded.

An archaeological records search for a one-half-mile radius around the project was received from the SCCIC on May 19, 2022. The SCCIC records search identified 11 resources, all historic, within one-half mile of the project. One of the previously recorded resources (P-36-010221) is recorded within the southwestern corner of the current project. When recorded, Site P-36-010221 was characterized as the remains of seven historic foundations with an associated cement mortar and cobble wall, sparse trash scatter, and associated vegetation. The remaining 10 resources identified by the records search results are characterized as a highway, a railroad, a site containing foundations with associated trash scatters, a trash scatter, a transmission line, a water conveyance system, and four isolates.

The records search did not identify any recorded prehistoric resources within one-half mile of the project. Further, the most common resource types identified within the records search are associated with the built environment or isolated, not CRHR-eligible artifacts. Despite one historic resource having been previously recorded within the project, the review of aerial photographs coupled with the site survey results confirmed that the site has been completely removed from the property.

While BFSA's investigation did not indicate the presence of any visible archaeological resources within the project, the absence of positive results does not necessarily indicate the absence of resources. Therefore, it is recommended that Mitigation Measures CR-1 to CR-2 be implemented. With the implementation of Mitigation Measures CR-1 and CR-2, less than significant impacts would occur.

Mitigation Measure CR-1:

In the event that any historic or prehistoric cultural resources are inadvertently discovered, all construction work in the immediate vicinity of the discovery shall stop and a qualified archaeologist shall be engaged to discuss the discovery and determine if further mitigation measures are warranted.

Mitigation Measure CR-2:

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to tribal representatives for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

Less than Significant with Mitigation

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

According to BFSA, the property is entirely disturbed, containing structures and improvements constructed after 1985. Therefore, as a result of previous ground-disturbing activities associated with agricultural disturbance of the property and recent development, there is minimal potential for archaeological resources to be encountered by the Proposed Project. While BFSA's investigation did not indicate the presence of any visible archaeological resources within the project, the absence of positive results does not necessarily indicate the absence of resources. Therefore, it is recommended that the Mitigation Measures CR-1 to CR-2 above be implemented. With the implementation of Mitigation Measures CR-1 and CR-2, less than significant impacts would occur.

Less than Significant with Mitigation

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

Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Field surveys conducted as part of the Cultural Resources Study did not encounter any evidence of human remains. The Project Site is not located on or near a known cemetery. However, to insure adequate and compliant management of any buried remains that may be identified during project development, the following Mitigation Measure CR-3 is required to reduce any potential impacts to a less than significant level.

Mitigation Measure CR-3:

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

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

Less than Significant with Mitigation

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

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

SUBSTANTIATION: California Energy Consumption Database; Title 24 Building Energy Efficiency Standards;

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

Electricity

Southern California Edison (SCE) currently provides electrical service to the Project Site from power lines on Kendall Drive. The demand for electricity associated with the Proposed Project would be for operation of the warehouse. In 2021, the Industry sector of the Southern California Edison planning area consumed 12717.05 Millions of kWh (GWh) of electricity.⁹ Based on the CalEEMod emission output tables for the Proposed Project, the estimated electricity demand is 2.03473 GWh (refer Air Quality model output, Appendix A). The Proposed Project's estimated annual electricity consumption compared to the 2021 annual electricity consumption of the overall Industry Sector in the SCE Planning Area would account for approximately 0.0160000 percent of total electricity consumption. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 GWh between the years 2015 and 2026. The increase in electricity demand from the Proposed Project is insignificant compared to the projected electricity demand for SCE's Industry sector demand and SCE's estimated increase in demand between 2015 and 2026. Furthermore, the project design and materials would comply with the applicable Building Energy Efficiency Standards. Prior to issuance of a building permit, the County of San Bernardino shall review and verify that the project plans demonstrate compliance with the current version of the Building Energy Efficiency Standards. The Proposed Project would also be required adhere to CALGreen, which establishes planning and design standards for sustainable site development, and energy efficiency. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

⁹ <https://ecdms.energy.ca.gov/Default.aspx>. Accessed July 2023.

Natural Gas

Southern California Gas Company currently provides natural gas service to the Project Site from a gas line in Kendall Drive. In 2021, the Industry sector of the Southern California Gas Company planning area consumed 1649.55 million therms of natural gas.¹⁰ Based on the CalEEMod emission output tables for the Proposed Project, the estimated demand is 91,491.09 therms of natural gas (refer to Air Quality Report). The Proposed Project's estimated annual electricity consumption compared to the 2021 annual natural gas consumption of the overall Industry Sector in the Southern California Gas Company Planning Area would account for approximately 0.0055464 percent of total electricity consumption. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Fuel

During operations of the Proposed Project, fuel consumption would result from customer visits, trips by maintenance staff, employee vehicle trips, and warehouse trucks. As shown on Table 5, the Proposed Project would result in an estimated 240,649.40 gallons¹¹ of fuel consumption per year based on 2,608,329 miles driven.

Table 5
Estimated Vehicle Operations Fuel Consumption

Operational Trips			
Land Use	Annual Miles	MPG	Total Gallons (50%)
General Heavy Industry	2608329.0	24	54,340.19
Other Non-Asphalt Surfaces	0.0	24	0.00
Parking Lot	0.0	24	0.00
		Total	54,340.19
Land Use	Annual Miles	MPG	Total Gallons (50%)
General Heavy Industry	2608329.0	7	186,309.21
Other Non-Asphalt Surfaces	0.0	7	0.00
Parking Lot	0.0	7	0.00
		Total	186,309.21
		Grand Total	240,649.40

Source: CalEEMod output based on trips generated; represents modeled estimation, not actual consumption. United State Department of Transportation, Bureau of Transportation Statistics. 2018. National Transportation Statistics 2018. Available at: <https://www.bts.gov/sites/bts.dot.gov/files/docs/browse-statistical-products-and-data/national-transportation-statistics/223001/ntentire2018q4.pdf>.

¹⁰ <https://ecdms.energy.ca.gov/Default.aspx>. Accessed July 2023.

¹¹ CalEEMod output based on trips generated; represents modeled estimation, not actual consumption.

As a worst-case analysis, half the miles were modeled with an automobile fuel efficiency of 24 miles per gallon and half were modeled at 7 miles per gallon.¹² As shown in response to Section XVII: Traffic, question b of this Initial Study, trip generation and VMT generated by the Proposed Project has a direct VMT impact above the County threshold of 4% below the baseline VMT. The baseline year (2022) VMT per worker-population for the project TAZ is equal to 27.2 while the County threshold for this TAZ is 20.4, thus the project VMT exceeds the County-established threshold by 33.3%. Implementation of the identified CAPCOA measures is estimated to reduce project generated VMT by 30.2 percent. Therefore, implementation of the mitigation measures TRAN-01 and Tran-02 identified in Section XVII: Traffic would ensure the project VMT to be reduced to 19.0 daily VMT per worker-population. Therefore, the Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of fuel resources used for transportation.

Less Than Significant Impact

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

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

The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, including Title 24, AB 32, and SB 32; therefore, the Project is consistent with AB 32, which aims to decrease emissions statewide to 1990 levels by to 2020. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no impacts are identified or anticipated, and no mitigation measures are recommended.

No Impact

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

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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:

¹² United States Department of Transportation, Bureau of Transportation Statistics. 2018. National Transportation Statistics 2018. Available at: <https://www.bts.gov/sites/bts.dot.gov/files/docs/browse-statistical-products-and-data/national-transportation-statistics/223001/ntentire2018q4.pdf>.

- | | | | | | |
|------|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| i. | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. | Strong seismic ground shaking? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. | Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. | Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) | Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

Countywide Plan; Fault Activity Map of California, 2010; California Important Land Finder; Geotechnical Investigation Report, TGR Geotechnical, Inc., June 27, 2023; Phase I Cultural Resources Investigation

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

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

A Geotechnical Investigation Report, dated April 22, 2022 and updated June 27, 2023, was prepared for the Proposed Project by TGR Geotechnical, Inc. (see, Appendix D). The Project Site does not occur within an Alquist-Priolo Earthquake Fault Zone¹³ or County Fault Hazard Zone.¹⁴ As stated in the Geotechnical Investigation Report, the nearest fault is the Glen Helen fault, which is mapped approximately 0.9 miles southwest of the Project Site, the San Andreas fault mapped approximately 1.1 miles to the northeast of the Project Site, the Waterman Canyon fault mapped approximately 1.5 miles to the northeast, the San Jacinto fault mapped approximately 1.6 miles to the southwest, the Tokay Hills fault mapped approximately 1.7 miles to the northwest of the Project Site, the Mill Creek fault mapped approximately 2.5 miles to the east, the Lytle Creek fault mapped approximately 2.8 miles to the southwest to the Project Site. Although the potential for rupture on-site cannot be dismissed, it is considered low due to the absence of known faults within the immediate vicinity. Nonetheless, the Proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with these codes and standards would address potential impacts resulting from an earthquake event. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

ii) Strong seismic ground shaking?

According to the Geotechnical Investigation Report, the nearest fault is the Glen Helen fault, which is mapped approximately 0.9 miles southwest of the Project Site. As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC) and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance can ensure that the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. Implementation of mitigation measure GEO-1 below would ensure that seismic impacts due to seismic activity are reduced to less than significant level.

¹³Department of Conservation Fault Activity Map of California (2010). <http://maps.conservation.ca.gov/cgs/fam/>. Accessed July 22, 2023.

¹⁴ San Bernardino Countywide Plan Draft EIR. Geology and Soils. Figure 5.6-1 "Alquist-Priolo Fault Zones and County Fault Hazard Zones."

Mitigation Measure GEO-1:

Recommendations in the Final Geotechnical Investigation Report as approved by the County Geologist shall be incorporated into the Proposed Project's design and construction specifications.

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

Less than Significant with Mitigation

iii) Seismic-related ground failure, including liquefaction?

Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as fluid. Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. Ground failure associated with liquefaction can result in severe damage to structures. According to the San Bernardino Countywide Plan the Project Site is not located in an area susceptible to liquefaction.¹⁵ According to the Geotechnical Investigation Report, no groundwater shallower than 33 feet below grade was encountered. USGS groundwater data from wells nearest to the subject site indicate that groundwater historically is more than 85 feet below the surface. Groundwater is not expected to impact the proposed development. Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

iv) Landslides?

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project Site is not located within an area susceptible to landslides.¹⁶ Furthermore, the Project Site is near level with the surrounding area. As concluded in the soils report, the potential for seismically induced landslides to occur is considered low. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

Implementation of the Proposed Project would disturb more than one acre of soil. Therefore, the Proposed Project is subject to requirements of the State Water

¹⁵ San Bernardino Countywide Plan HZ-2: Liquefaction and Landslide. Accessed July 22, 2023.

¹⁶ San Bernardino Countywide Plan HZ-2: Liquefaction and Landslide. Accessed July 22, 2023.

Resources Control Boards General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion during construction. Examples of BMPs include sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, sweep roadway from track-out, and rumble strips. BMPs may also include:

- The contractor to avoid applying materials during periods of rainfall and protect freshly applied materials from runoff until dry.
- All waste to be disposed of in accordance with local, state and federal regulations. The contractor to contract with a local waste hauler or ensure that waste containers are emptied weekly. Waste containers cannot be washed out on-site.
- All equipment and vehicles to be serviced off-site.

Adherence to BMPs would ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Project Site is relatively flat with no prominent geologic features occurring on or within the vicinity of the Project Site. The Project Site is not within an area susceptible to liquefaction or landslides.¹⁷ As stated in the geotechnical investigations report, the proposed structures are expected to withstand predicted vertical and lateral ground spreading/displacements to an acceptable level of risk. Seismically induced lateral spreading involves lateral movement of soils due to ground shaking. Because the Project Site is relatively level, the geotechnical investigations report concludes the potential for seismically induced lateral ground spreading should be considered low. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

¹⁷ San Bernardino Countywide Plan HZ-2: Liquefaction and Landslide. Accessed July 22, 2023.

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

Expansive soils (shrink-swell) are fine-grained clay silts subject to swelling and contracting in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. A high shrink-swell potential indicates a hazard to structures built on or with material having this rating. According to the geotechnical study, the Project Site is generally underlain by a native, light brown, gravelly sand with varying degrees of gravel and cobbles and scattered boulders to 33 feet, the maximum depth explored. These materials are considered “very low” in expansion characteristics. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Project Site’s soil consists of gravelly sand with varying degrees of gravel and cobbles and scattered boulders. The Proposed Project will utilize on-site underground seepage tanks to the west of the proposed building. Implementation of Mitigation Measure GEO-1 can reduce impacts associated with installation of septic tanks to less than significant level.

Less Than Significant Impact

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

A Paleontological Assessment dated July 25, 2022 was completed by Brian F. Smith and Associates, Inc. for the Proposed Project (see Appendix C-1). The paleontological assessment did not identify unique geologic features within the project boundary. According to the paleontological assessment, the young geologic age of the sediments mapped at the Project Site show extreme coarseness, and lack of any known fossil specimens or fossil localities within a several-mile radius encompassing the Project Site. The sediments are identified as Holocene wash deposits and can be considered to have a low potential to yield significant paleontological resources. However, if fossils of any sort are discovered, the following mitigation measure is recommended to insure adequate and compliant management of any resources that may be identified within the Project Site during project development:

Mitigation Measure GEO-2:

Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist

or paleontological monitor. Monitoring will be conducted full-time in areas of grading or excavation in undisturbed sedimentary deposits.

If paleontological resources are discovered during earth disturbance activities, the discovery shall be cordoned off with a 100-foot radius buffer so as to protect the discovery from further potential damage, and a county-qualified paleontologist shall be consulted to assess the discovery.

If the discovery is determined to be significant by the paleontologist, a paleontological monitoring plan shall be initiated, which will include notification of appropriate personnel involved and monitoring of earth disturbance activities.

A final report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.

Less than Significant with Mitigation

Therefore, potential impacts can be reduced to less than significant level with implementation of mitigation measures above.

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

SUBSTANTIATION:

Countywide Plan; Greenhouse Gas Emissions (GHG) Reduction Plan (September 2011)

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

San Bernardino County adopted its "Greenhouse Gas Emissions Reduction Plan" (GHG Reduction Plan) in December 2011. The GHG Reduction Plan was updated in

June 2021 (GHGRP Update).¹⁸ A review standard of 3,000 metric tons of carbon dioxide equivalents (MTCO₂e) per year will be used to identify projects that require the use of the Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. Screening tables are a menu of options of energy efficiency improvements, renewable energy options, water conservation measures, and other options that provide predictable GHG reductions. Projects that result in GHG emissions exceeding the County's screening threshold of 3,000 MTCO₂e per year would require the use of the Screening Tables for emission reduction. Each option within the Screening Tables includes point values based upon the GHG reduction that option would provide to a development project. Developers that choose options from the Screening Tables totaling 100 points or more will be determined to have provided a fair-share contribution of GHG reductions and, therefore, are considered consistent with the GHGRP Update.

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

Emissions were estimated using the CalEEMod version 2022 Operational emissions are categorized as area (operational use of the project), energy (generation and distribution of energy to the end use), mobile (vehicle trips), waste (landfill), and water. The operational mobile source emissions were calculated in accordance with the Transportation Study Screening Assessment prepared for the Proposed Project by Gandini Group Inc. in September 2023. The operational mobile source emissions were calculated using the Traffic Impact Analysis prepared by Gandini Group Inc, dated September 15, 2023. The existing land use generates approximately 162 daily vehicle trips and the Proposed Project is anticipated to generate an additional 224 trips. To be conservative, the total 386 daily trips were used to model anticipated emission levels. 337 vehicle trips would be generated by passenger cars, while 49 vehicle trips would be produced by a combination of medium heavy-duty vehicles including 2-axle, 3-axle, and 4+-axle trucks. The modeled emissions anticipated from the Proposed Project compared to the SCAQMD threshold are shown below in Table 6 and Table 7.

Table 6
Greenhouse Gas Construction Emissions
(Metric Tons per Year)

Source/Phase	CO ₂	CH ₄	N ₂ O
2024	531.0	0.0	0.0
2025	67.3	0.0	0.0
Total MTCO₂e	598.3		
Construction Amortized 30 Years	19.9		
SCAQMD Threshold	3,000		
Significant	No		

Source: CalEEMod.2022

¹⁸ LSA Associates, Inc. County of San Bernardino Greenhouse Gas Reduction Plan Update. Adopted September 21, 2021. http://www.sbcounty.gov/uploads/LUS/GreenhouseGas/GHG_2021/GHG%20Reduction%20Plan%20Update-Greenhouse%20Gas%20Reduction%20Plan%20Update%20-%20Adopted%209-21-2021.pdf.

Table 7
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	CO ₂	CH ₄	N ₂ O
Area	4.3	0.1	0.0
Energy	803	0.0	0.0
Mobile	10.2	0.0	0.0
Water	69.3	1.6	0.0
Waste	23.5	2.4	0.0
MTCO₂e	1,034.0		
SCAQMD Threshold	3,000		
Significant	No		

Source: CalEEMod.2022

As shown in Table 6 and Table 7, the Proposed Project's emissions would not exceed the SCAQMD's 3,000 MTCO₂e threshold of significance. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant with Mitigation

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

The Proposed Project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Any project that does not exceed 3,000 MTCO₂e per year would be considered to be consistent with the GHG Reduction Plan and determined to have a less than significant individual and cumulative impact for GHG emissions. The Proposed Project is anticipated to generate 1,040.0 MTCO₂e which would not exceed the County Screening Threshold. Therefore, no significant adverse impacts are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				

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

☐☐☒☐

- | | | | | | |
|----|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| b) | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

EnviroStor Database; San Bernardino Countywide Plan Draft EIR: Hazards and Hazardous Materials; Phase I Environmental Site Assessment

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

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

The storage of trucks and trailers would not create a significant hazard to the public or the environment due to the use of hazardous materials. However, some containers may include potentially hazardous items such as petroleum-based products. These products would be in small, pre-packaged containers for retail purposes. As product quantities would be small (packaged for retail) no special hazardous materials

placarding is required for transportation or for the storage of the containers. Additionally, all materials required during construction would be kept in compliance with State and local regulations and will comply with Best Management Practices. Post-construction activities would also include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment. With implementation of Best Management Practices (BMPs) and compliance with all applicable regulations, potential impacts from the use of hazardous materials is considered less than significant and no mitigation measures are required.

Less Than Significant Impact

- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

A Phase I Environmental Site Assessment dated April 29, 2022 was completed for the Project Site by Hazard Management Consulting Inc. (see Appendix E) The Site is currently occupied by Barnett Transportation, Inc. (19708 Kendall Dr.), a truck and trailer terminal and truck maintenance workshop, and Tactical Transportation, LLC (19768 Kendall Dr.), a truck and trailer terminal. There were no Recognized Environmental Conditions (RECs) were found as a part of this assessment with the exception of a septic tank in use near the automotive repair activities and given the age of the existing structures on-site it is likely that asbestos-containing materials exists. Demolition of the residential structures are part of the Proposed Project. Therefore, possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required to reduce these impacts to a level of less than significant:

Mitigation Measure HAZ 1:

A limited Phase II investigation be conducted near the septic tank to assess if any chemical releases have occurred into the tank and surrounding soil.

Mitigation Measure HAZ 2:

An asbestos survey be conducted for the residential buildings on Site prior to any demolition activities.

Less than Significant with Mitigation

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

Cesar Chavez School is the nearest school to the Project Site. It occurs approximately 0.30 miles northeast of the Project Site at 6650 Magnolia Avenue. No hazardous

materials would be emitted as a result of the construction and operation of the Proposed Project. Therefore, no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of a school are anticipated. No impacts or anticipated and no mitigation measures are required.

No Impact

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The Proposed Project has received a Hazardous Waste Site Certification certifying that the Proposed Project is not located on a site that is included on the Cortese list dated July 25, 2023. The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system.¹⁹ EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No hazardous materials sites are located within or in the immediate vicinity of the Project Site. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

The Project Site is not within an airport safety review area or Airport Runaway Protection Zone.²⁰ The nearest airport to the Project Site is the San Bernardino International Airport, with associated airport runways located as close as approximately 10.1 miles to the southeast of the Project Site. The San Bernardino International Airport noise contours provided in the Technical Memorandum prepared for the San Bernardino International Airport – Eastgate Air Cargo Facility – Aircraft Noise Contour Development (July 2019) shows that the proposed project is well outside the 60 dBA CNEL noise contour for the San Bernardino International Airport. In addition, Policy Map HZ-9 Airport Safety and Planning of the County's Policy Plan shows that the Project site is well outside the 60 Ldn noise contour as well as the Airport Safety Review Area of the San Bernardino International Airport. Therefore, the proposed project would not expose people residing or working in the area to excessive noise levels. There is no impact, and no mitigation is required.

¹⁹California Department of Toxic Substances Control. EnviroStor. Accessed July 25, 2023.

²⁰ San Bernardino Countywide Plan, HZ-9 Airport Safety & Planning. Accessed July 28, 2023

No Impact

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

The Project Site does not contain any emergency facilities. The I-125 freeway is an evacuation route within the Valley Region of the County.²¹ The Proposed Project is the development of a warehouse. Furthermore, adequate on-site access for emergency vehicles would be verified during the County's plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

The Project Site is located within a Very High Fire Hazard Severity Zone.²² However, there are no intermixed wildland areas within the vicinity of the Project Site. The Proposed Project is the development of a warehouse, including landscaping and office space. It would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The Proposed Project is subject to review and approval from the San Bernardino County Fire Marshal. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

²¹ San Bernardino Countywide Plan, PP-2 Evacuation Routes. Accessed July 28, 2023.

²² San Bernardino Countywide Plan, HZ-5: Fire Hazard Severity Zones. Accessed July 28, 2023.

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b) | Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| | i. result in substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | iv. impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:**Countywide Plan;; Preliminary WQMP; Hydrology and Hydraulics Report**

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

The Proposed Project would disturb approximately 9.4 acres and would therefore be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems during construction, and to develop and implement a SWPPP. The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters. Examples of BMPs include sandbag barriers, geotextiles,

storm drain inlet protection, sediment traps, rip rap soil stabilizers, sweep roadway from track-out, and rumble strips. BMPs may also include:

- The contractor to avoid applying materials during periods of rainfall and protect freshly applied materials from runoff until dry.
- All waste to be disposed of in accordance with local, state and federal regulations. The contractor to contract with a local waste hauler or ensure that waste containers are emptied weekly. Waste containers cannot be washed out on-site.
- All equipment and vehicles to be serviced off-site.

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

In addition, the County requires the preparation of a Water Quality Management Plan (WQMP) for development projects that involve the creation of 10,000 ft² or more of impervious surface collectively over the entire site and parking lots of 5,000 ft² or more exposed to storm water. A preliminary WQMP, dated May 2023, was prepared for the Proposed Project by Blue Peak Engineering, Inc. (See Appendix F) The WQMP is intended to comply with the requirements of the County of San Bernardino and the NPDES Area wide Stormwater Program requiring the preparation of a WQMP. All BMPs included as part of the project WQMP are required to be maintained through regularly scheduled inspection and maintenance. Review and approval of the WQMP by the County would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The San Bernardino Valley Municipal Water District (SBVMWD) is a regional water management agency that covers about 325 square miles in southwestern San Bernardino County, including the Community of Glen Helen. Water supply to the Project Site would be provided by the West Valley Water District (WVWD), a retailer within the boundaries of the SBVMWD. The SBVMD has developed a cooperative recharge program that is being successfully implemented to help replenish groundwater, using the State Water Project and local runoff.

The Proposed Project is an allowable use within the Special Development (SD) land use category and Glen Helen/Specific Plan-Corridor Industrial (GH/SP-CI) zoning.

Approval of the CUP would allow for the development of a warehouse on the Project Site that is currently being used for industrial purposes. During operations of the Proposed Project, management of the landscape, and use of the office space and repair bays would be the only sources of demand for water on-site. It does not include uses that are water intensive. Moreover, implementation of the project WQMP would ensure that stormwater would be collected and treated in an infiltration system allowing it to be utilized as a resource that can be used for groundwater recharge. The Proposed Project is consistent with land use and zoning designations. As such, the SBVMWD Regional Integrated Urban Water Management Plan has accounted for anticipated water use at the Project Site in calculating future supply and demands. Therefore, the Proposed Project is not anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
 - i) *Result in substantial erosion or siltation on- or off-site;*

Erosion is the wearing away of the ground surface as a result of the movement of wind or water, and siltation is the process by which water becomes dirty due to fine mineral particles in the water. Soil erosion could occur due to a storm event. Thus, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity.

A Preliminary Drainage Study, dated June 19, 2023, was prepared for the Proposed Project by Blue Peak Engineering, Inc. (see, Appendix G) According to the drainage study, the flows on-site currently drains from north to south. Under developed conditions, flows will drain from the Northwest to the Southeast then from the Southwest to the Southwest. Inlets will be placed at the Southeast and Southwest corners of the Project Site. The flows will be collected by catch basins and conveyed, via the onsite storm drain, to the underground infiltration system. The catch basins will have filter inserts installed to remove sediment, debris, and other pollutants of concern from the storm flows prior to the flows being infiltrated.

As stated in Section VII(b), during development of the Project Site, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and

implementation of a SWPPP. The SWPPP must list BMPs to avoid and minimize soil erosion. Adherence to BMPs is anticipated to ensure that the Proposed Project does not result in substantial erosion or siltation on- or off-site. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

In accordance with the Proposed Project's WQMP, a subsurface infiltration system will be constructed to retain and infiltrate on site storm water flows. The system's catch basins will be located at the drive aisle at the eastern border of the site, the east southerly driveway entrance, a portion of the landscaped area to the east and the northwestern portion of the Project Site. The flows will be collected by catch basins and conveyed, via the onsite storm drain, to the underground infiltration system. The catch basins will have filter inserts installed to remove sediment, debris, and other pollutants of concern from the storm flows prior to the flows being infiltrated.

The retention volume of the infiltration system will exceed the Design Capture Volume 69,892 Cubic Feet (CF) for the Proposed Project. In accordance with the San Bernardino County's drainage requirements, the infiltration system will be sized to retain the difference in runoff volume between the proposed condition and the existing condition for the 100-year storm. Storm flows that exceed the capacity of the infiltration system will be transported off-site through a proposed curb inlet catch basin located on Kendall Drive. The Proposed Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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*

The infiltration system will be sized to retain the difference in runoff volume between the proposed condition and the existing condition at the Project Site for the 100-year storm. Storm flows that exceed the capacity of the infiltration system will be transported through a proposed curb inlet catch basin located on Kendall Drive. Flows will not be discharged to an off-site stormwater drainage system. With incorporation of an underground storm infiltration chamber with the capacity of 69,892 CF into site design, the Proposed Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff. Therefore, no additional mitigation measures are required.

Less Than Significant Impact

iv) Impede or redirect flood flows?

San Bernardino County provided a Pre-application Letter that states the Project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C7910H dated 08/28/2008 and 06071C7930J dated 09/02/2016. The San Bernardino Countywide Plan, HZ-4 Flood Hazards shows the Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.²³ In accordance with the Proposed Project's WQMP, a subsurface infiltration system will be constructed to retain and infiltrate on site storm water flows. The system's catch basins will be located at the drive aisle at the southern border of the site, the southerly driveway entrance, and a portion of the landscaped area to the east of the proposed building. The flows will be collected by catch basins and conveyed, via the onsite storm drain, to the underground infiltration system. The catch basins will have filter inserts installed to remove sediment, debris, and other pollutants of concern from the storm flows prior to the flows being infiltrated. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Due to the inland distance from the Pacific Ocean and any other significant body of water, tsunamis and seiches are not potential hazards in the vicinity of the Project Site. The closest body of water to the Project Site is Silverwood, located approximately 6.0 miles northeast of the site. The Project Site is neither located within a Federal Emergency Management Agency (FEMA) 100-year floodplain nor a 500-year floodplain.²⁴ Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

The Proposed Project would disturb approximately 9.4 acres and is therefore subject to the NPDES permit requirements. Requirements of the permit would include development and implementation of a SWPPP, which is subject to RWQCB review and approval. California's Sustainable Groundwater Management Act (SGMA) requires State-designated medium- and high-priority basins to develop groundwater sustainability agencies (GSAs), develop groundwater sustainability plans

²³ San Bernardino Countywide Plan, HZ-4 Flood Hazards. Accessed July 29, 2023.

²⁴ San Bernardino Countywide Plan, HZ-4 Flood Hazards. Accessed July 29, 2023.

(GSPs) and manage groundwater for long-term sustainability. The SGMA 2019 Basin Prioritization identified ninety-four basins and/or sub-basins as medium or high priority and are required to form GSAs and develop GSPs. These 94 basins, in combination with adjudicated areas which have existing governance and oversight in place, account for 98 percent of the pumping (20 million acre-feet), 83 percent of the population (25 million Californians), and 88 percent of all irrigated acres (6.7 million acres) within the state's groundwater basins.²⁵ . The Project Site overlies the Bunker Hill Sub-basin which is not a basin required to develop a GSP. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

SUBSTANTIATION:

Countywide Plan;

a) *Physically divide an established community?*

The Project Site is within an unincorporated area within the County of San Bernardino. The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project does not include the construction of a linear feature. No significant impacts are identified or anticipated, and no mitigation measures are required.

The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or

²⁵ <https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization>

removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area.

Less Than Significant Impact

- b) *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

As shown on the County of San Bernardino Land Use Map, the Project Site is within the Special Development (SD) land use category and Glen Helen/Specific Plan-Corridor Industrial (GH/SP-CI) zoning). The proposed warehouse is an allowable use within the land use category and zoning designation and the site is currently developed with industrial uses. Therefore, the Proposed Project would not cause a significant environmental impact due to conflict with any land use plans or policies, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII. MINERAL RESOURCES - Would the project:					
a)	Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SUBSTANTIATION: (Check <input type="checkbox"/> if project is located within the Mineral Resource Zone Overlay):					
Countywide Plan; Mineral Land Classification					

- 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?*

The Project Site occurs within Mineral Resource Zone 2 (MRZ-2).²⁶ An MRZ-2 zone is an area where significant or high likelihood of significant aggregate deposits are located. Although the Project Site is within MRZ-2 zones, the Project Site is designated within the Glen Helen/Specific Plan-Corridor Industrial (GH/SP-CI) zoning. Mining operations within the County of San Bernardino would be required to be within the Resources Conservation (RC) zoning designation and RC requires a minimum of 40 acres;²⁷ Therefore, the 9.4-acre Project Site would not meet the County's RC zoning standards for mining resource extraction. The Project Site is surrounded primarily by industrial uses and is currently developed. As such, the Project Site and current surrounding uses are not compatible for mineral resource extraction. Mineral resources, such as aggregate products are available in the region for construction of the Proposed Project. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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?*

Mining operations within the County of San Bernardino would be required to be within the Resources Conservation (RC) zoning designation and RC requires a minimum of 40 acres;²⁸ Therefore, the 9.4-acre Project Site would not meet the County's RC zoning standards for mining resource extraction. As such, the Project Site and current surrounding uses are not compatible for mineral resource extraction. As such, the Project Site and current surrounding uses are not compatible for mineral resource extraction. The Proposed Project will not result in loss of mineral resources. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

²⁶ San Bernardino Countywide. NR-4 Mineral Resources Zones. Accessed

²⁷ San Bernardino Development Code: 82.03.020 Purposes and Location of the Agricultural and Resource Management Land Use Zoning Districts.

²⁸ San Bernardino Development Code: 82.03.020 Purposes and Location of the Agricultural and Resource Management Land Use Zoning Districts.

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

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

Countywide Plan; Noise Impact Analysis, Ganddini Group, Inc, November 1, 2022 and revised July 28, 2023

- a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

A Noise Impact Analysis, dated November 1, 2022 and revised July 28, 2023, was prepared for the Proposed Project by Ganddini Group, Inc. (see, Appendix H) to determine the noise impacts associated with the development of the Proposed Project.

Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum.

The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, single and multiple-family residential, including transient lodging, motels and hotel uses make up the majority of these areas. Sensitive land

uses that may be affected by project noise include the existing multi-family residential uses located approximately 216 feet to the south; the single-family residential uses located approximately 207 feet to the southeast and 715 feet to the northwest; and the park uses located as close as approximately 330 feet (across I-215) to the northeast of the Project Site.

On-Site Construction Noise

Construction noise will vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work. Construction activities will occur in phases including demolition, site preparation, grading, building construction, paving, and architectural coating. Assumptions for the phasing, duration, and required equipment for the construction of the Proposed Project were obtained from the project applicant. Construction activities were anticipated to begin no sooner than the beginning of January 2024 and be completed by the end of March 2025 for purposes of the noise analysis.

Construction noise associated with each phase of project construction associated with the proposed project was calculated utilizing methodology presented in the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (2018) together with several key construction parameters including: distance to each sensitive receiver, equipment usage, percent usage factor, and baseline parameters for the Project Site.

Modeled unmitigated construction noise levels reached 65 dBA Leq at the nearest residential property line to the south of the project site, 65 dBA Leq at the nearest residential property line to the southeast of the project site, 64 dBA Leq at the nearest park property line to the northeast of the project site, and 61 dBA Leq at the nearest residential property line to the northwest of the Project Site.

Construction noise sources are regulated within Section 83.01.080(g)(3) of the County of San Bernardino's Development Code which prohibits construction activities other than between the hours of 7:00 AM and 7:00 PM, except Sundays and Federal holidays. Project construction will not occur outside of the hours prohibited by Development Code Section 83.01.080(g)(3) (as follows) and therefore, will not result in or generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project.

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

In addition to adherence to the County of San Bernardino Development Code which limits the construction hours of operation, the following best management practices will be implemented as part of the Proposed Project to further reduce construction noise emanating from the proposed project: Construction Noise - Best Management Practices

1. All construction equipment whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards.
2. All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
3. As applicable, all equipment shall be shut off when not in use.
4. Equipment staging in areas shall be located to create the greatest distance between construction-related noise/vibration sources and existing sensitive receptors.
5. Jackhammers, pneumatic equipment, and all other portable stationary noise sources will be directed away and shielded from existing residences in the vicinity of the project site. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and existing residences. The shielding should be without holes and cracks.
6. No amplified music and/or voice will be allowed on the project site.
7. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per County of San Bernardino Development Code within Section 83.01.080(g)(3).

Off-Site Construction Noise

Construction truck trips would occur throughout the construction period. Given the project site's proximity to the 215 Freeway, it is anticipated that vendor and/or haul truck traffic would take the most direct route to the appropriate freeway ramps. According to the FHWA, the traffic volumes need to be doubled in order to increase noise levels by 3 dBA CNEL. The estimated existing average daily trips along Kendall Drive in the vicinity of the project site are 5,600 average daily vehicle trips.³ As shown in the CalEEMod output files provided in the air quality analysis prepared for the Proposed Project (Lilburn Corporation, 2023) the greatest number of construction-related vehicle trips per day would be during building construction at up to approximately 125 vehicle trips per day (89.6 for worker trips and 35 for vendor trips). Therefore, the addition of project vendor/haul trucks and worker vehicles per day along off-site roadway segments would not be anticipated to result in a doubling of traffic volumes. Off-site project generated construction vehicle trips would result in a negligible noise level increase and would not result in a substantial increase in ambient noise levels. Impacts would be less than significant. No mitigation measures are required.

On-Site Operational Noise

The SoundPLAN noise model was utilized to estimate peak hour operation of the Proposed Project in order to determine if it is likely to result in substantial increases in

ambient noise levels. Modeled peak hour project operational noise is expected to range between 34 and 53 dBA Leq at these receptors. Operation of the project would not exceed County of San Bernardino daytime (55 dBA Leq) noise standards but may exceed the applicable nighttime standards at existing residential land uses northeast of the project site. However, existing measured ambient noise levels at the sensitive receptor locations ranged between 64 and 73 dBA Leq. Therefore, peak hour project operational noise levels would not be readily noticeable over existing ambient noise levels. With existing nighttime noise levels ranging between 64.0 and 72.5 dBA Leq, project peak hour operation, even if it occurs during nighttime hours, would not be readily noticeable. Project operation would not result in substantial increases in ambient noise levels. The impact would be less than significant and no mitigation is required.

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

Less Than Significant Impact

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

The Caltrans Transportation and Construction Vibration Guidance Manual (2020) provides a comprehensive discussion regarding groundborne vibration and the appropriate thresholds to use to assess the potential for damage. The threshold at which there is a risk of “architectural” damage to historic structures is a peak particle velocity (PPV) of 0.25 in/sec, and a PPV of 0.3 in/sec at older residential structures. There is a risk of architectural damage at newer residential structures and modern commercial/industrial buildings at a PPV of 0.5 in/sec. In addition, the Caltrans Noise and Vibration Manual identifies 0.1 PPV in./sec. as the level that is “strongly perceptible. Furthermore, Section 83.01.090(a) of the County of San Bernardino Development Code prohibits the creation of ground vibration that can be felt without the aid of instruments at or beyond the lot line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to two-tenths (0.2) inches per second measured at or beyond the lot line. Per Section 83.01.090(c), construction and demolition related ground vibration is exempt from this requirement as long as it occurs between 7:00 AM and 7:00 PM Mondays through Saturdays and not on Sundays or Federal holidays.

According to the noise study, the nearest existing off-site structures include an industrial building located as close as approximately 130 feet west of the western project property line and a residential building located as close as approximately 210 feet southeast of the eastern property line. At a distance of 130 feet, use of a vibratory roller would be expected to generate a PPV of 0.018 in/sec and a bulldozer would be expected to generate a PPV of 0.008 in/sec. In addition, at a distance of 210 feet, use of a vibratory roller would be expected to generate a PPV of 0.009 in/sec and a bulldozer would be expected to generate a PPV of 0.009 in/sec. Temporary vibration levels associated with project construction would not exceed the threshold at which there is a risk to “architectural” damage to older residential structures of 0.3 in/sec PPV nor the County’s threshold of 0.2 in/sec PPV. In addition, it is

anticipated that project construction will occur within the exempt hours as identified in Section 83.01.090(c) of the County's Development Code. The project does not propose any non-construction related sources of ground-borne vibration. Impacts would be less than significant would be less than significant, and no mitigation measures are required.

Less Than Significant Impact

- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?*

The nearest airport to the Project Site is the San Bernardino International Airport, with associated airport runways located as close as approximately 10.1 miles to the southeast of the Project Site. The San Bernardino International Airport noise contours provided in the Technical Memorandum prepared for the San Bernardino International Airport – Eastgate Air Cargo Facility – Aircraft Noise Contour Development (July 2019) shows that the proposed project is well outside the 60 dBA CNEL noise contour for the San Bernardino International Airport. In addition, Policy Map HZ-9 Airport Safety and Planning of the County's Policy Plan shows that the Project site is well outside the 60 Ldn noise contour as well as the Airport Safety Review Area of the San Bernardino International Airport. Therefore, the proposed project would not expose people residing or working in the area to excessive noise levels. There is no impact, and no mitigation is required.

No Impact

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

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

SUBSTANTIATION:

Countywide Plan; Submitted Project Material

- a) *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The Proposed Project is planned to operate 24 hours a day, seven days a week, and would require less than 178 total employees. Unemployment rate for the San Bernardino County area is currently estimated to be at 4.2.²⁹ The Proposed Project would provide employment opportunities for the area. Construction activities would be temporary and would not attract permanent new employees to the area. The Project Site has a current zoning of Glen Helen/Specific Plan-Corridor Industrial (GH/SP-CI) and the Proposed Project is consistent with the Countywide Plan. The Proposed Project does not involve construction of new homes nor would it induce unplanned population growth by creating a substantial number of new jobs. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Project Site is developed with industrial uses, and there are no existing residential structures on-site. Implementation of the Proposed Project would therefore not displace substantial numbers of existing housing or require construction of replacement housing. The Project Site has a current zoning of Glen Helen/Specific Plan-Corridor Industrial (GH/SP-CI). No impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

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

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

²⁹ U.S. Bureau of Labor Statistics

significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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

SUBSTANTIATION:

Countywide Plan, 2020

- 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?

The nearest Fire Station is a San Bernardino County Protection District station located at 1511 Devore Road, approximately 2.5 miles north of the Project Site. The San Bernardino County Fire Protection District provided a letter dated April 19, 2022, which requires adherence of applicable local ordinances, codes and/or recognized fire protection standards for fire protection measures as conditions of approval. Comprehensive safety measures that comply with federal, State, and local worker safety and fire protection codes and regulations would be implemented into the Project design (i.e., adequate access, fire sprinklers) to minimize the potential for fires to occur during construction and operations. The Proposed Project would be required to comply with County fire suppression standards, and provide adequate fire access.

Furthermore, increased property and sales tax associated with the direct and indirect improvement of the property would provide funding for necessary service increases associated with growth and development. Additionally, The Proposed Project is a permitted use within the Glen Helen/Specific Plan-Corridor Industrial (GH/SP-CI) zoning district and therefore would not result in the requirement of police protection services that is not already anticipated by the Countywide Plan and evaluated in the Countywide Plan EIR. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Police Protection?

The San Bernardino County Sheriff's Department (SBCSD) serves the project area. The nearest police station to the Project Site is the SBCSD station located at 17780 Arrow Boulevard, approximately 7.0 miles southwest of the Project Site. The Proposed Project use is not typically related to a high demand for law enforcement

response. The SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Schools?

The Project Site is served by the San Bernardino School District. Construction activities would be temporary and would not result in substantial population growth. As previously stated, employees required for operations are expected to come from the local labor force. The Proposed Project is not expected to draw any new residents to the region that would require expansion of existing schools or additional schools. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Parks?

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

No Impact

Other Public Facilities?

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

No Impact

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

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

SUBSTANTIATION:

- 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?*

Employees are expected to come from the local labor force. The Proposed Project does not include development of residential housing or other uses that would lead to substantial population growth. Therefore, the Proposed Project would not result in an increase in the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. Furthermore, improvement of the property would provide funding for necessary service increases associated with growth and development. Additionally, The Proposed Project is a permitted use within the Glen Helen/Specific Plan-Corridor Industrial (GH/SP-CI) zoning district and therefore would not result in the requirement of police protection services that is not already anticipated by the Countywide Plan and evaluated in the Countywide Plan EIR. No impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The Proposed Project does not include the construction or expansion of recreational facilities. The employees required for the operations of the Proposed Project would come from the local labor force. No recreational facilities would be removed, and the addition of employees would not create the need for additional facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

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

SUBSTANTIATION:

Countywide Plan; Traffic Impact Analysis, Ganddini , May 12, 2023

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

A Traffic Impact Analysis, dated September 15, 2023 was prepared for the Proposed Project by Ganddini Group, Inc. (see, Appendix I) The purpose of this screening assessment is to provide a preliminary review of the Proposed Project's potential for level of service (LOS) impacts with respect to local performance standards or vehicle miles traveled (VMT) impacts with respect to California Environmental Quality Act (CEQA) requirements.

The Proposed Project involves demolition and removal of existing land uses and construction of a new 212,335 square foot industrial warehouse building with 27 dock-high doors and associated parking and landscaping improvements. Vehicle access for the Project Site is proposed via two driveways on Kendall Drive.

The Proposed Project trip generation forecast is based on average rates obtained from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021). Based on a review of the ITE warehouse land use descriptions, trip generation rates for ITE Land Use Code 155 - High-Cube Warehouse Fulfillment Center Warehouse (Non-Sort) were determined to adequately represent the proposed use and were selected for calculation of the project trip generation forecast.

The Proposed Project is anticipated to generate approximately 386 total daily trips, of which 337 vehicle trips would be produced by passenger cars, while 49 vehicle trips would be produced by a combination of medium heavy-duty vehicles including 2-axle, 3-axle, and 4+-axle trucks.

Bicycle and Pedestrian Facilities

The Traffic Impact Analysis states that there are currently no designated bicycle facilities in the project vicinity. Currently, sidewalks are not existing on either side of the roadway. Sidewalks are proposed along the southern frontage of Project Site on Kendall Drive. Therefore, no significant impacts to bicycle and pedestrian facilities are anticipated.

Transit Service

The area is currently served by Omnitrans and the SBXGreenline Route runs along Little League Drive up to Palm Avenue. The bus stop located nearest to the site is approximately 1.3 miles south of the site. However, no transit stops exist along the Project's Frontage. Therefore, no significant impacts to bicycle and pedestrian facilities are anticipated.

Less Than Significant Impact

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

The VMT screening assessment has been prepared in accordance with the County of San Bernardino Transportation Impact Study Guidelines, which were developed based on guidance from the Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (State of California, December 2018) ["OPR Technical Advisory"]. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region. The OPR Technical Advisory provides technical considerations regarding methodologies and thresholds with a focus on office, residential, and retail developments as these projects tend to have the greatest influence on VMT. The County guidelines identify screening criteria for certain types of projects that typically reduce VMT and may be presumed to result in a less than significant VMT impact. The project need only satisfy one of the following screening criteria:

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

A land use project needs to meet one of the above screening thresholds to result in a less-than-significant impact.

According to Ganddini the project has a direct VMT impact above the County threshold of 4% below the baseline VMT. The baseline year (2022) VMT per worker-population for the project TAZ is equal to 27.2 while the County threshold for this TAZ is 20.4, thus the project VMT exceeds the County-established threshold by 33.3%. Implementation of the identified CAPCOA measures is estimated to reduce project generated VMT by 30.2 percent. Therefore, project VMT would be reduced to 19.0 daily VMT per worker-population with implementation of the following mitigation measure:

Mitigation Measure TRAN-01:

Maintain a minimum employment density of 18.3 employees per acre (T-2 Job Density)

Mitigation Measure TRAN-02:

Provide a minimum of 2 EV charging stations. (T-14 Provide EV Charging Infrastructure). Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

With implementation of the VMT mitigation measures, the Proposed Project daily VMT per worker-population is reduced to 19.0 which is below the County threshold of 20.4.

Less than Significant with Mitigation

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

The Proposed Project would not create substantial hazards due to a design feature or incompatible uses. As shown Figure 3 Site Plan, the two driveways (eastern and western) are both 40-foot in width and would provide access for passenger cars and trucks. With County approval of the Site Plan, the Proposed Project would not substantially increase hazards due to a geometric design feature or incompatible uses and would not result in inadequate emergency access. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

d) *Result in inadequate emergency access?*

The Site Plan shows access to the Project Site via two 40-foot access driveways which would provide access for both passenger cars and trucks. With County approval of the Site Plan, the Proposed Project would not substantially increase hazards due to a geometric design feature or incompatible uses and would not result in inadequate emergency access. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Therefore, no significant adverse impacts are identified or anticipated with incorporation of mitigation measures T-1 and T-2.

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

SUBSTANTIATION:

Phase I Cultural Resources Investigation McKenna et al., February 22, 2020, Tribal Consultation

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

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

California Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a Proposed Project, if the tribe requested to the lead agency, in writing, to be informed of Proposed Projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

A Cultural Resources Study, dated May 3, 2023, was prepared for the Proposed Project by Brian Smith and Associates Inc (BFSA). The NAHC completed a record search of their Sacred Lands File (SLF) and results were negative. With the exception of the three historic structures, the Phase I survey of the Project Site did not result in the identification of any cultural resources within the Project's boundary. On August 23, 2023, the County of San Bernardino mailed notification pursuant to AB52 to the following tribes: Colorado River Indian Tribe, Fort Mojave Indian Tribe, San Manuel Band of Mission Indians, Soboba Band of Luiseno Indians, and Morongo Band of Mission Indians and, Gabrieleno Band of Mission Indians - Kizh Nation. Requests for consultations were due to the County by September 23, 2-23.

Mitigation measures recommended by Gabrieleno Band of Mission Indians - Kizh Nation has been provided below as TCR-1, TCR-2 and TCR-3 and will be added as final Conditions of Approval upon approval of the project. Therefore, it is recommended that Mitigation Measures CR-1 to CR-2 be implemented. With the implementation of Mitigation Measures CR-1 and CR-2, less than significant impacts would occur.

Mitigation Measure TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

- a. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is

not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

- b. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- c. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
- d. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

Mitigation Measure TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

- a. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

Mitigation Measure TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

- a. 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 Public Resources Code Section 5097.98, are also to be treated according to this statute.

- b. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- c. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- d. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- e. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

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

Less than Significant with Mitigation

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

<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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
the attainment of solid waste reduction goals?				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:**Countywide Plan; California Energy Commission Energy Report**

- 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?*

Currently, water supply for the existing uses on-site is provided by the West Valley Water District (WVWD). The Proposed Project is an allowable use within the Glen Helen/Specific Plan-Corridor Industrial (GH/SP-CI) zoning district. Approval of the CUP would allow for the development of a warehouse on the Project Site. The Proposed Project is consistent with land use and zoning designations. As such, the SBVMWD Regional Integrated Urban Water Management Plan has accounted for anticipated water use at the Project Site in calculating future supply and demands. Therefore, the Proposed Project is not anticipated to require the expansion of water facilities.

The Proposed Project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The Proposed Project is expected to connect to the existing sewer collection system, which currently provides service in the vicinity and to the existing uses on the Project Site. The Stormflows will be collected by onsite-catch basins and conveyed, via the onsite storm drain, to the underground infiltration system. The catch basins will have filter inserts installed to remove sediment, debris, and other pollutants of concern from the storm flows prior to the flows being infiltrated. In accordance with the San Bernardino County's drainage requirements, the infiltration system will be sized to retain the difference in runoff volume between the proposed condition and the existing condition for the 100-year storm. Storm flows that exceed the capacity of the infiltration system will be transported off-site through a proposed curb inlet catch basin located on Kendall Drive.

Southern California Edison (SCE) provides electrical service to the project area. The Proposed Project will receive electrical power by connecting to SCE's existing power lines along Kendall Drive, south of the Project Site. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 Gigawatt hours between the years 2015 and 2026. The increase in electricity demand from the Proposed Project as previously presented would represent an insignificant percent of

the overall demand in SCE's service area. The Proposed Project would not require the expansion or construction of new electrical facilities.

Southern California Gas Company (SoCalGas) would provide natural gas service to the Project Site. Therefore, the Proposed Project would connect to SoCalGas's high-pressure distribution lines along Kendall Drive. The natural demand from the Proposed Project as previously presented would represent an insignificant percent of the overall demand in SCE's service area. The Proposed Project would not require the expansion or construction of new natural gas facilities.

The Proposed Project is the development of a warehouse. The Proposed Project will be served by AT&T for telecommunication services. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The San Bernardino Valley Municipal Water District (SBVMWD) is a regional water management agency that covers about 325 square miles in southwestern San Bernardino County. Water supply to the Project Site would be provided by the West Valley Water District (WVWD), a retailer within the boundaries of the SBVMWD. The SBVMWD has developed a cooperative recharge program that is being successfully implemented to help replenish groundwater, using the State Water Project and local runoff.

The Proposed Project is an allowable use within the Glen Helen/Specific Plan-Corridor Industrial (GH/SP-CI) zoning district. Approval of the CUP would allow for the development of a warehouse on the Project Site. During operations of the Proposed Project, management of the landscape, and use of the office space and repair bays would be the only sources of demand for water on-site. It does not include uses that are water intensive. Moreover, implementation of the project Best Management Practices (BMPs) would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing runoff from the Project Site to be utilized as a resource that can eventually be used for groundwater recharge. The Proposed Project is consistent with land use and zoning designations. As such, SBVMWD Urban Water Management Plan has accounted for anticipated water use. Water supplies would be sufficient to serve the Proposed Project and reasonably foreseeable future development. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?*

The Proposed Project will utilize on-site underground seepage tanks to the west of the proposed building. No connection to the local wastewater treatment provider will be required. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- d) *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

The Project Site is located approximately 5.55 miles northeast of the Mid-Valley Sanitary Landfill and approximately 11.0 miles northeast of the West Valley Transfer Station and approximately. According to the CalRecycle's estimated solid waste generation rates for the industrial sector, the Proposed Project would generate at most, approximately 1,589.54 pounds of solid waste per day or approximately 0.79477 tons per day based on 8.93 pounds per employee per day.³⁰ The Mid-Valley Sanitary Landfill currently has a maximum permitted throughput of 7,500 tons/day. The anticipated waste for the Proposed Project would account approximately 0.01059 percent of the maximum permitted throughput at the Mid-Valley Sanitary Landfill. Therefore, waste generated from the Proposed Project is not expected to significantly impact solid waste collection systems. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Burrtec is the franchise waste hauler for the general area. The purpose of California Assembly Bill 341 is to reduce greenhouse gas emissions by diverting commercial solid waste from landfills by recycling. It mandates businesses and public entities generating 4-cubic yards or more of trash to establish and maintain recycling services. The San Bernardino County Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects which are required to submit a Construction and Demolition Solid Waste Management Plan (waste management plan).

A project's waste management plan is to consist of two parts which are incorporated into the Conditions of Approval (COA's) by the San Bernardino County Planning and Building & Safety divisions. As part of the plan, projects are required to estimate the amount of tonnage to be disposed and diverted during construction. Additionally, projects must provide the amount of waste that will be diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary.

³⁰ <https://www2.calrecycle.ca.gov/wastecharacterization/general/rates> Accessed August 4 2023.

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

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

County of San Bernardino Countywide Plan; CalFire VHFHSZ in LRA

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

The Project Site does not contain any emergency facilities. The I-215 freeway is an evacuation route within the Valley Region of the County.³¹ The Proposed Project is the development of a warehouse. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Project Site is relatively flat with no dramatic elevation changes. The Project Site is located within a High Fire Hazard Severity Zone.³² However, no wildlands occur within the vicinity. Due to the lack of wildfire fuel factors within the Project Site, the risk of wildfires is low. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Project Site is located within a High Fire Hazard Severity Zone. It does not include the installation or maintenance of associated infrastructure that would exacerbate fire risk. Infrastructure such as utilities needed to serve the Proposed Project are currently in place to serve existing uses at the Project Site. Implementation of the Proposed Project would reduce the risk of wildfires by eliminating ruderal grasses and providing hardscape. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

San Bernardino County provided a Pre-application Letter that states the Project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C7910H dated 08/28/2008 and 06071C7930J dated 09/02/2016. The San

³¹ San Bernardino Countywide Plan, PP-2 Evacuation Routes. Accessed July 28, 2023.

³² San Bernardino Countywide Plan, HZ-5 Fire Hazards Severity Zones. Accessed July 28, 2023.

Bernardino Countywide Plan, HZ-4 Flood Hazards shows the Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.³³ Moreover, there are no dams, reservoirs, or large bodies of water near the Project Site. The Project Site is not located within an area susceptible to landslides. Furthermore, the Project Site is near grade with the surrounding area. Therefore, the Proposed Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

³³ San Bernardino Countywide Plan, HZ-4 Flood Hazards. Accessed August 10, 2023

- 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?*

A General Biological Resources Assessment (BRA), dated May 2023, was prepared for the Proposed Project by Jennings Environmental, LLC. (Jennings). No State and/or federally listed threatened or endangered species or other sensitive species were observed on-site during surveys. At the time of the survey, there was suitable nesting habitat on and around the property for nesting birds. Mitigation Measure BIO-1 is recommended to reduce potential impacts to nesting birds to less than significant.

A Cultural Resources Study, dated May 3 2023, was prepared for the Proposed Project by Brian Smith and Associates Inc (BFSA). BFSA's investigation did not indicate the presence of any visible cultural resources within the project, the absence of positive results does not necessarily indicate the absence of resources. Therefore, to ensure less than significant impacts, mitigation measures CR-1 through CR-3 are required. With implementation of Mitigation Measure GEO-1, the potential impacts to paleontological resources can be reduced to a less than significant level. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant with Mitigation

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

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

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

As concluded in the Transportation Study Screening Assessment, the Proposed Project would not result in a significant impact to traffic and would not be cumulatively

considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. Similarly, the pollutant emissions from the Proposed Project are below SCAQMD thresholds and therefore, the Proposed Project would be in compliance SCAQMD's AQMP. In addition, greenhouse gas emissions from the Proposed Project are below thresholds. Therefore, air quality and greenhouse gas impacts would not be cumulatively considerable.

Although cumulative impacts are always possible, by incorporating all mitigation measures outlined herein, as part of approving the Proposed Project, would reduce the Project's contribution to any such cumulative impacts to levels that are not cumulatively considerable. Additionally, mitigation measures have been adopted by the County of San Bernardino for buildout of the Countywide Plan, Therefore, with the incorporation of mitigation identified in this document, the Project would result in individually limited, but not cumulatively considerable, impacts. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Bloomington, as is the case for most of Southern California, is located within a seismically active region. As stated in the soils report, the San Jacinto Fault is 5.06 miles from the Project Site. Although the potential for rupture on-site cannot be dismissed, it is considered low due to the absence of known faults within the immediate vicinity. Nonetheless, the Proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department.

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

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

Less Than Significant Impact

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

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: (Compliance monitoring will be verified by existing procedures for condition compliance)

Biological Resources

Mitigation Measure BIO-1:

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

Cultural Resources

Mitigation Measure CR-1:

In the event that any historic or prehistoric cultural resources are inadvertently discovered, all construction work in the immediate vicinity of the discovery shall stop and a qualified archaeologist shall be engaged to discuss the discovery and determine if further mitigation measures are warranted.

Mitigation Measure CR-2:

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to tribal representatives for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

Mitigation Measure CR-3:

The monitor shall evaluate the significance of any resources found. If human remains are involved, the County Coroner will be contacted immediately and permitted to inspect the

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

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

HAZARDS AND HAZARDOUS MATERIALS

Mitigation Measure HAZ 1:

A limited Phase II investigation be conducted near the septic tank to assess if any chemical releases have occurred into the tank and surrounding soil.

Mitigation Measure HAZ 2:

An asbestos survey be conducted for the residential buildings on Site prior to any demolition activities.

Transportation

Mitigation Measure TRAN-01:

Maintain a minimum employment density of 18.3 employees per acre (T-2 Job Density)

Mitigation Measure TRAN-02:

Provide a minimum of 2 EV charging stations. (T-14 Provide EV Charging Infrastructure).

Tribal Cultural Resources

Mitigation Measure TCR-1:

Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

- a. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

- b. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- c. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
- d. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

Mitigation Measure TCR-2:

Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

- a. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

Mitigation Measure TCR-3:

Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

- a. 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 Public Resources Code Section 5097.98, are also to be treated according to this statute.
- b. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- c. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

- d. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- e. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

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