SAN BERNARDINO COUNTY
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the California Environmental Quality Act (CEQA) Guidelines.

PROJECT LABEL

APNs:	0235-031-04, 0235-041-14, 0235-041-13, 0235-041-021, 0235-041-20	***USGS Quad:***	Fontana, CA
Applicant:	Titan Industrial Metal Corporation 14930 Valley Blvd, Fontana, CA 92335 San Bernardino County	***T, R, Section:***	T1S, R6W, Section 23
Location:	The Project site is located on several parcels situated just north and just east of the intersection of Valley Boulevard and Live Oak Avenue in unincorporated San Bernardino County in the City of Fontana Sphere of Influence. The project is located at the following addresses: 9995, 10017 and 10011 Live Oak Avenue, and 14930 Valley Boulevard. The project coordinates are 24.072º, -117.479º.	***Thomas Bros:***	N/A
Project No:	PROJ-2019-00032 / PROJ-2021-00159	***Community Plan:***	N/A
Rep:	Alicen Clark Wong, Attorney at Law Post Office Box 961 Wildomar CA 92595 (909) 215-8112	***LUZD:***	LU: Low Density Residential and Commercial Zoning: Special Development-Commercial (SD-COM) and Residential (RS)
Proposal:	A General Plan Amendment/Policy Plan Amendment from Low Density Residential (LDR) Land Use District to Commercial (C), Zone Change from Single Residential (RS) to Special Development-Commercial (SD-COM) and a Conditional Use Permit (CUP) to establish an equipment Rental and Large Collection/Light Recycling Facility and construct a Prefabricated 32,400 square foot metal building in two (2) phases, on 4.24 acres.	***Overlays:***	Biotic Resources (BR) for Burrowing Owl,

PROJECT CONTACT INFORMATION

Lead Agency: County of San Bernardino
Land Use Services Department
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PROJECT DESCRIPTION

Introduction

The project applicant, Titan Industrial Metal Corporation, is proposing to construct and operate an Equipment Rental facility and a Large Collection/Light Processing Recycling facility at 14930 Valley Boulevard in San Bernardino County. The project site occupies approximately four (4.24) acres of land in San Bernardino County west of the City of Fontana. Thus, San Bernardino County will serve as the lead agency for compliance with the California Environmental Quality Act (CEQA) and for considering the following entitlements:

(i) **A General Plan Amendment/Policy Plan Amendment** for 9995 Live Oak (APN 0235-031-04) from Low Density Residential (LDR) to Commercial (C).
(ii) **Zone Change** for 9995 Live Oak (APN 0235-031-04) from Residential (RS) to Special Development – Commercial (SD-COM).
(iii) **Conditional Use Permit** to permit an Equipment Rental and a Large Collection / Light Recycling Facility on the Project Site. See description of the proposed operations, below.
(iv) **Lot Merger or Lot Line Adjustment** post entitlement approval. To create one parcel for the Equipment Rental use, parcel APN 0235-031-04 will be merged with -013, -014, and with portions of 0235-041-021 and -020 (or the lot lines will be adjusted). The Large Collection and Light Processing facility will be located on an adjusted second parcel that will contain the remainder of 0235-041-021 and -020.

Existing Site Conditions

The proposed project site is located in the Valley Region of San Bernardino County, in the City of Fontana sphere of influence. The City of Fontana is located south of Valley Boulevard. The proposed project site is an approximately 4.24-acre irregularly shaped parcel that has been totally disturbed by previous clearing/ grading and contains 11,264 SF of existing structures. The project site is surrounded by intense urban development and is located in a pocket of unincorporated land that is surrounded entirely by the City of Fontana. Figures 1 and 2 provide regional and local context to the project location.

The project site contains the Titan Industrial Metal Corp. Recycling Center (formerly known as Alamo Recycling), which operated in the 11,264 SF of existing structures and closed to the public in January 2019. Recently, in summer of 2022, the Titan Industrial Metal Corp. Recycling Center re-opened to the public under a Temporary Use Permit (TUP), as authorized by the County. In the time that the project has been in process with the County (2019 to present), the Applicant has held two community meetings to learn of any concerns related to the operations of the Titan Industrial Metal Corp. Recycling Center. The most recent community meeting was held on August 24, 2023 at 6 PM, and the occupants of the two residences located along Live Oak Avenue to the south of the Project Site toward Valley Boulevard attended. Primary concerns include: Noise.

The San Bernardino Countywide Policy Plan Land Use designations for the Project Site are Low Density Residential (LDR) 2-5 dwelling units per acre maximum for 9995 Live Oak Avenue and Commercial for 14930 Valley, 10017 and 10011 Live Oak Avenue. The zoning classifications are Single Family Residential for 9995 Live Oak Avenue and Special Development-Commercial for 14930 Valley, 10011 and 10017 Live Oak. The land uses bordering the project site are outlined in Table 1 below, and photos of the project site and the surrounding uses are provided in the Photos Section below:

Table 1
EXISTING LAND USE AND LAND USE ZONING DISTRICTS

Location	Existing Land Use	Countywide Plan Land Use & Zoning District
Project Site	Industrial and Residential uses	LUC: Low Density Residential (LDR) and Commercial (C) Zoning: Special Development-Commercial (SD-COM) and Residential (RS)
North	Residential uses	LUC: Low Density Residential (LDR) Zoning: Single Residential (RS)
South	Industrial uses	Industrial (City of Fontana)
East	Industrial uses	LUC: Commercial (C) Zoning: Special Development-Commercial (SD-COM)
West	Circle K convenience store with gas station at the northeast corner of Valley Boulevard and Live Oak Avenue with a truck wash/detailing business to the north. Residential and Industrial uses west of Live Oak Avenue.	LUC: Commercial (C) Zoning: Special Development-Commercial (SD-COM)

Countywide Plan/Zoning Classification

Existing: 9995 Live Oak Avenue (APN 0235-031-04) has a LUC: Low Density Residential (LDR) and zoned Single Residential (RS)

Proposed: LUC: Commercial (C) and Zone: Special Development – Commercial (SD-Com)

The project will require a Policy Plan Amendment, a Zone Change, and a Conditional Use Permit.

Project Location

The project proposes the development of a 32,400 square foot building to house an *Equipment Rental* use and a *Large Collection/Light Processing* facility (the "*Recycling Facility*") to be developed in 2 phases. The *Equipment Rental* use would occupy about 24,400 square feet ("SF") of interior space and provide 52 parking spaces. The *Recycling Facility* would occupy about 8,000 sf of interior space and provide 21 parking spaces. In addition, 4 parking spaces compliant with the Americans With Disabilities Act including 2 spaces with electric charging stations would be provided. All aspects of the recycling operation would occur inside the building. The Regional Location Map provided on Figure 1 and the Site Location Map provided on Figure 2 include an aerial of the project site and the immediate surrounding area. The *Equipment Rental* is proposed on the following parcels: APNs 0235-031-04, 0235-041-14, 0235-041-13, on 0235-041-021 and on the north side of 0235-041-20 which are shown on Figure 3. The *Recycling Facility* is proposed on the east side of the following parcels: APN 0235-041-021 and -20, also shown on Figure 3. Figure 3 shows the parcels highlighted with parcel details as shown on the Public San Bernardino County Parcel Viewer. Existing development is shown on Figure 4 and the proposed Site Plan for the Project is shown on Figure 5.

Existing On-Site Development: Figure 4 depicts the existing development on the project site, which includes 11,464 SF: 2,200 SF in the 3 houses discussed below, 2,720 SF in a maintenance building, 920 SF in a material processing building, and 5,624 SF in the public intake facility. All existing structures on the Project site will be demolished prior to the development of the project.

On-Site Houses to be demolished: The two existing single-family residences that will be demolished prior to the development of the project are commonly known as: 9995, 10011 and 10017 Live Oak Avenue. The northerly two houses are 600 SF each and the southerly house is about 800 SF.

On-Site House previously demolished. A house previously existed on the project site, at 9995 Live Oak Avenue. Pursuant to demolition permit DEMO-2022-00085, the 600 square foot house was demolished. The house was in unhabitable condition when it was demolished in May 2022.

Off-site/Adjacent Houses: The Project site is adjacent to 3 houses located off-site. These houses are commonly known as: 9985, 10041 and 10031 Live Oak, and are relevant to the project because the County Development Code requires recycling collection and processing facilities to be located a minimum of 150' from the property line of any adjacent residence. The 3 houses and their distance from the Recycling Facility are discussed in the 150' Setback paragraph, below.

Project Characteristics

Approval of the entitlements would allow the existing buildings to be demolished and the above referenced facilities to be installed. The operation of the project is described in the following text.

Equipment Rental: The Equipment Rental would rent heavy duty roll-off bins ("bins") to customers for the collection of recyclables off-site. 3-axel trucks would transport one or more bins to the customer's location; and later, retrieve the bins when they have been filled and transport them to the appropriate facility for recycling. If a full bin contains non-ferrous materials, the contents would be taken to the Light Processing Facility on the Project Site for processing. If a full bin contains ferrous metal, the contents would be delivered to a ferrous-metal recycler (located off-site) and the empty bin returned to the Equipment Rental yard on the project site for storage.

Personnel: 6 truck drivers would each work one shift per day during the week (5 am – 4 pm). 3 Equipment Rental Employees and 1 Manager would work in the office. Truck drivers would arrive at the site at 5 am, park their personal vehicle in a parking space, pick up a truck, and load a bin for delivery off-site or drive to a customer's off-site location to pick up one or more full bins.

Maintenance Shop: 9,600 SF of interior building area and 1 bathroom would be developed in Phase 1 followed by 10,000 SF in Phase 2. The 19,600 SF would be used to maintain the bins, which require regular welding and painting and to provide routine light maintenance for the trucks and trailers.

Yard: Approximately 54 bins would be stored outside to the north of the building. Additional large equipment, including but not limited to cranes, would also be stored in the yard.

Trucks: As mentioned above, 3-axle semi-trucks about 17' in length plus trailers about 53' in length (for a total length of 70') would park on site. Each truck and trailer require 2 parking spaces - 1 for the truck and 1 for the trailer. The Equipment Rental use includes 16 parking spaces - 8 for trucks and 8 for trailers in Phase 1 and 12 parking spaces (6 for trucks and 6 for trailers in Phase 2). The 4-parking space reduction would occur when the additional 10,000 SF are developed in Phase 2.

Loading Activities: Fork-lifts or winches would be used to load the bins onto the trailers.

Diesel: 1000 gallons of diesel would also be stored for on-site use in an above-ground storage tank permitted by the San Bernardino County Fire Department, Hazardous Materials Division.

Equipment Rental Yard: The bins include four sizes: 10-yard (16' x 8' x 2' tall also referred to as a "low boy"), 20-yard (18' x 8' x 4' tall), 30-yard (20' x 8' x 5' tall) and 40-yard (20' x 8' x 6' tall).

Scale: One truck scale would weigh the contents of each bin when it returns to the site for processing.

Office: The Equipment Rental Office would be constructed in Phase 1 and would include 4,800 SF developed on 2 floors (2,400 SF on each floor), with 2 bathrooms downstairs and 1 bathroom upstairs.

Trash Enclosure: A 287 SF trash enclosure would be constructed in Phase 1.

Phasing: The 12,400 SF of Equipment Rental use (including the 4,800 SF Office) would be constructed in Phase 1 and an additional 10,000 SF of Equipment Rental space would be constructed in Phase 2.

Parking: The 22,400 SF Equipment Rental area (Phases 1 and 2) requires 40 parking spaces (20 spaces for the 19,600 SF Equipment Rental and 20 spaces for the 4,800 SF Office). In addition, 16 truck parking spaces (8 for trucks and 8 for trailers) are also required to operate the use. The 56 parking spaces required for the Equipment Rental use would be developed in Phase 1. When the additional 10,000 SF are developed in Phase 2, that portion of the building will eliminate 4 truck parking spaces, reducing the number of parking spaces for the Equipment Rental use to 52. 4 parking spaces are also required by the American Disabilities Act. 6 parking spaces including 2 with electric charging stations would also be developed in Phase 1.

Employees: The Equipment Rental would employ 10 people full time, including the owner.

Parcel Merger or Lot Line Adjustment: In the proposed location, the building would cross one parcel line. A lot-merger or adjustment would be processed post-entitlement to move that line.

Large Collection/Light Processing Facility: The Large Collection and Light Processing Facility (the "Recycling Facility") would operate in an 8,000 SF space inside the building. Members of the public would enter the Facility from Valley Boulevard, park south of the building, transfer the recyclable materials from their car onto a wheeled cart, push the cart inside the Facility, source separate the recyclables by material type, weigh each material type separately, deliver the separated materials to an employee and receive payment according to the material type and weight. Under California law, acceptable materials for recycling include items with Cal Redemption Value (including but not limited to aluminum cans, glass bottles, polyethylene terephthalate (PET), High Density Polyethylene (HDPE) and non-ferrous materials). As stated above, ferrous materials would not be accepted.

150' Setback: Section 84.19.070(b) of the San Bernardino County Development Code requires Large Collection and Light Processing facilities to be located at least 150' from the property line of any residential use or zoning district that allows residential land uses. The location proposed for the Recycling Facility, complies with this requirement because it is more than 150' from the three off-site houses adjacent to the project site. As discussed above, these houses are: 9985 Live Oak (APN 023-031-05), 10041 Live Oak (APN 0235-041-011) and 10031 Live Oak (APN 0235-041-012). Two 150' setback lines are shown on the Site Plan. One setback is calculated 150' from 9985 Live Oak Avenue (the off-site house to the north). The second setback is calculated 150' from 10041 and 10031 Live Oak Avenue (the two off-site houses to the west of the project site).

Public Intake and Customer Pay-Out: 3 employees would oversee the Recycling Facility which would include a public intake area, a customer payment area, and a recyclable-material processing area.

Processing: Recyclable materials are processed in two steps: first, the materials are source separated - then they are baled. The baling process includes crushing and compacting.

Baling: As discussed in the 150' setback section above, the location of the baler inside the Facility, would be more than 150' from the 3 adjacent off-site residences.

Truck-Transport Post-Processing: After processing, the baled materials would be loaded onto a truck and transported to the appropriate off-site recycler. An average of two loads of processed (baled) recyclables would be weighed and transported from the Recycling Facility per day.

Hours of Operation: The Recycling Facility would operate from 8 am to 4 pm (4:30 pm in the summertime) six days per week - closed on Sunday.

Phasing: The Recycling Facility and all of the parking spaces would be constructed in Phase 1. No additional SF of Recycling use would be added in Phase 2 and no additional parking spaces would be required.

Parking: 8 parking spaces are required for the Recycling Facility and 21 would be provided. In addition, as discussed above, 6 parking spaces (including 2 with electronic charging stations) would be constructed in Phase 1 to comply with the Americans With Disabilities Act.

Total Parking Spaces at Completion of Phase 2: When Phase 2 has been completed, the Project would provide 79 parking spaces (52 for the Equipment Rental (including 40 car and 12 truck parking spaces (6 for trucks and 6 for trailers), 21 for the Recycling Facility, and 6 ADA compliant spaces (including 2 with electric charging stations), as required by section 83.11.060 and Table 83-17 of the Development Code.

Employees: There will be 6 truck drivers that arrive at 5:00 AM and depart at 4:00 PM. They will drive and park their personal vehicles on-site for the day while they drive work trucks to/from the project site. 4 maintenance employees will work from 5:00 AM to 4:00 PM. 6 office employees will work from 6:00 AM to 4:30 to 5:00 PM. 3 recycling facility employees will work from 8:00 AM to 5:00 PM. A total of 19 employees will be on-site during a typical weekday.

Off-site Improvements Summary: The anticipated offsite improvements include Water, Sewer and Electricity. Water would be provided by the Fontana Water Company. Sewer would be provided by the City of Fontana. Connection to the sewer would be to the south on Valley Boulevard. SCE would provide electricity to the site and the power distribution system located on the Project site would be able to supply sufficient electricity. Natural gas is also available and can be connected if needed.

Construction

Proposed Construction Schedule: Construction is estimated to begin in the fall 2022 with construction of Phase 1 completed in 12 months. As discussed above, all parking spaces would be constructed in Phase 1. Phase 2 would be constructed within the maximum time frame permitted by the County. The 10,000 SF constructed in Phase 2 would eliminate 4 truck parking spaces reducing the total number of parking spaces from 83 to 79. The Equipment Rental and the Recycling Facility together require 48 parking spaces, so with this change, the project would remain in compliance with the Development Code.

Construction Scenario: 1011 and 1017 Live Oak will be demolished at the start of construction. The proposed site development will add 944 yards of fill and over excavate/compact the property. The phasing construction scenario is shown in the following Table:

Table 2
PHASED CONSTRUCTION SCENARIO

		Phase 1	Phase 2	Building SF	Parking
Equip Rental	Building	9,600 SF	10,000 SF	19,600 SF	
	Parking Req'd 1/1,000 SF	10 spaces	10 spaces		
	Parking Provided	36 (20 car + 16 truck) / 32 (20 car + 12 truck)			20 req'd/ 32 provided
Office	Building	4,800 SF	zero	4,800 SF	
	Parking Req'd 1/250 GLA	20 spaces	zero		
	Parking Provided	20 spaces			20 req'd/20 provided
Lg Coll/Light Process	Building	8,000 SF	zero	8,000 SF	
	Parking Req'd 1/1,000 GLA	8 spaces	zero		

		Phase 1	Phase 2	Building SF	Parking
	Parking Provided	21 spaces			8 req'd/21 provided
ADA Parking	76-100 park spaces	4 spaces req'd			4req'd/6 provided
Totals				**32,400 SF**	**52 req/79 provided**

Three segments of block wall will be constructed between the adjacent residential land use district and the Project site as required by section 83.06.050(a) of the County Development Code. Specifically: (i) approximately 904 linear feet of concrete block wall 8' tall will be constructed along the north property line of 9995 Live Oak Avenue, (ii) approximately 274' of 10' block wall will be constructed along the north property line of 10041 Live Oak Avenue, and approximately 94' of 10' block wall will be constructed along the east property line of 10041 and 10031 Live Oak Avenue (the closest off-site houses to the west) and (iii) and about 150' of block wall 6' tall will be constructed along the west property line of 10017 and 10011 Live Oak Avenue. These residences and their addresses are shown on Figure 3.

Lighting: The Project Site contains five pole lights 30' tall, one of which is a light emitting diode ("LED") type and 4 of which are can lights.

Landscaping: Landscaping will cover approximately 25,000 sf. Concrete and asphalt will cover the remaining 120,000 sf.

A maximum number of 25 employees are expected at the project site during construction at any given time.

Water demand is expected to be a maximum of 100 gallons per day for landscape irrigation plus domestic consumption.

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

Exhibit 1.

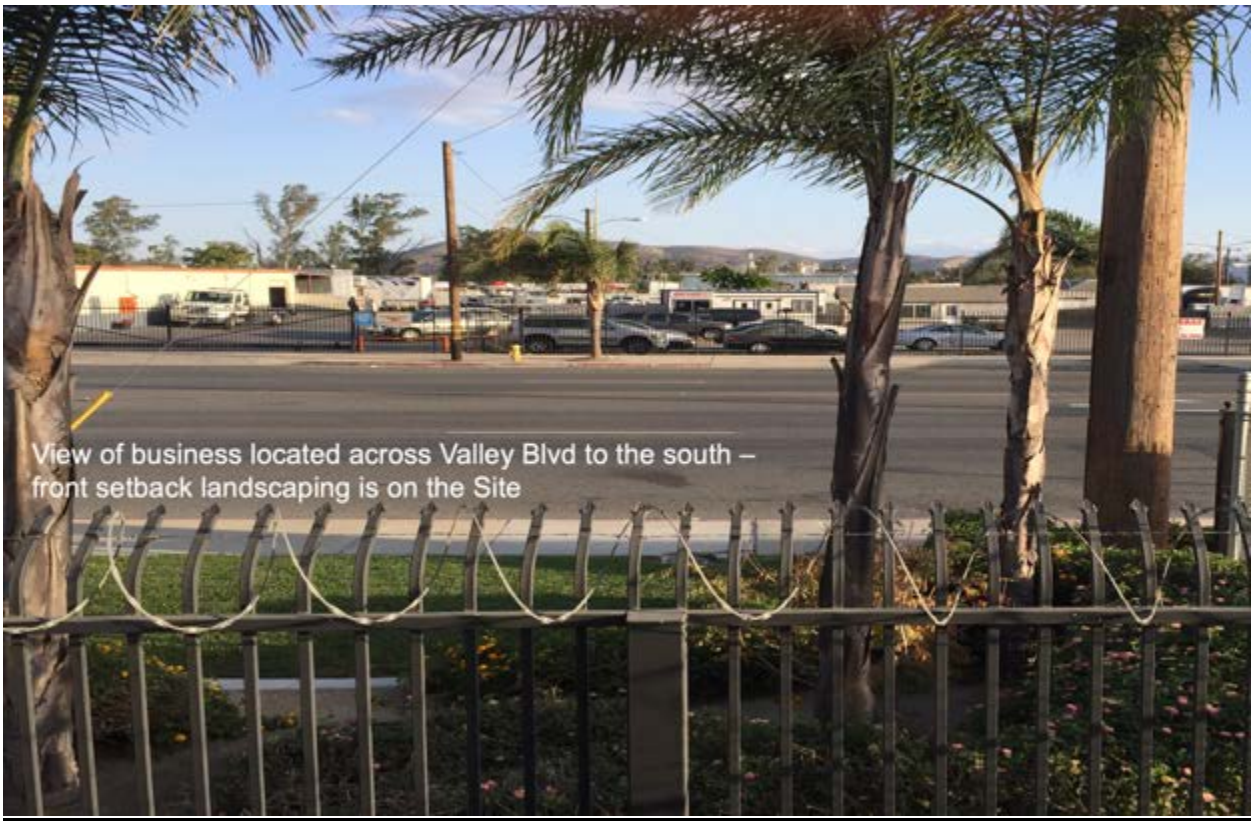


Exhibit 2.

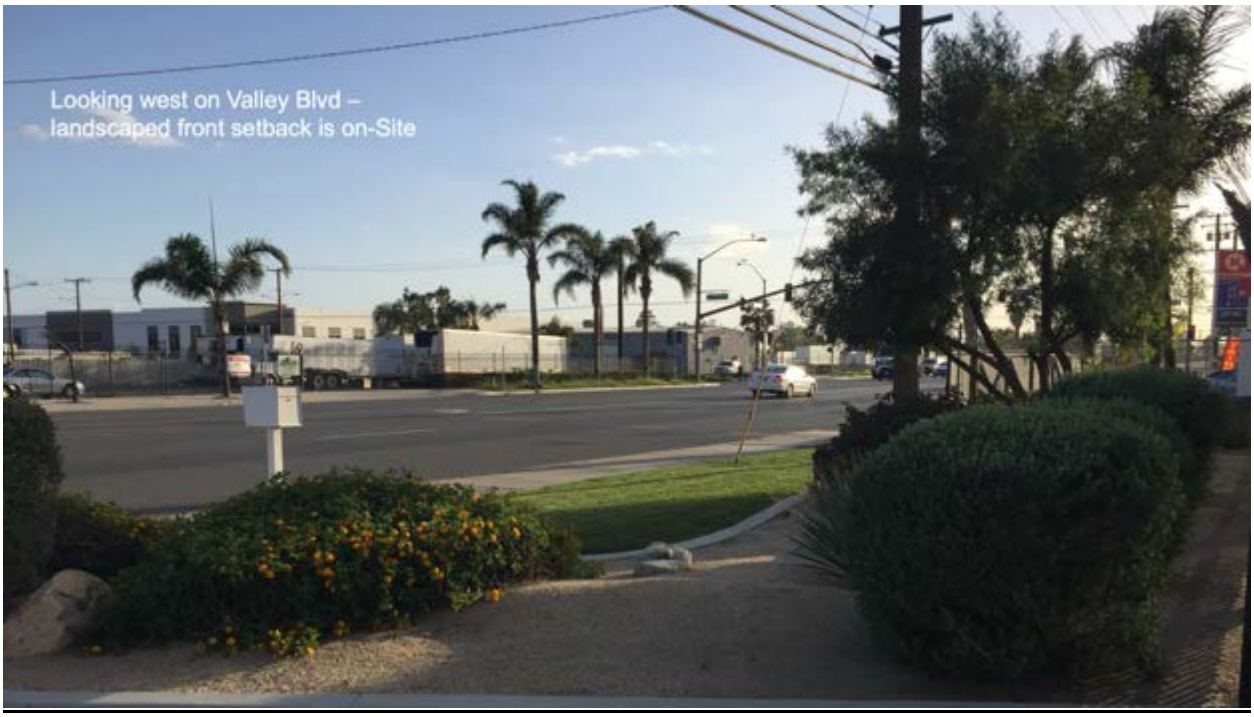


Exhibit 3.

Exhibit 4.

Exhibit 5.

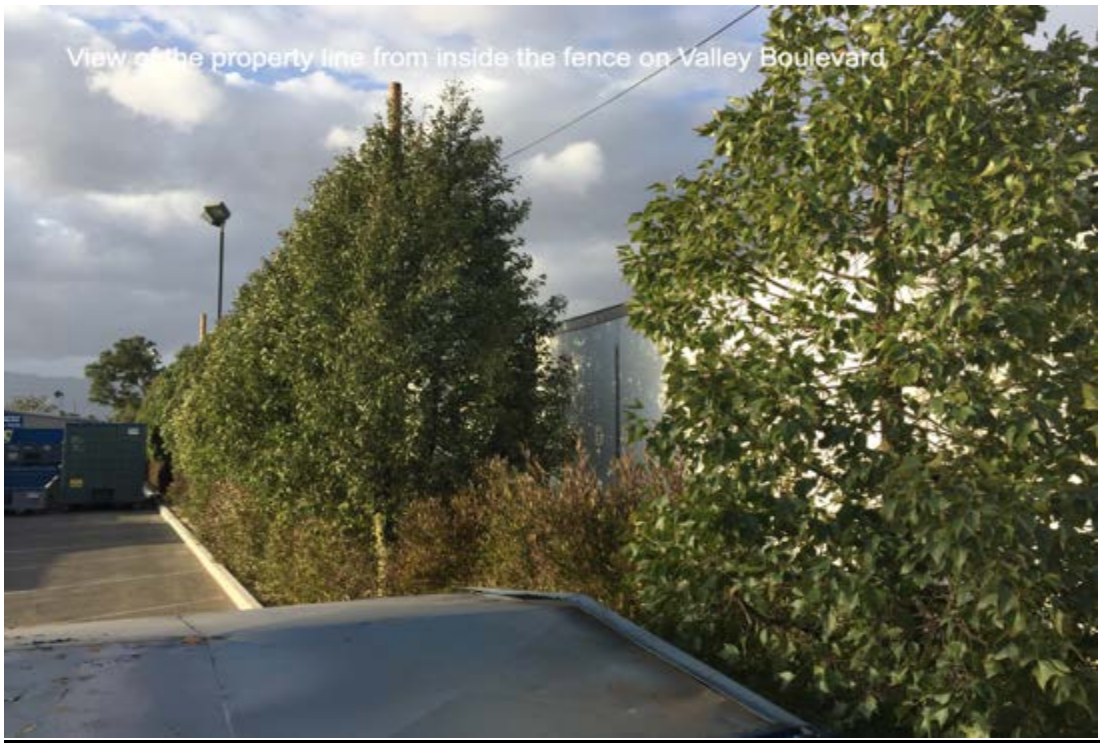


Exhibit 6.

Exhibit 7.

Exhibit 8.

Exhibit 9.

Exhibit 10.

Exhibit 11.

Exhibit 12.

Exhibit 13.

Exhibit 14.

Exhibit 15.

Exhibit 16.

Exhibit 17.

Exhibit 18.

Exhibit 19.

Exhibit 20.

Exhibit 21.

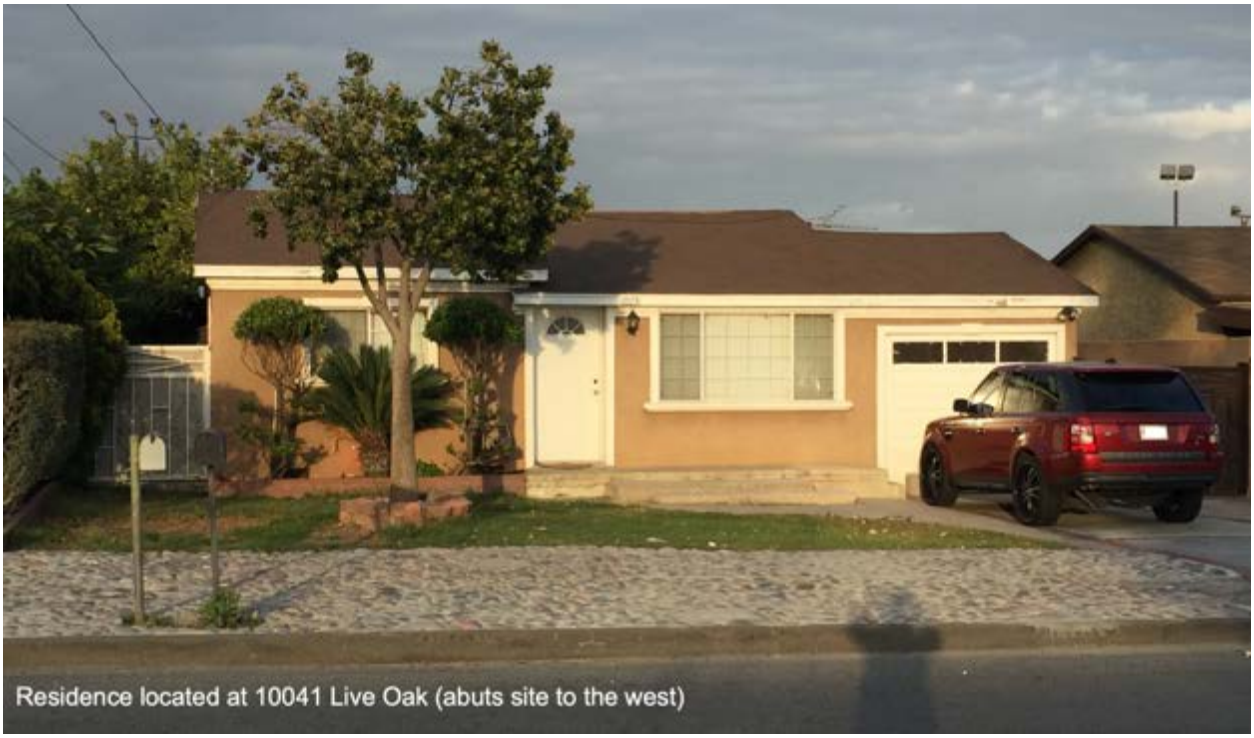


Exhibit 22.

Exhibit 23.

Exhibit 24.

Exhibit 25.

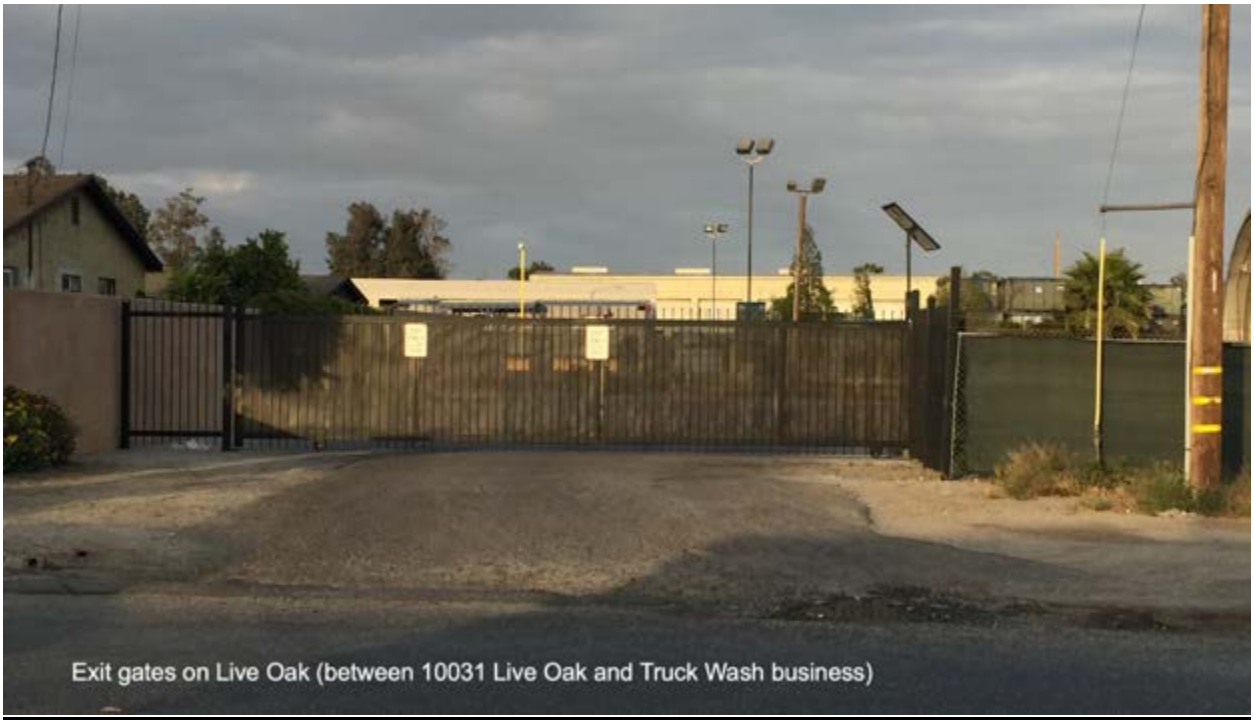


Exhibit 26.

ADDITIONAL APPROVALS THAT MAY BE REQUIRED BY OTHER PUBLIC AGENCIES

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

Based on an evaluation of the specific site location, the proposed project will not require any permits from other agencies to support development of the site as a commercial service development. The amount of area to be disturbed by the whole project will be greater than one acre; therefore, the developer will be required to file a Notice of Intent (NOI) for a General Construction permit to comply with the National Pollutant Discharge Elimination System (NPDES) requirements. The NOI is filed with the State Water Resources Control Board and enforced by the Santa Ana Regional Water Quality Control Board. A Storm Water Pollution Prevention Plan (SWPPP) must be implemented in conjunction with construction activities. It is also possible that a permit will be required from the San Bernardino County Fire Department, Hazardous Materials Division for the above ground fuel storage tank. No other permits or agency requirements have been identified in association with the proposed project. There may be some permits required from South Coast Air Quality Management District (SCAQMD) as a result of the welding operations on site, to enable welding of the bins.

SUMMARY OF CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

The County of San Bernardino staff notified the following tribes pursuant to AB 52: 1) Colorado River Indian Tribes, 2) Fort Mojave Indian Tribe, 3) Twenty-Nine Palms Band of Mission Indians, 4) Gabrieleño Band of Mission Indians – Kizh Nation, 5) Morongo Band of Mission Indians, 6) San Gabriel Band of Mission Indians, 7) San Manuel Band of Mission Indians, and 8) Soboba Band of Luiseno Indians. Consultation was requested from the Gabrieleño Band of Mission Indians – Kizh Nation. Mitigation was requested to be incorporated to minimize impacts to tribal cultural resources by the Kizh Nation that is discussed further under the Tribal Cultural Resources Subchapter (XVIII).

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act, Public Resources Code section 21000, et seq. (CEQA) 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 CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 18 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact

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

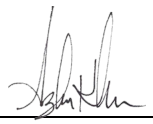
The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology / Soils	☐ Greenhouse Gas Emissions	☒ Hazards & Hazardous Mat
☒ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☒ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☒ Utilities / Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

DETERMINATION (To be completed by the Lead Agency)

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

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



Signature (prepared by Azhar Khan, Senior Planner) — Date: 9/28/2023

Chris Warrick

Signature (Chris Warrick, Supervising Planner) — Date: 9/26/2023
Land Use Services Department/Planning Division

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

I. AESTHETICS

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

a. *Less Than Significant Impact* – Adverse impacts to scenic vistas can occur in one of two ways. First, an area itself may contain existing scenic vistas that would be altered by new development. The proposed project is located on a site that has been previously developed as the Titan Recycling Center, which is currently not in operation, and also contains two existing houses that would be demolished as part of the proposed project. A review of the project area determined that there are no scenic vistas located internally within the area proposed for the development of the Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project, particularly given the project is located within a site that has been previously developed, and that the project is surrounded by existing development (refer to the site photos provided in the Project Description). Portions of mountains can be seen from street level at Valley Boulevard and Live Oak Avenue, but trees, and existing structures are located within the foreground, thus the project site views are not pristine or of high quality.

A scenic vista impact can also occur when a scenic vista can be viewed from the project area or immediate vicinity and a proposed development may interfere with the view to a scenic vista. The project is situated in the Valley Region of the County of San Bernardino. Development at this location would not interfere with mountain views to the North or any other surrounding mountain views, particularly as the project area is highly developed, with views to the mountains being visible mostly from north-south roadways. Given that the proposed project is currently developed with existing structures in support of the previous recycling facility operations, the development of the site to contain the Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project would be consistent with that which existing both within the project site, and within the surrounding area. Existing facility heights in the project site are similar to that which is proposed by the project (40') as shown on the site photos provided in the Project Description. Given that there are no pristine viewpoints in the vicinity the project from which to observe the mountain vistas, the development of the 40-foot-tall structure in this area of the County is not considered significant. The proposed use of this site would be consistent with the existing and surrounding uses which include a truck wash, gas station, truck towing, repair, and sales, etc. As such, implementation of the proposed development is

not expected to cause any substantial effects on any important scenic vistas. This potential impact is considered a less than significant adverse aesthetic impact. No mitigation is required.

b. *Less Than Significant Impact* – The proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The project site is located on Valley Boulevard, which is not considered by the State to be a scenic highway. The County's recently adopted General Plan—the "Countywide Plan"[1]—identifies several county scenic routes as shown on Figure I-1, but none are in close proximity to the proposed project. No historic buildings are located within the area proposed that would be disturbed as part of the proposed project. The proposed project contains structures that would be demolished, but none of the structures are considered historical, nor do the structures possess attributes that are characteristic of historically important structures. No rock outcroppings would be impacted by the proposed project, as none have been observed within the project site, particularly given that the project site has been previously developed. As stated under issue I(a), above, the proposed project is located on a site that has been previously developed as the Titan Recycling Center, which is currently not in operation, and also contains two existing structures that would be demolished as part of the proposed project. The site does not contain any trees that would fall under the County's Tree Ordinance. No other scenic resources have been identified on the site. Therefore, the project would have a less than significant potential to substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

c. *Less Than Significant Impact* – The proposed Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project is located within a highly urbanized area surrounded with industrial uses making up a significant portion of the surrounding uses, as well as commercial uses and a few non-conforming residences. The proposed project is located in a developed portion of the County. The project will include a mix of existing and new landscaping as required by the County for Industrial uses, which will ensure that the site does not degrade the visual character of the site or the area. By developing this site with a similar use to that which already exists at present, in accordance with County design guidelines for Industrial uses, and in accordance with site development plans, the visual character of this site and its surroundings will be enhanced. Thus, with the design elements incorporated in the project, implementation of the County's design standards will minimize the potential aesthetic impacts to a less than significant level.

d. *Less Than Significant With Mitigation Incorporated* – Implementation of the proposed project will create new sources of light during the construction and operational phases of the project. Existing sources of light in the project area include streetlights, headlights and lighting from the adjacent roadways, lighting from within the project site from the recycling facility (which is currently not in operation), and lighting from nearby industrial, residential, and commercial uses. The San Bernardino County Development Code requires new projects to adhere to the provisions of the Chapter 83.07.030 Glare and Outdoor Lighting – Valley Region. The Development Code requires that outdoor lighting—which the project will require to provide security lighting throughout the site—of commercial or industrial land uses shall be fully shielded to preclude light pollution or light trespass on (1) An abutting residential land use zoning district; (2) A residential parcel; or (3) Public right-of-way (ROW). Much of the proposed project will be lit utilizing existing lighting, but some new sources of light would be required in the areas that are not currently within the existing recycling facility site limits. New sources of light will be required to comply with the provisions outlined in San Bernardino County Development Code 83.07.030 Glare and Outdoor Lighting – Valley Region as it is a mandatory requirement for all new construction and as such will be required to develop the proposed project. A lighting and glare analysis shall be prepared to ensure that the public ROW and adjacent non-conforming residences are or otherwise continue to be shielded from the introduction of new light sources and potential glare from the proposed project. Therefore, the following mitigation measures shall be implemented:

[1] San Bernardino County, Countywide Plan. http://countywideplan.com/ (accessed 7-11-23)

AES-1 ***Prior to approval of the Final Design, an analysis of potential glare from sunlight or exterior lighting that may impact vehicles traveling on adjacent roadways shall be submitted to the County for review and approval. Additionally, an analysis of the potential light pollution or trespass on adjacent residences shall also be prepared and submitted to the County in conjunction with the glare analysis. This analysis shall demonstrate that due to orientation and/or shielding of lighting, no significant glare may be caused that could negatively impact drivers on the adjacent right-of-way or impact adjacent land uses. If potential glare impacts are identified, the lighting orientation, use of non-glare reflective materials or other design solutions acceptable to the County of San Bernardino shall be implemented to eliminate glare impacts.***

With implementation of this mitigation measure and compliance with the County Development Code, potential light and glare impacts associated with the proposed project will be reduced to a less than significant level.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Will 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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

II. AGRICULTURE AND FORESTRY RESOURCES

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

a. *No Impact* – The Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project is located in an area that is urbanized. Neither the project site nor the adjacent and surrounding properties are designated for agricultural use; no agricultural activities exist in the project area; and there is no potential for impact to any agricultural uses or values as a result of project implementation. According to the San Bernardino Countywide Plan Agricultural Resources Map (Figure II-1), the proposed project has not been designated for agricultural use; no prime farmland, unique farmland, or farmland of statewide importance exists within the vicinity of the proposed project. No adverse impact to any agricultural resources would occur from implementing the proposed project. No mitigation is required.

b. *No Impact* – There are no agricultural uses currently on the project site or on adjacent properties. The project site is zoned for Special Development-Commercial (SD-COM) and Residential (RS) and the General Plan land use designation is Industrial (I) and Single Family Residential (SRF). The proposed project requires a general plan amendment for one parcel that is zoned for residential use to be amended to Industrial use, and also requires a zone change for the same parcel to be changed from Residential (RS) to Industrial (I). None of these General Plan land use designations or Zoning classifications support agricultural use. As such, no potential exists for a conflict between the proposed project and agricultural zoning or Williamson Act contracts within the project area. No mitigation is required.

c. *No Impact* – Please refer to issues II(a) and II(b) above. The project site is in an urbanized area and neither the land use designation (I) nor zoning classification (SD-COM) supports forest land or timberland uses or designations. No potential exists for a conflict between the proposed project and forest/timberland zoning. No mitigation is required.

d. *No Impact* – There are no forest lands within the project area, which is because the project area is urbanized and removed from nearby mountains, where much of the County's forests are located. No potential for loss of forest land would occur if the project is implemented. No mitigation is required.

e. *No Impact* – Because the project site and surrounding area do not support either agricultural or forestry uses and, furthermore, because the project site and environs are not designated for such uses, implementation of the proposed project would not cause or result in the conversion of farmland or forest land to alternative use. No adverse impact would occur. No mitigation is required.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Will the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☒	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☒	☐	☐

III. AIR QUALITY

SUBSTANTIATION: The following information utilized in this section was obtained from the technical study "Air Quality and GHG Impact Analyses, Titan Industrial Metal Facility, County of San Bernardino, California" prepared by Giroux & Associates dated May 16, 2022, Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project and provided as Appendix 1 to this document.

Background

Climate

The climate of the eastern San Bernardino Valley, as with all of Southern California, as with all of Southern California, is governed largely by the strength and location of the semi-permanent high-pressure center over the Pacific Ocean and the moderating effects of the nearby vast oceanic heat reservoir. Local climatic conditions are characterized by very warm summers, mild winters, infrequent rainfall, moderate daytime onshore breezes, and comfortable humidity levels. Unfortunately, the same climatic conditions that create such a desirable living climate combine to severely restrict the ability of the local atmosphere to disperse the large volumes of air pollution generated by the population and industry attracted in part by the climate.

The project will be situated in an area where the pollutants generated in coastal portions of the Los Angeles basin undergo photochemical reactions and then move inland across the project site during the daily sea breeze cycle. The resulting smog at times gives San Bernardino County some of the worst air quality in all of California. Fortunately, significant air quality improvement in the last decade suggests that healthful air quality may someday be attained despite the limited regional meteorological dispersion potential.

Air Quality Standards

Existing air quality is measured at established Southern California Air Quality Management District (SCAQMD) air quality monitoring stations. Monitored air quality is evaluated and in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect are shown in Table III-1. Because the State of California had established Ambient Air Quality Standards (AAQS) several years before the federal action and because of unique air quality problems introduced by the restrictive dispersion meteorology, there is considerable difference between state and national clean air standards. Those

standards currently in effect in California are shown in Table III-1. Sources and health effects of various pollutants are shown in Table III-2.

Table III-1
AMBIENT AIR QUALITY STANDARDS

Pollutant	Average Time	California Standards [1]		National Standards [2]		
		Concentration [3]	Method [4]	Primary [3,5]	Secondary [3,6]	Method [7]
Ozone (O3)[8]	1 Hour	0.09 ppm (180 µg/m^3)	Ultraviolet Photometry	–	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m^3)		0.070 ppm (137 µg/m^3)		
Respirable Particulate Matter (PM10)[9]	24 Hour	50 µg/m^3	Gravimetric or Beta Attenuation	150 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m^3		–		
Fine Particulate Matter (PM2.5)[9]	24 Hour	–	–	35 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m^3	Gravimetric or Beta Attenuation	12.0 µg/m^3	15.0 µg/m^3	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m^3)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m^3)	–	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9 ppm (10 mg/m^3)		9 ppm (10 mg/m^3)	–	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m^3)		–	–	
Nitrogen Dioxide (NO2)[10]	1 Hour	0.18 ppm (339 µg/m^3)	Gas Phase Chemiluminescence	100 ppb (188 µg/m^3)	–	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m^3)		0.053 ppm (100 µg/m^3)	Same as Primary Standard	
Sulfur Dioxide (SO2)[11]	1 Hour	0.25 ppm (655 µg/m^3)	Ultraviolet Fluorescence	75 ppb (196 µg/m^3)	–	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	–		–	0.5 ppm (1300 µg/m^3)	
	24 Hour	0.04 ppm (105 µg/m^3)		0.14 ppm (for certain areas)[11]	–	
	Annual Arithmetic Mean	–		0.030 ppm (for certain areas)[11]	–	
Lead 8[12,13]	30-Day Average	1.5 µg/m^3	Atomic Absorption	–	–	–
	Calendar Quarter	–		1.5 µg/m^3 (for certain areas)[12]	Same as Primary Standard	High Volume Sampler and Atomic Absorption
	Rolling 3-Month Avg	–		0.15 µg/m^3		
Visibility Reducing Particles[14]	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	**No Federal Standards**		
Sulfates	24 Hour	25 µg/m^3	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m^3)	Ultraviolet Fluorescence			
Vinyl Chloride[12]	24 Hour	0.01 ppm (26 µg/m^3)	Gas Chromatography			

Source: California Air Resources Board 5/4/16

Footnotes:

1 California standards for ozone, carbon monoxide (except Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, suspended particulate matter – PM10, PM2.5, and visibility reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

2 National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24-hour standard is attained when the expected number of days per calendar year, with a 24-hour average concentration above 150 $\mu g/m^3$, is equal to or less than one. For PM2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over 3 years, are equal to or less than the standard. Contact U.S. EPA for further clarification and current federal policies.

3 Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

4 Any equivalent procedure which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.

5 National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

6 National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

7 Reference method as described by the EPA. An “equivalent method” of measurement may be used but must have a “consistent relationship to the reference method” and must be approved by the EPA.

8 On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.

9 On December 14, 2012, the national PM2.5 primary standard was lowered from 15 $\mu g/m^3$ to 12.0 $\mu g/m^3$. The existing national 24-hour PM2.5 standards (primarily and secondary) were retained at 35 $\mu g/m^3$, as was the annual secondary standard of 15 $\mu g/m^3$. The existing 24-hour PM10 standards (primarily and secondary) of 150 $\mu g/m^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.

10 To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.

11 On June 2, 2010, a new 1-hour SO2 standard was established, and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.

12 The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

13 The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 j.tg/m^3 as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

14 In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

Table III-2
HEALTH EFFECTS OF MAJOR CRITERIA POLLUTANTS

Pollutants	Sources	Primary Effects
Carbon Monoxide (CO)	• Incomplete combustion of fuels and other carbon-containing substances, such as motor exhaust. • Natural events, such as decomposition of organic matter.	• Reduced tolerance for exercise. • Impairment of mental function. • Impairment of fetal development. • Death at high levels of exposure. • Aggravation of some heart diseases (angina).
Nitrogen Dioxide (NO_2)	• Motor vehicle exhaust. • High temperature stationary combustion. • Atmospheric reactions.	• Aggravation of respiratory illness. • Reduced visibility. • Reduced plant growth. • Formation of acid rain.
Ozone (O_3)	• Atmospheric reaction of organic gases with nitrogen oxides in sunlight.	• Aggravation of respiratory and cardiovascular diseases. • Irritation of eyes. • Impairment of cardiopulmonary function. • Plant leaf injury.
Lead (Pb)	• Contaminated soil.	• Impairment of blood function and nerve construction. • Behavioral and hearing problems in children.
Fine Particulate Matter (PM-10)	• Stationary combustion of solid fuels. • Construction activities. • Industrial processes. • Atmospheric chemical reactions.	• Reduced lung function. • Aggravation of the effects of gaseous pollutants. • Aggravation of respiratory and cardio respiratory diseases. • Increased cough and chest discomfort. • Soiling. • Reduced visibility.
Fine Particulate Matter (PM-2.5)	• Fuel combustion in motor vehicles, equipment, and industrial sources. • Residential and agricultural burning. • Industrial processes. • Also, formed from photochemical reactions of other pollutants, including NOx, sulfur oxides, and organics.	• Increases respiratory disease. • Lung damage. • Cancer and premature death. • Reduces visibility and results in surface soiling.
Sulfur Dioxide (SO_2)	• Combustion of sulfur-containing fossil fuels. • Smelting of sulfur-bearing metal ores. • Industrial processes.	• Aggravation of respiratory diseases (asthma, emphysema). • Reduced lung function. • Irritation of eyes. • Reduced visibility. • Plant injury. • Deterioration of metals, textiles, leather, finishes, coatings, etc.

Source: California Air Resources Board, 2002.

Baseline Air Quality

Existing and probable future levels of air quality in the project area can be best inferred from ambient air quality measurements conducted by the South Coast Air Quality Management District (SCAQMD) at its Fontana monitoring station. This station measures both regional pollution levels such as dust (particulates) and smog, as well as levels of primary vehicular pollutants such as carbon monoxide. Table III-3 summarizes the last four years of the published data from this monitoring station.

Ozone and particulates are seen to be the two most significant air quality concerns. Ozone is the primary ingredient in photochemical smog. Slightly more than 11 percent of all days exceed the California one-hour standard. The 8-hour state ozone standard has been exceeded an average of 19 percent of all days in the past four years. The federal 8-hour standard is exceeded 13 percent of all days. For the last four

years, ozone levels have neither improved nor gotten noticeably worse. While ozone levels are still high, they are much lower than 10 to 20 years ago. Attainment of all clean air standards in the project vicinity is not likely to occur soon, but the severity and frequency of violations is expected to continue to slowly decline during the current decade.

In addition to gaseous air pollution concerns, San Bernardino experiences frequent violations of standards for 10-micron diameter respirable particulate matter (PM-10). High dust levels occur during Santa Ana wind conditions, as well as from the trapped accumulation of soot, roadway dust and byproducts of atmospheric chemical reactions during warm season days with poor visibility. Table III-3 shows that almost 17 percent of all days in the last four years experienced a violation of the State PM-10 standard. However, the three-times less stringent federal standard has not been exceeded in the same time period.

A substantial fraction of PM-10 is comprised of ultra-small diameter particulates capable of being inhaled into deep lung tissue (PM-2.5). Peak annual PM-2.5 levels are sometimes almost as high as PM-10, which includes PM-2.5 as a sub-set. However, less than one percent of days experience a violation of the 24-hour standard of 35 $\mu g/m^3$.

While many of the major ozone precursor emissions (automobiles, solvents, paints, etc.) have been substantially reduced, most major PM-10 sources (construction dust, vehicular turbulence along roadway shoulders, truck exhaust, etc.) have not been as effectively reduced. Prospects of ultimate attainment of ozone standards are better than for particulate matter.

More localized pollutants such as carbon monoxide, nitrogen oxides, etc. are very low near the project site because background levels, never approach allowable levels. There is substantial excess dispersive capacity to accommodate localized vehicular air pollutants such as NOx or CO without any threat of violating applicable AAQS.

Table III-3
AIR QUALITY MONITORING SUMMARY (2016-2019)
(Number of Days Standards Were Exceeded and Maximum Levels During Such Violations) *

Pollutant/Standard	2017	2018	2019	2020
Ozone				
1-Hour > 0.09 ppm (S)	33	38	41	56
8-Hour > 0.07 ppm (S)	49	69	67	89
8- Hour > 0.075 ppm (F)	38	47	46	65
Max. 1-Hour Conc. (ppm)	0.137	0.141	0.124	0.151
Max. 8-Hour Conc. (ppm)	0.118	0.111	0.109	0.111
Carbon Monoxide				
8- Hour > 9. ppm (S,F)	0	0	0	0
Max 8-hour Conc. (ppm)	1.3	1.1	1.0	1.2
Nitrogen Dioxide				
1-Hour > 0.18 ppm (S)	0	0	0	0
Max. 1-Hour Conc. (ppm)	0.069	0.063	0.076	0.066
Respirable Particulates (PM-10)				
24-Hour > 50 $\mu g/m^3$ (S)	7/43	9/56	12/61	6/40
24-Hour > 150 $\mu g/m^3$ (F)	0/43	0/56	0/61	0/40
Max. 24-Hr. Conc. ($\mu g/m^3$)	75.	64.	88.	61.

Pollutant/Standard	2017	2018	2019	2020
Fine Particulates (PM-2.5)				
24-Hour > 35 μg/m^3 (F)	1/120	0/110	2/114	1/117
Max. 24-Hr. Conc. (μg/m^3)	39.2	29.2	46.5	46.1

S=State Standard
F=Federal Standard
Source: Fontana SCAQMD Air Monitoring Summary (5197)
data: www.arb.ca.gov/adam/

Air Quality Planning

The United State Environmental Protection Agency (U.S. EPA) is responsible for setting and enforcing the National Ambient Air Quality Standards (NAAQS) for O3, CO, NOx, SO2, PM10, PM2.5, and lead. The U.S. EPA has jurisdiction over emissions sources that are under the authority of the federal government including aircraft, locomotives, and emissions sources outside state waters (Outer Continental Shelf). The U.S. EPA also establishes emission standards for vehicles sold in states other than California. Automobiles sold in California must meet the stricter emission requirements of the California Air Resources Board (CARB).

The Federal Clean Air Act (CAA) was first enacted in 1955 and has been amended numerous times in subsequent years (1963, 1965, 1967, 1970, 1977, and 1990). The CAA establishes the federal air quality standards, the NAAQS, and specifies future dates for achieving compliance. The CAA also mandates that states submit and implement State Implementation Plans (SIPs) for local areas not meeting these standards. These plans must include pollution control measures that demonstrate how the standards will be met. Substantial reductions in emissions of ROG, NOx and CO are forecast to continue throughout the next several decades. Unless new particulate control programs are implemented, PM-10 and PM-2.5 are forecast to slightly increase.

The Air Quality Management District (AQMD) adopted an updated clean air "blueprint" in August 2003. The 2003 Air Quality Management Plan (AQMP) was approved by the EPA in 2004. The AQMP outlined the air pollution measures needed to meet federal health-based standards for ozone by 2010 and for particulates (PM-10) by 2006. The 2003 AQMP was based upon the federal one-hour ozone standard which was revoked late in 2005 and replaced by an 8-hour federal standard. Because of the revocation of the hourly standard, a new air quality planning cycle was initiated.

With re-designation of the air basin as non-attainment for the 8-hour ozone standard, a new attainment plan was developed. This plan shifted most of the one-hour ozone standard attainment strategies to the 8-hour standard. As previously noted, the attainment date was to "slip" from 2010 to 2021. The updated attainment plan also includes strategies for ultimately meeting the federal PM-2.5 standard.

Because Projected attainment by 2021 required control technologies that did not exist yet, the SCAQMD requested a voluntary "bump-up" from a "severe non-attainment" area to an "extreme non-attainment" designation for ozone. The extreme designation was to allow a longer time period for these technologies to develop. If attainment cannot be demonstrated within the specified deadline without relying on "black-box" measures, EPA would have been required to impose sanctions on the region had the bump-up request not been approved. In April 2010, the EPA approved the change in the non-attainment designation from "severe-17" to "extreme." This reclassification set a later attainment deadline (2024), but also required the air basin to adopt even more stringent emissions controls.

In other air quality attainment plan reviews, EPA had disapproved part of the SCAB PM-2.5 attainment plan included in the AQMP. EPA stated that the current attainment plan relied on PM-2.5 control regulations that had not yet been approved or implemented. It was expected that a number of rules that were pending approval would remove the identified deficiencies. If these issues were not resolved within the next several years, federal funding sanctions for transportation Projects could result. The 2012 AQMP included in the

current California State Implementation Plan (SIP) was expected to remedy identified PM-2.5 planning deficiencies.

The Federal Clean Air Act requires that non-attainment air basins have EPA approved attainment plans in place. This requirement includes the federal one-hour ozone standard even though that standard was revoked almost ten years ago. There was no approved attainment plan for the one-hour federal standard at the time of revocation. Through a legal quirk, the SCAQMD is now required to develop an AQMP for the long since revoked one-hour federal ozone standard. Because the current SIP for the basin contains a number of control measures for the 8-hour ozone standard that are equally effective for one-hour levels, the 2012 AQMP was believed to satisfy hourly attainment planning requirements.

AQMPs are required to be updated every three years. The 2012 AQMP was adopted in early 2013. An updated 2016 AQMP was adopted by the SCAQMD Board in March 2017. The 2016 AQMD demonstrated the emissions reductions shown in Table III-4 compared to the 2012 AQMP.

Table III-4
COMPARISON OF EMISSIONS BY MAJOR SOURCE CATEGORY FROM 2012 AQMP

Pollutant	Stationary Sources	Mobile Sources
VOC	-12%	-3%
NOx	-13%	-1%
SOx	-34%	-23%
PM2.5	-9%	-7%

*Source 2016 AQMP

SCAQMD initiated the development of the 2022 AQMP to address the attainment of the 2015 8-hour ozone standard (70 ppb) for South Coast Air Basin (SCAB) and Coachella Valley which will focus on attaining the 70 ppb 8-hour ozone National Ambient Air Quality Standard (NAAQS) by 2037. In December 2022, the SCAQMD released the Final 2022 AQMP (2022 AQMP). The 2022 AQMP continues to evaluate current integrated strategies and control measures to meet the CAAQS, as well as explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels. Similar to the 2016 AQMP, the 2022 AQMP incorporates scientific and technological information and planning assumptions, including the 2020-2045 Southern California Association of Governments (SCAG) Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), a planning document that supports the integration of land use and transportation to help the region meet the federal CAA requirements.

On-road vehicles and off-road mobile sources represent the largest categories of NOx emissions. Accomplishment of attainment goals requires an approximate 70% reduction in NOx emissions. Large scale transition to zero emission technologies is a key strategy. To this end, Governor Executive Order N-79-20 requires 100 percent EV sales by 2035 for automobiles and short haul drayage trucks. A full transition to EV buses and heavy-duty long-haul trucks is required by 2045.

The proposed project does not directly relate to the AQMP in that there are no specific air quality programs or regulations governing industrial development projects. However, SCAQMD Rule 219 regulates equipment requiring a written permit. The proposed Maintenance Shop would be used to maintain the bins, which require regular welding and painting and to provide routine light maintenance for the trucks and trailers. Under Rule 219, Subsection E8, welding equipment is listed and is therefore exempt from any obtaining the SCAQMD Permit. Conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use is the primary yardstick by which impact significance of planned growth is determined. The SCAQMD, however, while acknowledging that the AQMP is a growth-accommodating document, does not favor designating regional impacts as less-than-significant just

because the proposed development is consistent with regional growth projections. Air quality impact significance for the proposed project has therefore been analyzed on a project-specific basis.

Primary Pollutants
Air quality impacts generally occur on two scales of motion. Near an individual source of emissions or a collection of sources such as a crowded intersection or parking lot, levels of those pollutants that are emitted in their already unhealthful form will be highest. Carbon monoxide (CO) is an example of such a pollutant. Primary pollutant impacts can generally be evaluated directly in comparison to appropriate clean air standards. Violations of these standards where they are currently met, or a measurable worsening of an existing or future violation, would be considered a significant impact. Many particulates, especially fugitive dust emissions, are also primary pollutants. Because of the non-attainment status of the SCAB for PM-10, an aggressive dust control program is required to control fugitive dust during project construction.

Secondary Pollutants
Many pollutants, however, require time to transform from a more benign form to a more unhealthful contaminant. Their impact occurs regionally far from the source. Their incremental regional impact is minute on an individual basis and cannot be quantified except through complex photochemical computer models. Analysis of significance of such emissions is based upon a specified amount of emissions (pounds, tons, etc.) even though there is no way to translate those emissions directly into a corresponding ambient air quality impact.

Because of the chemical complexity of primary versus secondary pollutants, the SCAQMD has designated significant emissions levels as surrogates for evaluating regional air quality impact significance independent of chemical transformation processes. Projects with daily emissions that exceed any of the following emission thresholds are recommended by the SCAQMD to be considered significant under CEQA guidelines.

Table III-5
DAILY EMISSIONS THRESHOLDS

Pollutant	Construction	Operations
ROG	75	55
NOx	100	55
CO	550	550
PM-10	150	150
PM-2.5	55	55
SOx	150	150
Lead	3	3

Source: SCAQMD CEQA Air Quality Handbook, November, 1993 Rev.

Additional Indicators

In its CEQA Handbook, the SCAQMD also states that additional indicators should be used as screening criteria to determine the need for further analysis with respect to air quality. The additional indicators are as follows:

- Project could interfere with the attainment of the federal or state ambient air quality standards by either violating or contributing to an existing or projected air quality violation.
- Project could result in population increases within the regional statistical area which would be in excess of that projected in the AQMP and in other than planned locations for the project's build-out year.
- Project could generate vehicle trips that cause a CO hot spot.

Impact Analysis

a. *Less Than Significant Impact* – The proposed project does not directly relate to the AQMP in that there are no specific air quality programs or regulations governing development projects. However, SCAQMD Rule 219 regulates equipment requiring a written permit. The proposed Maintenance Shop would be used to maintain the bins, which require regular welding and painting and to provide routine light maintenance for the trucks and trailers. Under Rule 219, Subsection E8, welding equipment is listed and is therefore exempt from any obtaining the SCAQMD Permit.

Conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use is the primary yardstick by which impact significance of planned growth is determined. The SCAQMD, however, while acknowledging that the AQMP is a growth-accommodating document, does not favor designating regional impacts as less than significant just because the proposed development is consistent with regional growth projections. Air quality impact significance for the proposed project has therefore been analyzed on a project-specific basis. The County requires compliance with the Development Code for projects such as this, and the Applicant intends to meet these standards. Additionally, the Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project is zoned for Special Development-Commercial (SD-COM) and Residential (RS) and the General Plan land use designation is Low Density Residential and Commercial. The proposed project would require a General Plan Amendment, a Zoning Change, and an Update to the General Plan Policy Plan to address the one parcel (APN 0235-031-04) that currently serves as a residential property at the north of the project site, which will be incorporated into the boundaries of the proposed commercial use. Once the County has adopted the General Plan Amendment, a Zoning Change, and an Update to the General Plan Policy Plan, the proposed project would be consistent with the applicable County land use plan. Given that the development of the proposed project at this site would be consistent with and similar to the surrounding uses, development of the Equipment Rental facility and a Large Collection/Light Processing Recycling at this location would be consistent with both the uses surrounding the project and the surrounding land use designations and zoning classifications. These minor changes would not render the project incompatible within the context of the surrounding uses. The proposed project is projected to be consistent with regional planning forecasts maintained by the Southern California Association of Governments (SCAG) regional plans. Air quality impact significance for the proposed project has been analyzed on a project-specific basis. As the analysis of project-related emissions provided below indicates, the proposed project will not cause or be exposed to significant air pollution is implemented, and is, therefore, consistent with the applicable air quality plan.

b. *Less Than Significant With Mitigation Incorporated* – Air pollution emissions associated with the proposed project would occur over both a short- and long-term time period. Short-term emissions include fugitive dust from construction activities (i.e., site prep, demolition, grading, exhaust emissions) at the project site. Long-term emissions generated by operation of the proposed project primarily include energy consumption and mobile source emissions generated by traffic and building operations at the proposed project site.

Construction Emissions
CalEEMod was developed by the SCAQMD to provide a model by which to calculate both construction emissions and operational emissions from a variety of land use projects. It calculates both the daily maximum and annual average emissions for criteria pollutants as well as total or annual greenhouse gas (GHG) emissions.

The project site is currently developed with light industrial and residential structures totaling 11,264 square feet. All existing structures will be demolished. The project proposes the development of 32,400 square foot of building space with 79 parking spaces. Construction is estimated to begin in the fall 2022 with construction of Phase 1 completed in 12 months. As discussed above, all parking spaces would be constructed in Phase 1. Phase 2 would be constructed within the maximum time frame permitted by the County, assuming two calendar years total would be need to complete construction of both phases, though the calendar years may not occur concurrently. It is important to

note that generally, emissions generated at present would be generated in less amounts in future years due to technological advancements making equipment more efficient such that less emissions are generated. Construction was modeled in CalEEMod2020.4.0 using the construction equipment and schedule for a Project of this size as shown in Table III-6.

Table III-6
CONSTRUCTION ACTIVITY EQUIPMENT FLEET

Phase Name and Duration	Equipment
Demo (20 days) 11,264 sf	1 Concrete Saw
	1 Dozer
	3 Loader/Backhoes
Grading (4 days)	1 Grader
	1 Dozer
	2 Loader/Backhoes
Construction (200 days)	1 Crane
	1 Generator Set
	3 Welders
	1 Loader/Backhoe
	1 Forklift
Paving (10 days)	1 Paver
	1 Mixer
	1 Paving Equipment
	1 Loader/Backhoe
	1 Roller

Utilizing this indicated equipment fleet and durations shown in Table III-6 the following worst-case daily construction emissions are calculated by CalEEMod and are listed in Table III-7.

Table III-7
CONSTRUCTION ACTIVITY EMISSIONS MAXIMUM DAILY EMISSIONS (POUNDS/DAY)

Maximal Construction Emissions	ROG	NOx	CO	SO_2	PM-10	PM-2.5
2022	1.8	17.0	14.6	0.0	3.6	2.0
2023	31.1	12.1	13.8	0.0	0.9	0.6
SCAQMD Thresholds	75	100	550	150	150	55

Note: Assumes watering 2-3 times per day during grading

With mandatory dust suppression during grading activities, peak daily construction activity emissions are estimated be below SCAQMD CEQA thresholds. While construction activities are not anticipated to cause dust emissions to exceed SCAQMD CEQA thresholds, emissions minimization through an enhanced dust control mitigation measure is recommended for use because of the non-attainment status of the air basin.

AQ-1 ***Fugitive Dust Control. The following measures shall be incorporated into project plans and specifications for implementation during construction:***

- ***Apply soil stabilizers to inactive areas.***

- ***Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph.***
- ***Stabilize previously disturbed areas if subsequent construction is delayed.***
- ***Apply water to disturbed surfaces and haul roads 3 times/day.***
- ***Replace ground cover in disturbed areas quickly.***
- ***Reduce speeds on unpaved roads to less than 15 mph.***
- ***Trenches shall be left exposed for as short a time as possible.***
- ***Identify proper compaction for backfilled soils in construction specifications.***

This measure shall be implemented during construction and shall be included in the construction contract as a contract specification.

Similarly, ozone precursor emissions (ROG and NOx) are calculated to be below SCAQMD CEQA thresholds. However, because of the regional non-attainment for photochemical smog, the use of a reasonably available exhaust emission control mitigation measure for diesel exhaust is recommended.

AQ-2 ***Exhaust Emissions Control. The following measures shall be incorporated into Project plans and specifications for implementation:***

- ***Utilize off-road construction equipment that has met or exceeded the maker's recommendations for vehicle/equipment maintenance schedule.***
- ***Contactors shall utilize Tier 4 or better heavy equipment.***
- ***Enforce 5-minute idling limits for both on-road trucks and off-road equipment.***

With implementation of mitigation measures (MMs) **AQ-1** through **AQ-2**, any impacts related to construction emissions are considered less than significant.

Operational Emissions
There will be an estimated 19 employees at the site including the truck drivers, office workers and on-site personnel. A typical weekday will experience no more than 150 customers frequenting the recycling facility. The facility will operate 6 trucks averaging 9 truck round trips per day as half (3) of the trucks will return mid-day and depart again. After processing on-site, the baled materials will be loaded onto a truck and transported to the appropriate off-site recycler. An average of two loads of processed (baled) recyclables would be transported from the Recycling Facility per day.

Operational emissions were calculated using CalEEMod2020.4.0 for an assumed completion year of 2023. Only passenger car trips, representing employee trips and recycling center customer trips totaling 364 daily passenger vehicle trips were modeled in CalEEMod.

There is no "recycling center" land use within CalEEMod and CalEEMod is not populated with mileage data for such trips. Emissions data is available in a data base prepared by the California Air Resources Board (CARB), called the Emissions Factors model, or IPac. EMFAC2021 is the latest emission inventory model that CARB developed to assess emissions from on-road motor vehicles including cars, trucks, and buses in California.

EMFAC emission rates are based on a grams per mile metric. In order to calculate emissions, the daily mileage data was estimated by the Titan Metal agent. It was assumed that the 6 recycling trucks would make 9 round trips per day (3 would return mid-day and then depart again and return later that afternoon) and that each trip distance could be as high as 100 miles per trip for a total mileage of 900 miles per day by the Projects trucks. The 2 trucks used to transfer recycling bales to off-site facilities were assumed to require a maximum of 40 miles per round trip for total truck travel of 980 miles per day.

EMFAC data for a T7 SWCV Class 8 Heavy-Heavy Duty Solid Waste Collection Truck (GVWR 33001 lbs and over) was modeled. This is one of the most heavily polluting diesel vehicles for which data is available to ensure conservative estimates. The operational impacts are shown in Table III-8. Passenger car emissions were derived in CalEEMod while heavy duty truck emissions were calculated with EMFAC. As shown, operational emissions will not exceed applicable SCAQMD operational emissions CEQA thresholds of significance. This analysis did not take any credit for the existing operation which will be demolished as part of this project.

Table III-8
PROPOSED USES DAILY OPERATIONAL IMPACTS (2023)

	Operational Emissions (lbs/day)					
Source	**ROG**	**NOx**	**CO**	**SO_2**	**PM-10**	**PM-2.5**
Area	0.7	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile Passenger Cars	0.8	0.7	10.5	0.0	3.0	0.8
Mobile Heavy Truck*	0.1	29.9	0.1	0.1	0.6	0.2
Total	**1.9**	**30.6**	**10.6**	**0.1**	**3.6**	**1.0**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: CalEEMod Output in Appendix

Based on previous discussions with SCAQMD regarding operational emissions for multi-use commercial projects, the following mitigation measures shall be implemented to minimize operational impacts to the greatest extent feasible:

AQ-3 ***Maximize the use of solar energy including solar panels by installing the maximum possible number of solar energy arrays on the building roofs and/or on the Proposed Project site to generate solar energy for the facility.***

AQ-4 ***Require the use of electric landscaping equipment, such as lawn mowers and leaf blowers.***

AQ-5 ***Require use of electric or alternatively fueled sweepers with HEPA filters.***

AQ-6 ***Maximize the planting of trees in landscaping and parking lots consistent with water availability.***

AQ-7 ***Use light colored paving and roofing materials.***

AQ-8 ***Utilize only Energy Star heating, cooling, lighting devices, and appliances, where applicable.***

Conclusion
With the incorporation of MMs **AQ-1** and **AQ-8**, the development of the proposed project would have a less than significant potential to 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.

c. *Less Than Significant With Mitigation Incorporated* – The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs were developed in response to Governing Board's Environmental Justice

Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005.

Use of an LST analysis for a project is optional. For the proposed project, the primary source of possible LST impact would be during construction. LSTs are applicable for a sensitive receptor where it is possible that an individual could remain for 24 hours such as a residence, hospital or convalescent facility.

LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5). LSTs represent the maximum emissions from a Project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

LST screening tables are available for 25, 50, 100, 200- and 500-meter source-receptor distances. For this Project, there are adjacent residential uses such that the most conservative 25-meter distance was modeled.

The SCAQMD has issued guidance on applying CalEEMod to LSTs. LST pollutant screening level concentration data is currently published for 1, 2- and 5-acre sites for varying distances. For this Project, the most stringent thresholds for a 1-acre site were applied.

The following thresholds and emissions in Table III-9 are therefore determined (pounds per day):

Table III-9
LST AND PROJECT EMISSIONS (POUNDS/DAY)

1.0 acre/100 meters Central San Bernardino Valley	**CO**	**NOx**	**PM-10**	**PM-2.5**
LST	667	118	4	3
Max On-Site Emissions	12.1	13.8	3.6	2.0

CalEEMod Output in Appendix
Notes: Emissions for LST are limited to those generated on site and do not include regional emissions for on-road truck haul of demolition. Assumes watering 2-3 times per day during the 4 days of grading.

LSTs were compared to the maximum daily construction activities. As seen in Table III-9, even if all activities were performed simultaneously, emissions meet the LST for construction thresholds. LST impacts are less than significant.

Construction equipment exhaust contains carcinogenic compounds within the diesel exhaust particulates. The toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365 days per year, 70-year lifetime exposure. The SCAQMD does not generally require the analysis of construction-related diesel emissions relative to health risk due to the short period for which the majority of diesel exhaust would occur. Health risk analyses are typically assessed over a 9-, 30-, or 70-year timeframe and not over a relatively brief construction period due to the lack of health risk associated with such a brief exposure. No analysis was required for the proposed project.

Given that the proposed project does not exceed LST thresholds with the assumed watering 2-3 times per day during the 4 days of grading, enforced trough MM **AQ-1**, the development of the proposed project would have a less than significant potential to expose sensitive receptors to substantial pollutant concentrations.

d. *Less Than Significant With Mitigation Incorporated* – Heavy-duty equipment in the proposed project area during construction will emit odors; however, the construction activity would cease to occur after

a short period of time. Land uses generally associated with odor complaints include agricultural uses (livestock and farming), wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies and fiberglass molding facilities. Potential sources of operational odors generated by the project would include disposal of refuse and processing of the recycled materials, which generally do not generate noticeable odors. Consistent with County requirements, all project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations, thereby precluding substantial generation of odors due to temporary holding of refuse on-site. Moreover, SCAQMD Rule 402 acts to prevent occurrences of odor nuisances. However, while the proposed project would not process any municipal solid waste, there is a remote possibility that the proposed project could generate offensive odors from the recycled material processing operations:

AQ-9 ***Although the facility surroundings are primarily commercial and industrial in nature, there is the possibility that receptors will change over the life of the project. As such, the following odor reduction measures shall be implemented:***

- ***Paved surface cleaning shall be conducted at a frequency sufficient to minimize track-out and particulate re-entrainment;***
- ***The door and ventilation openings of the structure shall remain closed when not in use and be the minimum necessary for safe movement of vehicles and adequate ventilation;***

No other sources of objectionable odors or other emissions have been identified for the proposed project. As such, with the implementation of MM **AQ-9**, above, the proposed project would have a less than significant potential to result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
IV. BIOLOGICAL RESOURCES: Will the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

IV. BIOLOGICAL RESOURCES

SUBSTANTIATION: (Check if project is located in the Biological Overlay or contains habitat for any species listed in the California Natural Diversity Database ☐): The project is not located in the any of the County's Biological Overlays. The following information utilized in this Section of the Initial Study was obtained from the U.S. Fish and Wildlife Service IPaC Trust Resources Report generated on March 6, 2022, as well as from the California Department of Fish and Wildlife California Natural Diversity Database (CNDDB) generated on March 6, 2022. These reports are provided as Appendix 2 to this Initial Study.

Impact Analysis

a. *Less Than Significant Impact* – The project site is currently 100% developed, as it contains the existing recycling facility, structure with a paved parking lot, and limited landscaping. Additionally, the proposed project is currently fenced, and surrounded by developed parcels, leaving negligible potential to support any special status species or vegetation community in the project area. The site itself and surrounding area contain no natural habitat and no potential to support any species identified as a candidate, sensitive or special status species within the IPaC or CNDDB reports. The Countywide Plan Environmental Impact Report (EIR) indicates that wildlife and sensitive species are generally most likely to occur in undeveloped areas within the County, with some vacant parcels or parcels containing minimal development capable of supporting special status species and vegetation

communities. As discussed in Subsection II(b), above, no trees meeting the criteria of the County's Tree Ordinance will be removed. As such, the proposed project would not conflict with the Countywide Plan's Goals and Policies intended to support wildlife in the County's urban areas. Furthermore, according to the Countywide Plan Special Status Vegetation Communities in the Valley and Mountain Regions (Figure IV-1), the proposed project is not located within any delineated vegetation community. Ultimately, due to past disturbance within the site, no further biological studies are necessary. With no habitat or species of concern located within the project area, the development of the Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project has a less than significant potential to impact to any native biological resources. No mitigation is required.

b. *No Impact* – As stated under issue IV(a), above, the Countywide Plan EIR identifies the Critical Habitat in the Valley Region (Figure IV-2) areas within the County, though none of these areas are located within the proposed project area. The proposed Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project would develop a recycling processing facility and an equipment rental facility within a site containing the existing Titan Recycling Center, as well as three single family homes. As the entirety of the site and surrounding area has been previously disturbed, neither the project site nor surrounding area contain any riparian habitat or other sensitive natural community resources. Therefore, no adverse impact to riparian habitat or any native biological resources would occur from implementing the proposed project. No mitigation is required.

c. *No Impact* – No natural water courses, or state or federally protected wetlands occur within boundary of the project site. As the proposed project has been entirely developed with the Titan Recycling Center, as well as three single family homes, and no jurisdictional features run through the project site, or adjacent to the project site, no impacts to wetlands are anticipated to occur from the implementation of the proposed project. No mitigation is required.

d. *Less Than Significant Impact* – According to the IPaC Resources Report and the CNDDB (Appendix 2) several species of migratory birds could potentially be affected by construction activities in the area. With no native habitat, and no wildlife corridors that traverse the project site, particularly given that the site is currently fenced preventing movement from adjacent parcels into or out of the project site, implementation of the proposed project is not anticipated to interfere with the movement of native animals of any kind, or to impede the use of any native wildlife nursery sites. Furthermore, it is not anticipated that any nesting sites for migratory birds would be affected by the proposed project, as no vegetation onsite exists that would support migratory birds. Thus, any effects on wildlife movement or the use of wildlife nursery sites by the project would be less than significant.

e. *Less Than Significant Impact* – The project site is currently 100% developed as it contains the existing recycling facility, structure with a paved parking lot, and limited landscaping. Within the northernmost parcel that makes up this project footprint, there are several trees that will be removed that do not meet the criteria of the County's Plant Protection and Management Ordinance (Development Code Chapter 88.01), and as such their removal would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Additionally, the project has been designed to comply with the County's Development Code, which would ensure compliance with local policies and ordinances protecting biological resources as the Countywide Plan EIR indicates that the Development Code, as well as compliance with the Countywide Plan goals and policies, and adherence to Countywide Plan EIR mitigation measures would further ensure compliance with wildlife and habitat protection laws. No other local policies or ordinances protecting biological resources would apply to the proposed project, as no native biological resources exist on site. Therefore, impacts under this issue are considered less than significant and no mitigation is required.

f. *No Impact* – The Countywide Plan EIR specifies that there are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that would affect the project site, as the only Valley Region Habitat Conservation Plan (HCP) is the Upper Santa Ana River (USAR) HCP, the EIR for which has not yet been approved by the San Bernardino Valley Municipal Water District. The USAR HCP protects the Upper Santa Ana River

habitat, and as the proposed project would not directly or indirectly contribute to impacts thereof due to the type of project, and the location of the project outside of the USAR HCP purview. As such, the proposed project would not result in any conflicts with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No mitigation is required.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
V. CULTURAL RESOURCES: Will the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

V. CULTURAL RESOURCES

SUBSTANTIATION: (Check if project is located in the ☐ or Paleontological ☐ Resources overlays or cite results of cultural resource review) The following information is provided based on a Historical / Archaeological resources Survey Report of the project site. The report was conducted by CRM TECH dated June 28, 2022 and is titled "*Historical/Archaeological Resources Survey Report Titan Industrial Metal Corporation, Recycling Facility Project, 14930 Valley Boulevard, Near the City of Fontana, San Bernardino County, California*" (Appendix 3). The following information is abstracted from this report. It provides an overview and findings regarding the cultural resources found within the project area.

Summary of the Finding

The purpose of the cultural report is to provide the County and other responsible agencies with the necessary information and analysis to determine whether the project would have an effect on any "historic properties," as defined by 36 CFR 800.16(l), or "historical resources," as defined by PRC §5020.1(j), that may exist in or near the APE. In order to identify such resources, CRM TECH initiated a historical/archaeological resources records search and a Native American Sacred Lands File search, pursued historical background research, and carried out an intensive-level field survey.

As a result of these research procedures, an abandoned residence at 9995 Live Oak Avenue, originally constructed around 1926, was recorded within the project area and designated temporarily as Site 3864-1H, pending the assignment of an official identification number once the California Historical Resources Information System resumes normal operation.

As a dilapidated common farmhouse that does not demonstrate any documented association with persons or events of recognized historic significance, special merits in design, construction, or aesthetics, or potential for important information, the residence at 9995 Live Oak Avenue does not appear eligible for listing in the California Register of Historical Resources and thus does not meet CEQA's definition of a "historical resource." No other potential "historical resources" were encountered within the project area throughout the course of this study.

Based on these findings, CRM TECH recommends to the County of San Bernardino a finding of *No Impact* regarding "historical resources." No further cultural resources investigation is recommended for the project unless construction plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are encountered during any earth-moving operations associated with the project, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

Impact Analysis

a&b. *Less Than Significant With Mitigation Incorporated* – CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

Per the above discussion and definition, no archaeological sites or isolates were recorded within the project boundaries. However, as a result of these research procedures, an abandoned residence at 9995 Live Oak Avenue, originally constructed around 1926, was recorded within the project area and designated temporarily as Site 3864-1H, pending the assignment of an official identification number once the California Historical Resources Information System resumes normal operation. The residence at 9995 Live Oak Avenue does not appear eligible for listing in the California Register of Historical Resources and thus does not meet CEQA's definition of a "historical resource." No other potential "historical resources" were encountered within the project area throughout the course of the cultural resource investigation. In light of this information and pursuant to PRC §21084.1, the following conclusions have been reached for the project:

- No historical resources within or adjacent to the project area have any potential to be disturbed as they are not within the proposed area in which the facilities will be constructed and developed, and thus, the project as it is currently proposed will not cause a substantial adverse change to any known historical resources.
- No further cultural resources investigation is necessary for the proposed project unless construction plans undergo such changes as to include areas not covered by this study.

However, if buried cultural materials are discovered during any earth-moving operations associated with the project, the following mitigation measure shall be implemented:

CUL-1 Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the County. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.

With the above mitigation measure, the potential for impacts to cultural resources will be reduced to a less than significant level. No additional mitigation is required.

c. *Less Than Significant Impact* – As noted in the discussion above, no available information suggests that human remains may occur within the Area of Potential Effect (APE) and the potential for such an occurrence is considered low. Human remains discovered during the project will need to be treated in accordance with the provisions of HSC §7050.5 and PRC §5097.98, which is mandatory. State law (Section 7050.5 of the Health and Safety Code) as well as local laws requires that the Police Department, County Sheriff and Coroner's Office receive notification if human remains are encountered. Compliance with these laws is considered adequate mitigation for potential impacts and no further mitigation is required.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
VI. ENERGY: Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operations?	☐	☒	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☒	☐	☐

VI. ENERGY

SUBSTANTIATION:

a. *Less Than Significant With Mitigation Incorporated* – During construction, the proposed project will utilize construction equipment that is CARB approved, minimizing emissions generated and electricity required to the extent feasible (as outlined under Section III, Air Quality, above). As stated in Section III, Air Quality, the construction of the Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project would require mitigation measures to minimize emissions impacts from construction equipment use (refer to MM **AQ-2**). These mitigation measures also apply to energy resources as they require equipment not in use for 5 minutes to be turned off, and for electrical construction equipment to be used where available. These measures would prevent a significant impact during construction due to wasteful, inefficient, or unnecessary consumption of energy resources, and would also conform to the CARB regulations regarding energy efficiency.

The proposed project consists of the development of a new recycling facility that would utilize some existing components of the existing recycling facility, as well as an equipment rental facility that would ultimately facilitate some recycling operations at the project site. The project will not require substantial energy to operate, as much of the required energy will be to light the site, of which a majority of the lighting already exists in support of the out-of-operation recycling facility. Additionally, energy will be required to operate the operations that would occur within the new structure that would be developed by the proposed project (including operation of the maintenance shop for the rental operation, the large recycling intake facility, and the site office). Also, by facilitating recycling of waste materials, the project will support solid waste diversion objectives and contribute to energy savings from the reuse of waste material.

Energy consumption encompasses many different activities. For example, construction can include the following activities: delivery of equipment and material to a site from some location (note it also requires energy to manufacture the equipment and material, such as harvesting, cutting and delivering wood from its source); employee trips to work, possibly offsite for lunch (or a visit by a catering truck), travel home, and occasionally leaving a site for an appointment or checking another job; use of equipment onsite (electric or fuel); and sometimes demolition and disposal of construction waste. To minimize energy costs of construction debris management, mitigation has been established to require diversion of all material capable of being recycled. As stated above, energy consumption by equipment will be reduced by requiring shutdowns when equipment is not in use after five minutes and ensuring equipment is being operated within proper operating parameters (tune-ups) to minimize emissions and fuel consumption. These requirements are consistent with State and regional rules and regulations. Under the construction scenario outlined above, the proposed project will not result in wasteful, inefficient, or unnecessary energy consumption during construction.

The proposed project will be powered by Southern California Edison (SCE) through the power distribution system located adjacent to the site. SCE will be able to supply sufficient electricity. Natural gas, if required, would be supplied by Southern California Gas through a connection adjacent to the project site. The amount of electricity required by the project would be modest. Furthermore, mitigation measures (MMs **AQ-3, AQ-4, AQ-5, AQ-6, AQ-7,** and **AQ-8**) identified under Section III, Air Quality, above indicate that the proposed project will further encourage energy efficiency, including that solar panels will be encouraged to be developed as part of the project should their inclusion in the project be feasible, which will offset operational energy use even further than through the mandatory energy efficiency requirements discussed below. However, the proposed structures must be constructed in conformance with a variety of existing energy efficiency regulatory requirements or guidelines including:

- Compliance with Title Chapter 6 of the California Code of Regulations with respect to energy efficiency standards for new building construction.
- Both federally and non-federally regulated appliances shall abide by the efficiency standards of Title 20, Section 1601 et seq. of the California Code of Regulations.
- Compliance California Green Building Standards Code, AKA the CALGreen Code (Title 24, Part 11), which became effective on January 1, 2017. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of building through the use of building concepts encouraging sustainable construction practices.
- The provisions of the CALGreen code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building.
- Compliance with the Building Energy Efficiency Standards (CBSC) would ensure that the building energy use associated with the proposed project would not be wasteful or unnecessary.
- Compliance with Indoor Water use consumption reduced through the maximum fixture water use rates.
- Compliance with diversion of construction and demolition materials from landfills.
- Compliance with SBDC Water Efficient Landscape Ordinance Chapter 83-10 – Landscaping Standards.
- Compliance with SBDC Chapter 83.07 – Glare & Outdoor Lighting.
- Compliance with AQMD Mandatory use of low pollutant emitting finish materials.
- Compliance with AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.
- Compliance with diesel exhaust emissions from diesel vehicles and off-road diesel vehicle/equipment operations.

Compliance with these regulatory requirements for operational energy use and construction energy use would not be wasteful or unnecessary use of energy. Further, SCE is presently in compliance with State renewable energy supply requirements and SCE will supply electricity to the project. Under the operational scenario for the proposed project, the proposed project will not result in wasteful, inefficient, or unnecessary energy consumption that could result in a significant adverse impact to energy issues based on compliance with the referenced laws, regulations and guidelines. No mitigation beyond those identified above are required.

b. *Less Than Significant With Mitigation Incorporated* – Based on the analysis in the preceding discussion, the proposed project will not conflict with current State energy efficiency or electricity supply requirements or any local plans or programs for renewable energy or energy efficiency requirements. The County of San Bernardino has adopted State energy efficiency standards as part of its Development Code. No mitigation beyond those identified above are required.

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

VII. GEOLOGY AND SOILS

SUBSTANTIATION: (Check ☐ if project is located in the Geologic Hazards Overlay District) The following information is provided based on a Geotechnical Investigation of the project site. The report was prepared by Earth Strata Geotechnical Services, Inc. dated February 16, 2022 and is titled "*Preliminary Geotechnical Interpretive Report, Proposed Titan Industrial Metals Site*" (Appendix 4). The following analysis utilizes information abstracted from this report.

a. Ground Rupture

Less Than Significant Impact – The project site is located in the County of San Bernardino within the City of Fontana Sphere of Influence (SOI) which is located in a highly seismically active area. The project is located south of the major fault systems in the project area, by about 10.6 kilometers. The nearest fault system is the Cucamonga Fault, which is classified as an Alquist-Priolo Special Study

Zones under the Alquist-Priolo Earthquake Fault Zoning Act. Figure VII-1 shows where these faults are located as indicated by the San Bernardino Countywide Plan Earthquake Fault Zones Map. Figure VII-1 indicates that the site is not located within an Alquist-Priolo Special Study Zone. Based on this information, the risk for ground rupture at the site location is low; therefore, it is not likely that future customers and employees of the project will be subject to rupture from a known earthquake fault. Therefore, any impacts under this issue are considered less than significant; no mitigation is required.

Strong Seismic Ground Shaking

Less Than Significant With Mitigation Incorporated – As stated in the discussion above, several faults run through this portion of the County, and as with much of southern California, the proposed structures will be subject to strong seismic ground shaking impacts should any major earthquakes occur in the future, as shown on Figure VII-1. Any future developments at the subject site should anticipate that moderate to large seismic events could occur very near the site. As a result, and like all other development projects in the County and throughout the Southern California Region, the proposed project will be required to comply with all applicable seismic design standards contained in the 2019 California Building Code (CBC), including Section 1613- Earthquake Loads. Compliance with the CBC will ensure that structural integrity will be maintained in the event of an earthquake. Furthermore, the proposed project will be subject to MM **GEO-1**, below, which requires the implementation of the recommended design and construction measures identified in Appendix 4, including seismic design measures provided therein. Therefore, impacts associated with strong ground shaking will be less than significant with mitigation.

Seismic-Related Ground Failure Including Liquefaction

Less Than Significant Impact – According to the map prepared for the County of San Bernardino Countywide Plan Liquefaction & Landslides Map (Figure VII-2), the project site is located in an area that is not considered susceptible to seismic-related ground failure, including liquefaction. The Geotechnical Investigation prepared for the proposed project indicates that the potential for liquefaction generally occurs during strong ground shaking within loose granular sediments where the depth to groundwater is usually less than 50 feet. The possibility of liquefaction within these units is considered very low to remote due to the recommended compacted fill, relatively low groundwater level, and the dense nature of the deeper onsite materials. Therefore, impacts under this issue would be less than significant, and compliance with the 2019 CBC will ensure human safety will be protected from any liquefaction hazards that may exist at the project site.

Landslides

No Impact – The project site is essentially flat and is therefore not located in an area in which landslides are anticipated to occur. According to the map prepared for the San Bernardino Countywide Plan Liquefaction & Landslides Map (Figure VII-2), the project site is not located in an area that is considered susceptible to landslides. Furthermore, no landslide debris was observed during the subsurface exploration performed by as part of the Geotechnical Investigation prepared on behalf of the project (Appendix 4). Therefore, the project will not expose people or structures to potential substantial adverse landslide effects, including the risk of loss, injury, or death involving landslides. No impacts under this issue are anticipated and no mitigation is required.

b. *Less Than Significant With Mitigation Incorporated* – The potential for soil erosion, loss of topsoil, and/or developing the site on unstable soils is anticipated to be marginally possible at the site during ground disturbance associated with construction. The project site is currently 100% developed, as it contains the existing recycling facility, structure with a paved parking lot, and limited landscaping. The San Bernardino County Development Code Chapter 85.11.030 requires standard erosion control practices to be implemented for all construction. County grading standards, best management practices and the Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) are required to control the potential significant erosion hazards. The topography of the

site is generally flat. During project construction when soils are exposed, temporary soil erosion may occur, which could be exacerbated by rainfall. Project grading would be managed through the preparation and implementation of a SWPPP and will be required to implement best management practices to achieve concurrent water quality controls after construction is completed and the Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project is in operation. The following mitigation measures or equivalent best management practices (BMPs) shall be implemented to address these issues:

GEO-1 Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. Where covering is not possible, measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the project site for future cleanup such that erosion does not occur.

GEO-2 All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the site within which the project is being constructed.

With implementation of the above mitigation measures, implementation of the SWPPP and associated BMPs, any impacts under this issue are considered less than significant.

c. *Less Than Significant With Mitigation Incorporated* – As previously stated, according to the Liquefaction & Landslides Map prepared for the San Bernardino Countywide Plan (Figure VII-2), the potential for liquefaction within the project site is low, as is the potential for landslide to occur at the site. The San Bernardino Countywide Plan EIR indicates that subsidence and collapse are not known to occur within the project area. Since the site is underlain by dense alluvial materials, the potential for settlement is considered low. This was confirmed by the Geotechnical Investigation (Appendix 4). Additionally, the earthwork operations recommended in the Geotechnical Investigation provided as Appendix 4 would mitigate any near surface loose soil conditions. As such, the following mitigation measures shall be implemented as it would require the implementation of design measure identified in the geotechnical report.

GEO-3 Based upon the geotechnical investigation (Appendix 4 of this document), all of the recommended design and construction measures identified in Appendix 4 (listed on Pages 11-19) shall be implemented by the Applicant. Implementation of these specific measures will address all of the identified geotechnical constraints identified at project site, including soil stability on future project-related structures.

With the implementation of MM **GEO-3**, above it is not anticipated that the project will be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse. No further mitigation is required.

d. *Less Than Significant With Mitigation Incorporated* – According to the Geotechnical Investigation provided as Appendix 4 to this Initial Study, the project's Area of Potential Effect (APE) is underlain by Artificial Fill and Quaternary Young Alluvial Fan Deposits. The San Bernardino Countywide Plan does not designate the project area as being located within an area known to contain expansive soils. Furthermore, the Geotechnical Investigation also does not designate the site as containing expansive soils, which are typically clay type soil; given that no clay type soils exist at the project site, the development of the project will not create a substantial risk to life or property by being placed on expansive soils because none exist on the site. With implementation of MM **GEO-1** above, intended to ensure site specific design measures are implemented during construction, impacts under this issue are considered less than significant. No further mitigation is required.

e. *No Impact* – The project does not propose any septic tanks or alternative wastewater disposal systems. Therefore, determining if the project site soils are capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater does not apply. No impacts are anticipated. No mitigation is required.

f. *Less Than Significant With Mitigation Incorporated* – The San Bernardino Countywide Plan for indicates that the proposed project area is located in a low-to-high sensitivity area for paleontological resources. Previously unknown and unrecorded paleontological resources may be unearthed during excavation and grading activities of the proposed project. If previously unknown potentially unique paleontological resources are uncovered during excavation or construction, significant impacts could occur. According to the San Bernardino Countywide Plan EIR, the County requires that projects located within areas that have been delineated as low-to-high sensitivity for paleontological resources by the County General Plan (Figure VII-4) meet the requirements of its MM **CUL-5**, which states:

All projects involving ground disturbance in previously undisturbed areas mapped with low-to-high paleontological sensitivity will only require monitoring if construction activity will exceed the depth of the low sensitivity surficial sediments. The underlying sediments may have high paleontological sensitivity, and therefore work in those units might require paleontological monitoring, as designated by the Qualified Paleontologist in the PRMMP. When determining the depth at which the transition to high sensitivity occurs and monitoring becomes necessary, the Qualified Paleontologist should take into account: a) the most recent local geologic mapping, b) depths at which fossils have been found in the vicinity of the project area, as revealed by the museum records search, and c) geotechnical studies of the project area, if available.

The proposed project shall implement the following measure to meet the County's requirements pertaining to paleontological resources:

GEO-4 The Applicant shall retain the services of a Qualified Paleontologist meeting the standards of SVP (2010). The Qualified Paleontologist shall determine the determine that the depth at which the transition to high sensitivity occurs and monitoring becomes necessary, by taking into account: a) the most recent local geologic mapping, b) depths at which fossils have been found in the vicinity of the project area, as revealed by the museum records search, and c) geotechnical studies of the project area, if available. Should the project require excavation that will exceed the depth of low sensitivity surficial sediments as determined by a Qualified Paleontologist, a project-specific paleontological resources monitoring, and mitigation plan (PRMMP) shall be developed and adhered to for the duration of ground disturbance activities during construction or as otherwise determined by the Qualified Paleontologist. This plan will address specifics of monitoring and mitigation for the development project, and will take into account updated geologic mapping, geotechnical data, updated paleontological records searches, and any changes to the regulatory framework. This PRMMP shall meet the standards of the SVP (2010).

The MM **CUL-6** (sourced from the 2019 San Bernardino Countywide Plan EIR), which addresses the potential for discovery of fossils, shall also be required as part of this project as follows:

In the event of any fossil discovery, regardless of depth or geologic formation, construction work will halt within a 50-ft. radius of the find until its significance can be determined by a Qualified Paleontologist. Significant fossils will be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the SVP (2010) and BLM (2009). A repository will be identified, and a curatorial arrangement will be signed prior to collection of the fossils. Although the San Bernardino County Museum is specified as the repository for fossils found

in the county in the current General Plan (San Bernardino County, 2007), the museum may not always be available as a repository. Therefore, any accredited institution may serve as a repository.

With incorporation of the above project specific and County developed mitigation measures, the potential for impact to paleontological resources will be reduces to a less than significant level. No additional mitigation is required.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

VIII. GREENHOUSE GAS EMISSIONS

SUBSTANTIATION: The following information utilized in this section was obtained from the technical study "Air Quality and GHG Impact Analyses, Titan Industrial Metal Facility, County Of San Bernardino, California" prepared by Giroux & Associates dated May 16, 2022, Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project and provided as Appendix 1 to this document.

Regulatory Framework

California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. Greenhouse gas (GHG) statues and executive orders (EO) include AB 32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

AB 32 is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California's reputation as a "national and international leader on energy conservation and environmental stewardship." It will have wide-ranging effects on California businesses and lifestyles as well as far reaching effects on other states and countries. A unique aspect of AB 32, beyond its broad and wide-ranging mandatory provisions and dramatic GHG reductions are the short time frames within which it must be implemented. Major components of the AB 32 include:

- Require the monitoring and reporting of GHG emissions beginning with sources or categories of sources that contribute the most to statewide emissions.
- Requires immediate "early action" control programs on the most readily controlled GHG sources.
- Mandates that by 2020, California's GHG emissions be reduced to 1990 levels.
- Forces an overall reduction of GHG gases in California by 25-40%, from business as usual, to be achieved by 2020.
- Must complement efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminants.

Statewide, the framework for developing the implementing regulations for AB 32 is under way. Maximum GHG reductions are expected to derive from increased vehicle fuel efficiency, from greater use of renewable energy and from increased structural energy efficiency. Additionally, through the California Climate Action Registry (CCAR now called the Climate Action Reserve), general and industry-specific protocols for assessing and reporting GHG emissions have been developed. GHG sources are categorized

into direct sources (i.e., company owned) and indirect sources (i.e., not company owned). Direct sources include combustion emissions from on-and off-road mobile sources, and fugitive emissions. Indirect sources include off-site electricity generation and non-company owned mobile sources.

Thresholds of Significance

In response to the requirements of SB 97, the State Resources Agency developed guidelines for the treatment of GHG emissions under CEQA. These new guidelines became state laws as part of Title 14 of the California Code of Regulations in March 2010. The CEQA Appendix G guidelines were modified to include GHG as a required analysis element. A project would have a potentially significant impact if it:

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment, or,
- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.

California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15064.4 specifies how significance of GHG emissions is to be evaluated. The process is broken down into quantification of project related GHG emissions, making a determination of significance, and specification of any appropriate mitigation if impacts are found to be potentially significant. At each of these steps, the new GHG guidelines afford the lead agency with substantial flexibility.

Emissions identification may be quantitative, qualitative or based on performance standards. CEQA guidelines allow the lead agency to "select the model or methodology it considers most appropriate." The most common practice for transportation/combustion GHG emissions quantification is to use a computer model such as CalEEMod, as was used in the ensuing analysis.

The significance of those emissions then must be evaluated; the selection of a threshold of significance must take into consideration what level of GHG emissions would be cumulatively considerable. The guidelines are clear that they do not support a zero net emissions threshold. If the lead agency does not have sufficient expertise in evaluating GHG impacts, it may rely on thresholds adopted by an agency with greater expertise.

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial Projects where the SCAQMD is the lead agency (e.g., stationary source permit Projects, rules, plans, etc.) of 10,000 Metric Tons (MT) CO_2 equivalent/year. In the absence of an adopted numerical threshold of significance, Project related GHG emissions in excess of the guideline level are presumed to trigger a requirement for enhanced GHG reduction at the Project level.

Impact Analysis

a. *Less Than Significant Impact* – The project site is currently developed with light industrial and residential structures totaling 11,264 square feet. All existing structures will be demolished. The project proposes the development of 32,400 square foot of building space with 79 parking spaces.

Construction Activity GHG Emissions

Construction is estimated to begin in the fall 2022 with construction of Phase 1 completed in 12 months. As discussed above, all parking spaces would be constructed in Phase 1. Phase 2 would be constructed within the maximum time frame permitted by the County, assuming two calendar years total would be need to complete construction of both phases, though the calendar years may not occur concurrently. It is important to note that generally, emissions generated at present would be generated in less amounts in future years due to technological advancements making equipment more efficient such that less emissions are generated. The input assumptions for operational GHG emissions calculations, and the GHG conversion from consumption to annual regional CO_2e emissions are summarized in the CalEEMod2020.4.0 output files found in the appendix of the

AQ/GHG analysis provided in Appendix 1 to this Initial Study. During Project construction, the CalEEMod2020.4.0 computer model predicts that the construction activities will generate the annual CO_2e emissions identified in Table VIII-1.

Table VIII-1
CONSTRUCTION EMISSIONS (METRIC TONS CO_2e)

	MT CO_2e
Year 2022	96.4
Year 2023	163.4
Total	259.8
Amortized	**8.7**

CalEEMod Output provided in appendix

SCAQMD GHG emissions policy from construction activities is to amortize emissions over a 30-year lifetime. The amortized level is also provided. GHG impacts from construction are considered individually less than significant.

Operational GHG Emissions

The input assumptions for operational GHG emissions calculations, and the GHG conversion from consumption to annual regional CO_2e emissions are summarized in the CalEEMod2020.4.0 output files found in the appendix of the AQ/GHG analysis provided in Appendix 1 to this Initial Study. The total operational and annualized construction emissions for the proposed project are identified in Table VIII-2.

Table VIII-2
OPERATIONAL EMISSIONS (METRIC TONS CO_2e)

Consumption Source	
Area Sources	0.0
Energy Utilization	61.0
Mobile Source Cars	419.0
Mobile Source Trucks	1,452.9
Solid Waste Generation	20.2
Water Consumption	27.6
Construction	8.7
Total	**1,989.4**
SCAQMD Threshold	10,000
Exceeds Threshold?	**No**

The project GHG emissions are considered less than significant even using the most stringent threshold. Again, this analysis does not take any credit for existing on-site emissions which would only lessen the project impact.

b. *Less Than Significant Impact –*

Consistency with GHG Plans, Programs and Policies

In March 2014, the San Bernardino Associated Governments and Participating San Bernardino County Cities Partnership (Partnership) created a final draft of the San Bernardino County Regional Greenhouse Gas Reduction Plan (Reduction Plan) for each of the 25 jurisdictional Partner Cities in the County as well as Unincorporated San Bernardino County. The plan was recently updated in March of 2021. The Reduction Plan was created in accordance with AB 32, which established a greenhouse gas limit for the state of California. The Reduction Plan seeks to create an inventory of GHG gases and develop jurisdiction specific GHG reduction measures and baseline information that could be used by the Partnership Cities of San Bernardino County, including the County itself.

Projects that demonstrate consistency with the strategies, actions, and emission reduction targets contained in the Reduction Plan would have a less than significant impact on climate change. The project will generate little GHG emissions as shown in Table 11. The only reduction measure applicable to this project is the effort to increase waste diversion and reduction (Waste-2).

The Project assists in minimizing solid waste ending up in landfills by providing a convenient location for residences to drop off their waste for recycling and providing trucks that will pick up waste from local area businesses. In this manor, the project is GHG positive as it provides a mechanism that will encourage solid waste recycling which in turn eliminates that same waste from ending up in a landfill that generate methane. Therefore, the Project would not conflict with any applicable plan, policy, or regulation to reduce GHG emissions.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

IX. HAZARDS AND HAZARDOUS MATERIALS

SUBSTANTIATION: The analysis provided in this section is supported by the Phase I Environmental Site Assessment (ESA) prepared by Fulcrum Resources Environmental. This report is dated December 2, 2021 and is provided as Appendix 5 to this Initial Study.

Background of Property History

Based on a review of available historical records, the subject property was developed for agricultural use sometime prior to 1938. In 1945, the current residence at the subject property was developed on the northwestern portion of the property. A second residence was developed on the western portion of the property by 1948. A third residence was developed on the western portion for the subject property by 1953. The agricultural use continued on the subject property until at least 1966. By 1975, the remainder of the subject property was cleared of the agricultural use and consisted of graded land. By 1985, the portion of the subject property that consisted of graded land was paved over.

The subject property was reportedly occupied by truck sales businesses (AA Fontana Truck Sales/Tito Martinez and Santa Fe Trading, Co) in the 1990s. From at least 1990 and 1994, a business named Hansen Yard Maintenance occupied a portion of the subject property. Between 2000 and 2013, the subject property

operated as a recycling collection site under the business name Alamo Recycling and a building associated with this business was developed on the east-central portion of the subject property in approximately 2009. From 2006 to 2012, a structure was present on the southern portion of the subject property and two structures or canopies were present on the central portion of the subject property. In 2013, Alamo Recycling no longer occupied the subject property and associated buildings were subsequently removed from the subject property. By 2016, the subject property was developed with the current structures and existing configuration. The current tenant, Titan Recycling Center/Titan Industrial Metal has occupied the subject property since at least 2014. Past use of the subject property for agricultural purposes is considered to be a de minimis condition.

The database research on the project site yielded the following:

1. Department of Toxic Substance Control (DTSC): 14930 Valley Boulevard was two times listed on the DTSC HWTS database under the facility name Alamo Recycling for the disposal of waste. Based on the nature of the listings and the lack of violations reported, the listings are not expected to represent a significant environmental concern to the subject property.
2. South Coast Air Quality Management District (SCAQMD): The subject property address 14930 Valley Boulevard was listed under the facility name Titan Industrial Metal Corp with no equipment reported. The operation received two Notices to Comply (NTC) in May 2016 for visible emissions and emissions of fugitive dust. the site returned to compliance for each NTC. Therefore, these SCAQMD records are not expected to represent a significant environmental concern to the subject property.
3. San Bernardino County Fire Protection District (SBCFPD): No significant releases or violations were reported on file. Two complaints pertaining to poor hazardous materials storage and ground surface oil staining were filed against former truck sales occupants (AA Fontana Truck Sales/Tito Martinez in 1990 and Santa Fe Trading, Co., in 1992). The complaints were addressed under the oversight of the SBCFPD and were subsequently closed. Therefore, the SBCFPD records do not indicate a significant environmental concern at the subject property.

In regard to Vapor Encroachment Condition (VEC), no sites were identified in the Radius Map Report and/or historical research within the “Area of Concern” that were considered to pose a potential VEC at the subject property based on the Tier 1 Evaluation.

Impact Analysis

a&b. *Less Than Significant With Mitigation Incorporated* – During construction of proposed project, hazardous or potentially hazardous materials will be routinely handled in small quantities on the project site. These hazardous materials would include use of adhesives, solvents, paints, thinners, gasoline, diesel fuel, lubricants, and other petroleum-based products used to operate and maintain construction equipment and vehicles. Cal/OSHA regulations provide for the proper labeling, storage, and handling of hazardous materials to reduce the potential harmful health effects that could result from worker exposure to hazardous materials. If not properly handled, accidental release of these substances could expose construction workers, degrade soils, or become entrained in stormwater runoff, resulting in adverse effects on the public or the environment. A permitted and licensed service provider will conduct the removal of such hazardous materials; any handling, transporting, use or disposal of hazardous materials would comply with all applicable federal, State, and local agencies and regulations. The project would be required to comply with all relevant and applicable federal, state and local laws and regulations that pertain to the accidental release of hazardous materials during construction of proposed facilities such as Health and Safety Code, Section 2550 et seq. Compliance with all applicable federal, state and local regulations can reduce potential impacts to the public or the environment regarding accidental release of hazardous materials to less than significant impact, but the following mitigation measure will be incorporated into the Storm Water Pollution Prevent Plan (SWPPP) prepared for the project and implementation of this measure can further reduce this potential hazard to a less than significant level.

HAZ-1 All accidental spills or discharge of hazardous material during construction activities shall be reported to the Certified Unified Program Agency and shall be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately a licensed disposal or treatment facility. This measure shall be incorporated into the SWPPP prepared for the proposed project. Prior to accepting the site as remediated, the area contaminated shall be tested to verify that any residual concentrations meet the standard for future residential or public use of the site.

The proposed project will consist of developing the Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project that would serve as an equipment rental and recycling processing facility, including maintenance of the equipment fleet. The proposed project does include routine transport and use of substantial volumes of hazardous materials and routine generation of hazardous wastes. The project includes the use of a variety of vehicle repair and maintenance products that that will be stored at the site to enable the operation of the proposed maintenance shop. Among other hazardous wastes, diesel will be stored onsite. The storage, use and disposal of these materials are a common activity within all communities of the United States due to the universal presence of vehicles. A stringent regulatory system has evolved around the storage of diesel / gasoline and vehicle maintenance and repair facilities. A standard Business Plan (including a Spill Prevention Control and Countermeasures Plan) must be filed with the County Fire Department and routine inspections of facilities to ensure compliance with the Plan is conducted by the County to verify compliance. This must include proper storage of both hazardous materials and used hazardous waste (for example, used motor oil). Although an existing regulatory structure is in place, the following mitigation measure shall be implemented.

HAZ-2 The Applicant shall prepare a Business Plan, with a Spill Prevention Control Countermeasures Plan, and submit this document to the Certified Unified Program Agency for review and approval. All hazardous materials that may be used at the project site shall be identified (including quantities); methods of storage shall be defined; measures to prevent release of the hazardous materials to the environment shall be defined; and management procedures for disposal of hazardous waste, including proper manifesting, shall be identified. The Certified Unified Program Agency shall review and approve this plan prior to movement of any hazardous materials onto the site.

With implementation of the above mitigation measures, the project would not create a significant hazard to the public or the environment either through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts are considered less than significant, and no further mitigation is required.

c. *No Impact* – The proposed project site is not located within one quarter mile of a school. The nearest schools are located at about a one half to one-mile radius from the project site. Poplar Elementary school is located to the east of the project site, Live Oak Elementary School and Sequoia Middle School are located to the north of the project site. None of these schools, which are part of Fontana Unified School District, are located within one quarter mile from the proposed project. Based on this information, implementation of the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No adverse impacts are anticipated. No additional mitigation is required.

d. *Less Than Significant Impact* – The proposed project would develop a Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project to serve the Industrial Corridor located in the Fontana SOI within the County of San Bernardino. The proposed project is located on a site that has been previously developed as the Titan Recycling Center, which is currently not in operation,

and also contains two existing houses that would be demolished as part of the proposed project. The project will not be located on a site that is included on a list of hazardous materials sites that are currently under remediation. According to the California State Water Board's GeoTracker website (consistent with Government Code Section 65962.5), which provides information regarding Leaking Underground Storage Tanks (LUST) and Department of Toxic Substance Control (DTSC) cleanup sites, there are no open LUST or other clean-up sites within 2,500 feet of the project site (Figure IX-1). There is one open DTSC site shown on Figures IX-2 and IX-3, which is simply a site that is periodically inspected by the DTSC as the operations fall under their purview. No contamination has been associated with the operation of this site. Furthermore, the Phase I ESA concluded that the assessment revealed no evidence of Recognized Environmental Conditions (RECs), Historical Recognized Environmental Condition (HREC), or Controlled Recognized Environmental Condition (CREC). Therefore, there is no potential for the project to be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 thereby creating a significant hazard to the public or the environment. Project construction and operation of the site as the Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project will have a less than significant potential to create a significant hazard to the adjacent population or to the environment from their implementation. No mitigation is required.

e. *No Impact* – The project site is located at a great distance from any nearby airport. As shown on the Airport Safety & Planning Areas map prepared for the San Bernardino Countywide Plan (Figure IX-4), the proposed project is not located within an Airport Safety Review Area at any of the area airports (Ontario International Airport, San Bernardino International Airport, and Redlands Airport). Therefore, there is no potential safety hazard for people residing or working in the project area as a result of proximity to a public airport or private airstrip. No mitigation is required.

f. *Less Than Significant Impact* – The proposed project is not anticipated to interfere with an adopted emergency response plan or emergency evacuation plan. As shown on the Evacuation Route Map prepared for the San Bernardino Countywide Plan (Figure IX-5), the adopted evacuation routes are the Interstate 10 (I-10), the I-15, and Foothill Boulevard located to the south, west, and north of the project site. Development at this location would not interfere with access to these emergency evacuation routes, as the proposed project will be constructed entirely within the boundaries of the project site, with minimal improvements to the site frontage and entrances to the site along Live Oak Avenue and Valley Boulevard. The project would involve ingress and egress of traffic onto Live Oak Avenue and Valley Boulevard from the modified driveways that will provide entry to the site. As such, the proposed project will not experience substantial conflicts with surrounding traffic. Given the above, there is a less than significant potential for the development of the project to physically interfere with any adopted emergency response plans, or evacuation plans.

g. *No Impact* – The proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The proposed project area is not an area susceptible to wildland fires as it has not been delineated as being located within a Fire Hazard Severity Zone (VHFHSZ) as shown on Figure IX-6, the Countywide Plan Policy Map of Fire Hazard Severity Zones. The project is not located within the County Fire Safety Overlay. The proposed project is required to, and will incorporate the most current fire protection designs, including an adequate water supply for fire flow and fighting purposes. Ultimately, the proposed project is located in an urban area removed from the high fire hazard areas that are located adjacent to the San Gabriel Mountains. Therefore, project implementation would not result and a potential to expose people or structures to fire hazards. No mitigation measures are required.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
X. HYDROLOGY AND WATER QUALITY: Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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-site or offsite?	☐	☐	☒	☐
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or offsite?	☐	☐	☒	☐
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? or,	☐	☒	☐	☐
(iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

X. HYDROLOGY AND WATER QUALITY

SUBSTANTIATION: The analysis provided in this section is supported by the Water Quality Management Plan (WQMP) prepared by Ventura Engineering Inland, INC (VEI). This report is dated March 21, 2021 and is provided as Appendix 6 to this Initial Study.

Impact Analysis

a. *Less Than Significant With Mitigation Incorporated* – The proposed project is located within the planning area of the Santa Ana Regional Water Quality Control Board (RWQCB). The project would be supplied with water by Fontana Water Company (FWC) that uses local groundwater, recycled water, and imported water to meet customer demand.

For a developed area, the only three sources of potential violation of water quality standards or waste discharge requirements are from generation of municipal wastewater, stormwater runoff, and potential discharges of pollutants, such as accidental spills. Municipal wastewater is delivered to Inland Empire Utilities Agency (IEUA) Wastewater Treatment Plants, which meets the waste

discharge requirements imposed by the RWQCB. To address stormwater and accidental spills within this environment, any new project must ensure that site development implements a SWPPP and a National Pollutant Discharge Elimination System (NPDES) to control potential sources of water pollution that could violate any standards or discharge requirements during construction and a Water Quality Management Plan (WQMP)—which has been prepared and is provided as Appendix 6 to this Initial Study—to ensure that project-related after development surface runoff meets discharge requirements over the short- and long-term. This requirement is further enforced through compliance with RR HYD-1 identified in the Countywide Plan:

National Pollutant Discharge Elimination System (NPDES): Projects will be constructed in accordance with the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, NPDES No. CAS000002. Compliance requires a risk assessment, a SWPPP, and associated BMPs.

The WQMP would specify stormwater runoff permit Best Management Practices (BMPs) requirements for capturing, retaining, and treating on site stormwater once the project has been developed. Per RR HYD-3 identified in the Countywide Plan, the WQMP must: Control contaminants into storm drain systems; Educate the public about stormwater impacts; Detect and eliminate illicit discharges; Control runoff from construction sites; and Implement BMPs and site-specific runoff controls and treatments.

Through the project site contains minimal impervious surfaces, the project has identified onsite drainage that will generally be directed to the perforated infiltration trench, pervious pavement, and other water quality control measures that will be developed as part of the project. The SWPPP would specify the BMPs that the project would be required to implement during construction activities to ensure that all potential water pollutants of concern are prevented from discharge, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Furthermore, the proposed project must comply with the San Bernardino Countywide Plan requirement that developments creating 10,000 square feet or more of impervious area, and redevelopments adding or replacing 5,000 square feet or more of such area—must implement low-impact development (LID) BMPs to the maximum extent practicable in order to reduce the discharge of pollutants to receiving waters, and also must comply with San Bernardino County Development Code Chapter 83.15, which provides requirements to ensure compliance with projects subject to water quality management plans. With implementation of these mandatory Plans and their BMPs, regulatory requirements identified by the Countywide Plan and Development Code, as well as MM **HAZ-1** above, the development of project will not cause a violation of any water quality standards or waste discharge requirements.

b. *Less Than Significant Impact* – The project does not propose the installation of any water wells that would directly extract groundwater and the change in impervious surfaces to pervious surfaces will be minimal, given that the majority of the 4.24-acre site is currently developed with impervious area. The 4.24-acre site will consist of 25,000 SF (0.57-acre) of landscaping, some of which exists already within the site. However, the County requires BMPs that minimize impervious area, so even the areas that would be developed with pavement would be required to contain pervious pavers or other mechanisms to allow for infiltration within the site. The project site is located in the Chino Basin. The FWC average consumption in 2020 was 149 gallons per capita per day. The 2020 FWC Urban Water Management Plan (UWMP) indicates that the 2020 demand was 39,395-acre feet (AF) of potable water in the FWC service area; a number which is anticipated to increase to 48,943 AF by 2045, while the demand in 2045 would be, inclusive of recycled water, 51,943 AF. The proposed project is not anticipated to require substantial potable water in support of the project. The main water utilizing sources on site would be landscaping and restroom facilities. The project will install onsite landscaping that is required to abide by the County Code, Chapter 83.10, which pertains to water efficiency standards. Given the minimal demand for water supply to the project site, the projected increase in demand by the project would be well below the amount of water FWC produces per capita per day. Thus, given that minimal interference with groundwater recharge would occur due to infiltration requirements by the County, the construction of the Titan Industrial Metal Corporation

Equipment Rental and Recycling Facility Project is not forecast to cause a significant impact to groundwater recharge or groundwater supply. The potential impact under this proposed project is considered less than significant; no mitigation measures other than the installation of standard water conservation fixtures and use of drought resistant landscaping are required; these measures have been incorporated into the design for the project.

c. i. Result in substantial erosion or siltation onsite or offsite?

Less Than Significant Impact – The proposed project is not anticipated to significantly change the volume of flows downstream of the project site and would not be anticipated to change the amount of surface water in any water body in an amount that could initiate a new cycle of erosion or sedimentation downstream of the project site. During construction, the project must comply with San Bernardino County Development Code Section 85.11.030, which requires standard erosion control practices to be implemented for all construction. Additionally, as discussed in the San Bernardino Countywide Plan, construction sites are required to prepare and implement a SWPPP in accordance with the requirements of the statewide Construction General Permit and are subject to the oversight of the Santa Ana RWQCB. The SWPPP must include BMPs to reduce or eliminate erosion and sedimentation from soil-disturbing activities, as well as proper materials and waste management.

The onsite drainage system is shown on Figures X-1 through X-3, which have been extracted from the WQMP provided as Appendix 6. This system will capture the incremental increase in runoff from the project site associated with project development. The 4.24-acre site will consist of 25,000 SF (0.57-acre) of landscaping, some of which exists already within the site. However, the County requires BMPs that minimize impervious area, so even the areas that would be developed with pavement would be required to be designed to allow for infiltration within the site. As such, onsite surface flows will be designed and conveyed in a controlled manner through the project site. The WQMP specifies that additional landscaped areas have been added or expanded on the project site to incorporate infiltration areas and minimize the impervious surfaces required by the project; infiltration areas are being proposed for low impact design and to add more vegetated areas where feasible; the same downstream connections to the existing storm drain inlets in the public storm drain system will be utilized at the north east corners of the intersection of Live Oak Ave and Valley Blvd; and, vegetated swales are being used where feasible, whereas the storm drain pipping is only for overflow elements. The project will be designed to meet low impact development (LID) requirements, and other water quality control measures. This system will be designed to capture the flows above the peak 100-year flow runoff from the project site or otherwise be detained on site and discharged in conformance with County requirements. The downstream drainage system will not be altered and given the control of future surface runoff from the project site, thus, the potential for downstream erosion or sedimentation will be controlled to a less than significant impact level.

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

Less Than Significant Impact – The proposed project will alter the existing drainage courses or patterns onsite but will maintain the existing offsite downstream drainage system through control of future discharges from the site, which would prevent flooding onsite or offsite from occurring. The 4.24-acre site will consist of 25,000 SF (0.57-acre) of landscaping, some of which exists already within the site. Additionally, much of the site is already developed with drainage mechanisms in place. However, the County requires BMPs that minimize impervious area, so even the areas that would be developed with pavement would be required to be collected to allow for infiltration within the site. As such, onsite surface flows will be designed and conveyed in a controlled manner through the project site. The WQMP specifies that additional landscaped areas have been added or expanded on the project site to incorporate infiltration areas and minimize the impervious surfaces required by the project; infiltration areas are being proposed for low impact design and to add more vegetated areas where feasible; the same downstream connections to the existing storm drain inlets in the public storm drain system will be utilized at the northeast corners of the intersection of Live Oak Ave and Valley Blvd; and, vegetated swales are being used where feasible, whereas the storm drain pipping

is only for overflow elements. The project will be designed to meet LID requirements, and other water quality control measures. This system will be designed to capture the flows above the peak 100-year flow runoff from the project site or otherwise be detained on site and discharged in conformance with County requirements. Thus, the implementation of onsite drainage improvements and applicable requirements will ensure that stormwater runoff will not substantially increase the rate or volume of runoff in a manner that would result in flooding on- or off-site. Impacts under this issue are considered less than significant with no mitigation required.

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

Less Than Significant With Mitigation Incorporated – The proposed project will alter the site such that stormwater runoff within the site will be increased but will maintain the existing off-site downstream drainage system through control of future discharges from the site to be equivalent to the current conditions. This would prevent the project from exceeding the capacity of existing or planned stormwater drainage systems and from providing substantial additional sources of polluted runoff. The development of the project site collects and convey on site flows in a controlled manner such that runoff will be collected and allowed to infiltrate on site. As such, onsite surface flows will be collected and conveyed in a controlled manner through the project site. The WQMP specifies that additional landscaped areas have been added or expanded on the project site to incorporate infiltration areas and minimize the impervious surfaces required by the project; infiltration areas are being proposed for low impact design and to add more vegetated areas where feasible; the same downstream connections to the existing storm drain inlets in the public storm drain system will be utilized at the northeast corner of the intersection of Live Oak Ave and Valley Blvd; and, vegetated swales are being used where feasible, whereas the storm drain pipping is only for overflow elements. The project will be designed to meet LID requirements, and other water quality control measures. Varying amounts of urban pollutants, such as motor oil, antifreeze, gasoline, pesticides, detergents, trash, animal wastes, and fertilizers, could be introduced into downstream stormwater within the watershed. However, the proposed project is not anticipated to generate discharges that would require pollution controls beyond those already incorporated into the project design and/or required by the County as a standard operating procedure to meet water quality management requirements from the RWQCB. As such, the project is not anticipated to result in a significant adverse impact to water quality or flows downstream of the project with implementation of mitigation outlined below.

The County has adopted stringent best management practices designed to control discharge of non-point source pollution that could result in a significant adverse impact to surface water quality. Although BMPs are mandatory for the project to comply with established pollutant discharge requirements, the following mitigation measure is designed to establish a performance standard to ensure that the degree of water quality control is adequate to ensure the project does not contribute significantly to downstream water quality degradation.

HYD-1 ***The project proponent will select best management practices from the range of practices identified by the County and reduce future non-point source pollution in surface water runoff discharges from the site to the maximum extent practicable, both during construction and following development. The Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) shall be submitted to the County for review and approval prior to ground disturbance and the identified BMPs installed in accordance with schedules contained in these documents.***

Compliance will also be ensured through fulfilling the requirements of a SWPPP and WQMP monitored by the County and the RWQCB, and through the implementation of MM **HAZ-1**, which will ensure that discharge of polluted material does not occur or is remediated in the event of an accidental spill. The SWPPP must incorporate the BMPs that meet the performance standard established in MM **HYD-1** for construction, while the WQMP would incorporate BMPs that would apply to the operation stages of the project. Thus, the implementation of onsite drainage

improvements and applicable requirements will ensure that that drainage and stormwater will not create or contribute runoff that would exceed the capacity of existing or planned offsite stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts under this issue are considered less than significant with mitigation required.

c. iv. Impede or redirect flood flows?

Less Than Significant Impact – According to the County of San Bernardino General Plan 100-Year Floodplain Map (Figure X-4), the proposed project is not located in a 100-year or 500-year flood hazard area. Furthermore, redevelopment of this site is not anticipated to redirect or impede flood flow at the project site, particularly given that surface flows on site will be directed to the onsite drainage features which will be capable of intercepting the peak 100-year flow rate from the project site or otherwise be detained on site and discharged in conformance with San Bernardino County requirements. Therefore, impacts under this issue are considered less than significant and no mitigation is required.

d. *Less Than Significant Impact* – Implementation of the project will not expose people or structures to a significant risk of inundation by seiche, tsunami, or other flood hazards. According to the Countywide Plan Dam & Basin Hazards Map (Figure X-5), the project is not located within the limit of flooded area of a nearby dam. The project is located more than 45 miles from the Pacific Ocean, which eliminates the potential for a tsunami to impact the project area. Additionally, a seiche would not occur within the vicinity of the project because no lakes or enclosed bodies of water exist near the site that could be impacted by such an event. It is anticipated that through compliance with the County's Municipal Code and implementation of the onsite drainage system shown on the WQMP, inundation hazards within the County would be reduced to a level of less than significant. Therefore, the potential to expose people or structures to a significant risk of pollutants due to inundation would be minimal. No mitigation is required.

e. *Less Than Significant Impact* – The project site is located in the Chino Groundwater Basin, which has been designated very low priority by the Sustainable Groundwater Management Act (SGMA). The SGMA empowers local agencies to form Groundwater Sustainability Agencies (GSAs) to manage basins and requires GSAs to adopt Groundwater Sustainability Plans (GSPs) for crucial groundwater basins in California. The SGMA "requires governments and water agencies of high and medium priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans. For critically over-drafted basins, that will be 2040. For the remaining high and medium priority basins, 2042 is the deadline."[2] Given that the project is located within a basin that is considered very low priority, no conflict or obstruction of a water quality control plan or sustainable groundwater management plan is anticipated. Furthermore, the Chino Basin is adjudicated, and the Chino Basin Watermaster (Watermaster)—a court created entity—was established to administer the Judgement. The Judgment adjudicated the groundwater rights of the Chino Basin, established the Watermaster to administer the Judgment, and contains a Physical Solution to meet the requirements of water users having rights in or dependent upon the Chino Basin. The proposed project would be supplied with water from FWC, which is a stakeholder of the Chino Basin, and complies with the regulations set forth by the Watermaster and the Judgement. As such, the project would not conflict with a sustainable groundwater management plan. Water consumption and effects in the Basin indicate that the proposed project's water demand is considered to be minimal. By controlling water quality during construction and operations through implementation of both short- (SWPPP) and long- (WQMP) term best management practices at the site, no potential for conflict or obstruction of the Regional Board's water quality control plan has been identified.

[2] California Department of Water Resources, "Sustainable Groundwater Management Act (SGMA)". https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management (accessed 7-11-23)

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XI. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☒	☐

XI. LAND USE AND PLANNING

SUBSTANTIATION:

a. *No Impact* – Refer to the aerial photos provided as Figures 1 and 2, which depict the project's regional and site-specific location. The project site is zoned for Special Development-Commercial (SD-COM) and Residential (RS) and the General Plan land use designation is Low Density Residential and Commercial. The proposed project would occur within a site located in the Sphere of Influence (SOI) of the City of Fontana, located in Unincorporated San Bernardino County. The proposed Equipment Rental facility and a Large Collection/Light Processing Recycling would be developed within an industrial and commercial corridor that extends along Valley Boulevard. The proposed use of this site would be consistent with that which already exists within the majority of the parcels that make up the project site. The area surrounding the proposed project is entirely developed, and would involve the demolition of 3 houses that presently exist within the project site. The demolition of these houses would enable expansion beyond the current site boundaries, but would ultimately not divide an established community, given that the project site and surrounding area are developed with commercial and industrial uses. surrounding uses which include an auto yard, logistics centers, and warehouses. Given that the development of the proposed project at this site would be consistent with and similar to the surrounding uses, development of the Equipment Rental facility and a Large Collection/Light Processing Recycling at this location would be consistent with both the uses surrounding the project and the surrounding land use designations and zoning classifications. Consequently, the development of the project site with the proposed use will not divide any established community in any manner. Therefore, no significant impacts under this issue are anticipated and no mitigation is necessary.

b. *Less Than Significant Impact* – The proposed project will develop an Equipment Rental facility and a Large Collection/Light Processing Recycling within a site that has been developed to contain an existing recycling facility, as well as two existing residences that will be demolished. The project site is zoned for Special Development-Commercial (SD-COM) and Residential (RS) and the General Plan land use designation is Low Density Residential and Commercial. The proposed project would require a General Plan Amendment, a Zoning Change, and an Update to the General Plan Policy Plan to address the one parcel (APN 0235-031-04) that currently serves as a residential property at the north of the project site, which will be incorporated into the boundaries of the proposed commercial use. Once the County has adopted the General Plan Amendment, a Zoning Change, and an Update to the General Plan Policy Plan, the proposed project would be consistent with the applicable County land use plan. The County's recently approved Countywide Plan lists the following Goals and Policies under the Land Use Element:

- Goal LU-1: Growth and development that builds thriving communities, contributes to our Complete County, and is fiscally sustainable.
  - Applicable policies:
    - Policy LU-1.2 Infill Development
    - Policy LU-1.5 Development Impact Fees

- Goal LU-2 Land Use Mix and Compatibility: An arrangement of land uses that balances the lifestyle of existing residents, the needs of future generations, opportunities for commercial and industrial development, and the value of the natural environment.
    - Applicable policies:
        - Policy LU-2.1: Compatibility with existing uses
        - Policy LU-2.3: Compatibility with natural environment
        - Policy LU-2.6: Coordination with adjacent entities
        - Policy LU-2.10 Unincorporated commercial development
        - Policy LU-2.14 Contiguous land administration
- Goal LU-4 Community Design: Preservation and enhancement of unique community identities and their relationship with the natural environment.
    - Applicable policies:
        - Policy LU-4.3: Native or drought-tolerant landscaping
        - Policy LU-4.5: Community identity
        - Policy LU-4.6 Adaptive reuse

The proposed project would be consistent with the above goals and policies. A review of all other General Plan Goals (Housing Element, Infrastructure & Utilities Element, Transportation & Mobility Element, Natural Resources Element, Renewable Energy & Conservation Element, Cultural Resources Element, Hazards Element, Personal & Property Protection Element, Economic Development Element, and Health & Wellness Element) indicates that the proposed project is consistent with all applicable Goals, often with mitigation, as demonstrated by the findings in the pertinent sections of this Initial Study.

The quality of the housing that existed within APN 0235-031-04 was substandard and unoccupied. The County's Housing Element indicates that the County encourages the demolition of substandard housing. The Applicant has demolished this home through a demolition permit with the County, thereby meeting the provisions of the County's Housing Element. The proposed project would demolish two underutilized homes and develop the Equipment Rental and Large Collection/Light Processing Facility. The two homes are considered non-conforming, as they are designated for commercial use. These houses are in good condition, and their conversion to commercial use would be consistent with the Countywide plan. However, the conversion of the vacant lot that is designated for residential use proposed project is not anticipated to conflict with the County's housing element, or any other goals and policies identified in the Countywide Plan based on the discussion above.

The proposed project can be implemented without significant effects on the circulation system; all infrastructure exists at or can be extended to the site to support the Titan Industrial Metal Corporation Equipment Rental and Large Collection/Light Processing Facility; it can meet the requirements set forth in the Economic Development Element pertaining to new revenue generating development; it will not generate significant air emissions or GHG emissions; it will meet noise design requirements with mitigation; it can meet all Safety Element requirements; and it implements the land use compatibility requirements of the Health and Wellness Element. Therefore, the implementation of this project at this site will be consistent with surrounding land uses, and recent use of the site. The project would therefore have a less than significant potential to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No mitigation is required to minimize impacts under this issue.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XII. MINERAL RESOURCES: Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
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?	☐	☐	☒	☐

XII. MINERAL RESOURCES

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

a. *Less Than Significant Impact* – The proposed project is located on an undeveloped site containing non-native and native vegetation and weeds, and as such, does not contain any known important minerals resources. The San Bernardino Countywide Plan Mineral Resource Zones map indicates that the proposed project is located within the MRZ-3 zone—moderate potential or a possible location—for aggregate resources (Figure XII-1). However, the proposed project is not within an area designated by the State Mining and Geology Board in 1987 or 2013 as shown on Figure XII-2, which depicts Regional Significant Construction Aggregate Resource Areas in the San Bernardino Production-Consumption Region. Given that the proposed project is not located on a delineated state or regionally significant site, and that no mineral extraction currently occurs or is known to have ever occurred on the property, it is anticipated that the development of the site would have a less than significant to result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

b. *Less Than Significant Impact* – The proposed Titan Industrial Metal Corporation Equipment Rental and Large Collection/Light Processing Facility would not result in a significant impact under any of the Initial Study Checklist Topics, provided mitigation measures are implemented. As stated above, The San Bernardino Countywide Plan Mineral Resource Zones map indicates that the proposed project is located within the MRZ-3 zone—moderate potential or a possible location—for aggregate resources (Figure XII-1). Given that the site does not currently support mineral resources and has not supported any mineral resources extraction in the past, it is not anticipated that the proposed project would interfere with a locally important mineral resource recovery site. Furthermore, given the small size of the site and the lack of any mining operations in the immediate vicinity of the project, such a use at this site would be infeasible; additionally, development of the site would not preclude future extraction of resources in the general project area. As such, the development of the proposed Titan Industrial Metal Corporation Equipment Rental and Large Collection/Light Processing Facility Project at the proposed site would have a less than significant potential to result in the loss of any available locally important resource recovery site delineated on a local general plan, specific plan or other land use plan.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XIII. NOISE: Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of a project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

XIII. NOISE

SUBSTANTIATION: (Check if project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐) The following information utilized in this section was obtained from the technical study "Live Oak Avenue & Valley Boulevard Equipment Rental & Recycling Center Noise Impact Study, County of San Bernardino, California" prepared by RK Engineering Group (RK) dated May 18, 2022, and provided as Appendix 7 to this document.

Introduction to Noise Regulations

Noise is generally described as unwanted sound. The project proposes the development of a 32,400 square foot building to house an *Equipment Rental* use and a *Large Collection/Light Processing* facility. The *Equipment Rental* use would occupy about 24,400 SF of interior space and the *Recycling Facility* would occupy about 8,000 sf of interior space and provide 21 parking spaces. The proposed project is located within a site adjacent to the Valley Boulevard, which is a heavily travelled roadway, and is therefore in a relatively high background noise level environment. Additionally, the proposed project currently experiences between 60 Community Noise Equivalent Level (CNEL) and 65 CNEL background noise simply from the adjacent I-10 freeway (Figure XIII-1). The nearest sensitive receptors are residential uses adjacent to the project site to the west and north of the project site. Background traffic noise in this area is relatively high given that the project site is located in close proximity to Valley Boulevard and the I-10 experience consistent volumes of truck traffic serving the nearby industrial uses.

The unit of sound pressure ratio to the faintest sound detectable to a person with normal hearing is called a decibel (dB). Sound or noise can vary in intensity by over one million times within the range of human hearing. A logarithmic loudness scale, similar to the Richter scale for earthquake magnitude, is therefore used to keep sound intensity numbers at a convenient and manageable level. The human ear is not equally sensitive to all sound frequencies within the entire spectrum. Noise levels at maximum human sensitivity from around 500 to 2,000 cycles per second are factored more heavily into sound descriptions in a process called "A-weighting," written as "dBA."

Leq is a time-averaged sound level; a single-number value that expresses the time-varying sound level for the specified period as though it were a constant sound level with the same total sound energy as the time-varying level. Its unit of measure is the decibel (dB). The most common averaging period for Leq is hourly.

Because community receptors are more sensitive to unwanted noise intrusion during more sensitive evening and nighttime hours, state law requires that an artificial dBA (A-weighted decibel) increment be added to quiet time noise levels. The State of California has established guidelines for acceptable community noise levels that are based on the Community Noise Equivalent Level (CNEL) rating scale (a 24-hour integrated noise measurement scale). The guidelines rank noise land use compatibility in terms of "normally acceptable," "conditionally acceptable," and "clearly unacceptable" noise levels for various land use types. The State Guidelines, Land Use Compatibility for Community Noise Exposure, single-family homes are "normally acceptable" in exterior noise environments up to 60 dB CNEL and "conditionally acceptable" up to 70 dB CNEL based on this scale. Multiple family residential uses are "normally acceptable" up to 65 dB CNEL and "conditionally acceptable" up to 70 CNEL. Schools, libraries and churches are "normally acceptable" up to 70 dB CNEL, as are office buildings and business, commercial and professional uses with some structural noise attenuation.

County of San Bernardino Municipal Code Noise Ordinance

Noise generated on the project site that crosses the boundary of an adjoining use is regulated by the noise standards in the San Bernardino County Municipal Code Section 83.01.080(C) – Stationary Noise Regulations. Table XIII-1 sound level standards established in the County's Code of Ordinances.

Table XIII-1
NOISE STANDARDS FOR ADJACENT MOBILE NOISE SOURCES

Land Uses	7 a.m. to 10 p.m. Leq[1] dB(A)[2]	10 p.m. to 7 a.m. Leq[1] dB(A)[2]
Residential	55	45
Professional Services	55	55
Other Commercial	60	60
Industrial	70	70

[1]Leq=(Equivalent Energy Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over a given sample period, typically 1.8 or 24 hours.
[2]dB(A)=(A-weighted Sound Pressure Level): The sound pressure level, in decibels, as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound, placing greater emphasis on those frequencies within the sensitivity range of the human ear.
Source: County of San Bernardino General Design Standards, Section 87.0905.

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

- The noise standard for the receiving land use as specified in Subdivision (b) (Noise- Impacted Areas), above, for a cumulative period of more than 30 minutes in any hour.
- The noise standard plus five dB(A) for a cumulative period of more than 15 minutes in any hour.
- The noise standard plus ten dB(A) for a cumulative period of more than five minutes in any hour.
- The noise standard plus 15 dB(A) for a cumulative period of more than one minute in any hour.
- The noise standard plus 20 dB(A) for any period of time.

Exempt Noise
The following sources of noise shall be exempt from the regulations of this Section:

- Motor vehicles not under the control of the commercial or industrial use.
- Emergency equipment, vehicles, and devices.

- Temporary construction, maintenance, repair, or demolition activities between 7:00 a.m. and 7:00 p.m., except Sundays and Federal holidays.

Project Background

Noise measurement is taken to determine the existing noise levels. A noise receiver or receptor is any location in the noise analysis in which noise might produce an impact. The following criteria are used to select measurement location and receptors:

- Location expected to receive the highest noise impacts, such as the first row of houses
- Location that is acoustically representative and equivalent of the area of concern
- Human land usage
- Sites clear of major obstruction and contamination

Equipment Rental Yard
Typical noise associated with the equipment rental yard includes noise from trucks entering and exiting the site, idling, exhaust, forklifts, and loading and delivery activities. On-site truck movements are expected to occur throughout the site. Approximately 54 movable storage bins will be stored near the north property line. Additional large equipment, including but not limited to cranes, would also be stored in the yard. Truck loading noise levels are referenced from the SoundPLAN model. "Truck: loading general cargo" has been used to determine the project's equipment rental yard activities noise levels.

Table XIII-2 indicates the referenced noise levels for on-site equipment rental yard noise sources.

Table XIII-2
TRUCK LOADING ACTIVITY REFERENCED NOISE LEVELS[1]

Source[1]	Noise Levels (dBA) L_{eq}
Truck: Loading General Cargo	55

Source: SoundPLAN

Parking Lot Noise
Parking lot noise would occur from vehicles and trucks entering and exiting the site, idling, exhaust, loading and delivery activities, doors slamming, tires screeching, people talking, and the occasional horn honking. Parking lot noise would occur throughout the site and is assessed by using referenced noise levels in the SoundPLAN model. Parking lot noise is based on the type of vehicle and number of movements per hour. Referenced noise levels for parking lot activities are based on the SoundPLAN standard *Parkplatzlärmstudie 2007.* Key inputs for parking lot noise include size of area source, number of movements per hour, type of vehicles, and number of parking spaces within each lot.

Baler Equipment Noise
A baler is used for metal compacting and recycling. The raw materials are sent via a conveyor system and the hydraulic compactor system is used to compact the waste metal. The baler is powered by an on-site generator. The main source of noise associated with the baler includes noise from the conveyor system, generator, metal movements/crushing and compactor motor.

RK conducted an on-site field review on April 30, 2019 to measure the baler noise. Table XIII-3 shows the existing noise level from the baler activity at nearest residential property line at the north and west.

It should be noted that all on-site truck activity ceased during the measurement of baler noise.

Table XIII-3
BALER ACTIVITY REFERENCED NOISE LEVELS

Site No.	Time Started	Leq	Lmin	Lmax	L_2	L_8	L_{25}	L_{50}
ST-1	12:01 PM	58.3	69.2	51.6	65.6	62.6	58.8	55.2
ST-2	12:01 PM	63.6	78.0	59.6	71.7	67.5	63.2	59.8

ST-1 Measurement taken at approximately 10 feet from the north property line of the site. Noise sources includes traffic noise from Live Oak Avenue and baler activity on- site.
ST-2 Measurement taken at approximately 18 feet from the west property line of the site. Noise sources includes traffic noise from Valley Boulevard, noise from the detail shop activity and baler activity on-site.

Weighing Scale Noise
Typical noise associated with the weighing scale would include noise from the trucks weighing on the scale. The weighing scale is expected to be located at approximately 30 feet from the western property line. RK has conducted an on-site field review on March 9, 2021 to measure the noise levels associated with the scale. Table XIII-4 shows the noise level from the existing on-site weighing scale.

It should be noted, during the field measurements RK did not identify any banging and/or rattling noise during the operation of the weighing scale.

Table XIII-4
WEIGHING SCALE REFERENCED NOISE LEVELS

Site No.	Time Started	Leq	Lmin	Lmax	L_2	L_8	L_{25}	L_{50}
ST-1	12:14 PM	65.1	70.3	54.7	70.2	69.7	67.4	61.0
ST-2	12:19 PM	67.9	75.7	57.8	74.5	72.6	69.6	64.4

ST-1 Measurement taken at approximately 15 feet from the existing on-site weighing scale. Noise sources includes traffic noise from Live Oak Avenue and all other on-site activities were ceased during the measurement.
ST-2 Measurement taken at approximately 18 feet from the west property line of the site. Noise sources includes traffic noise from Valley Boulevard, noise from the detail shop activity and baler activity on-site.

Repair Shop Noise
To determine the future noise levels from the project, RK performed referenced sound level measurements from an auto shop/tire facility.

Activities observed during the sound level measurements included: pneumatic screw guns, tire lifts, tire balancing machines, phones/alarms, fans, and vehicular and pedestrian activity in the parking lot. The referenced tire shop is considered to be representative of the proposed project operational noise levels.

Sound level measurements were performed over a 10-minute duration using a Larson Davis 831 type 1 sound level meter that was calibrated per the IEC 61672-1:2013 and ANSI S1.4 standards.

The results indicate that the average noise level @ 50 feet measured 69.0 dBA Leq in full operation and 64.0 dBA with no operations. A 5 dBA difference between with and without project scenarios. Therefore, RK extrapolated the noise contribution from America's Tire using the Sound Pressure Level Addition and

Subtraction Formula. Using said equation, the project's operational noise level @ 50 feet, with ambient roadway noise removed, is 67.4 dBA Leq.

Impact Analysis

a. *Less Than Significant With Mitigation Incorporated* – The proposed project is located in a highly developed area with urban development surrounding the proposed project in all directions. The proposed project is located within a site adjacent to the Valley Boulevard, which is a heavily travelled roadway, and is therefore in a relatively high background noise level environment. Additionally, the proposed project currently experiences between 60 Community Noise Equivalent Level (CNEL) and 65 CNEL background noise simply from the adjacent I-10 freeway (Figure XIII-1). The San Bernardino Countywide Plan Existing & Future Noise Contours maps (Figure XIII-1: Existing, Figure XIII-2: Future) indicate that under future circumstances, the proposed project will be located solidly within the 65 CNEL noise contour. As such, background noise is anticipated to be generally at or greater than the San Bernardino Development Code noise standard for Commercial uses (60 dBA 24 hours a day).

Existing Noise Environment

Long-Term (24-Hour) Noise Measurement Results
To determine the existing noise level environment, two 24-hour noise measurements at the project study area were conducted and noise levels were measured on March 31, 2022 using a Piccolo-II Type 2 integrating- averaging sound level meters. The information was utilized to establish the noise characteristics of the existing ambient environment.

The noise monitoring locations were selected based on the proximity and location to adjacent sensitive receptors. Figure XVII-5 graphically illustrates the location of the long-term measurement.

- Long-term noise monitoring (Location – 1) was taken along the western property line of the project site (along the eastern property line of 10041 Live Oak Avenue) approximately 70 feet from the existing weighing scale.
- Long-term noise monitoring (Location – 2) was taken approximately 5 feet from the northern property line and approximately 42 feet from the centerline of the Live Oak Avenue.

Long term noise monitoring location represent the existing noise levels near the adjacent noise sensitive land uses and the project site. Long-term noise measurements results are summarized in Table XIII-5 and Table XIII-6. Appendix B of the Noise Impact Analysis includes photographs, field sheets and measured noise data.

Table XIII-5
LOCATION – 1: 24 NOISE MEASUREMENT RESULTS[1]

Time	Leq (dBA)	Time	Leq (dBA)
12 AM	46.3	12 PM	64.6
1 AM	63.9	1 PM	69.6
2 AM	51.2	2 PM	71.7
3 AM	51.0	3 PM	69.1
4 AM	60.7	4 PM	68.9
5 AM	58.6	5 PM	59.5
6 AM	55.2	6 PM	55.6
7 AM	58.8	7 PM	52.2
8 AM	60.2	8 PM	51.1

Time	Leq (dBA)	Time	Leq (dBA)
9 AM	61.6	9 PM	51.5
10 AM	64.8	10 PM	56.7
11 AM	64.1	11 PM	47.5
24 Hour CNEL			**66.6**

[1] Long-term noise monitoring was taken on 03/31/2022.

Table XIII-6
LOCATION – 2: 24 NOISE MEASUREMENT RESULTS[1]

Time	Leq (dBA)	Time	Leq (dBA)
12 AM	60.4	12 PM	64.9
1 AM	58.2	1 PM	67.4
2 AM	57.1	2 PM	66.2
3 AM	62.7	3 PM	67.3
4 AM	64.2	4 PM	66.7
5 AM	66.2	5 PM	67.8
6 AM	65.3	6 PM	67.1
7 AM	66.3	7 PM	66.1
8 AM	65.8	8 PM	65.2
9 AM	63.3	9 PM	63.3
10 AM	63.9	10 PM	63.6
11 AM	64.6	11 PM	60.3
24 Hour CNEL			**66.6**

[1] Long-term noise monitoring was taken on 03/31/2022.

Operational Noise Impact

Stationary Source Noise Impacts
Project operational activities are analyzed for long-term noise impacts associated with the day-to-day operations of the project. The main sources of noise generated by the project would include on-site equipment rental yard truck activities, weighing scale, employee parking lot noise, baler equipment noise from the recycling facility and maintenance/repair shop.

The results shown in Table XIII-7 takes into account of the recommended noise barrier walls along the property line to the north and west as shown in Figure XIII-3. The project is also not expected to operate during nighttime hours (10 PM to 7 AM), as a result, no nighttime noise impact analysis has been provided.

As shown in Table XIII-7, operational noise levels generated by the project's operations are not expected to exceed the County's daytime standards of 55 dBA Leq. Stationary noise calculation worksheets are shown in Appendix D of the Noise Impact Analysis (NIA).

Table XIII-7
PROJECT OPERATIONAL NOISE LEVELS[1]

Receptor Location[1]	Project Noise Level (L_{eq} dBA)	SBC Residential Exterior Noise Standard (dBA)	Exceeds Standard?
1. Residential – 9995 Live Oak Avenue	48.1	55	No
2. Residential - 9998 Live Oak Avenue	49.1		No
3. Residential - 10008 Live Oak Avenue	48.8		No
4. Residential - 10018 Live Oak Avenue	49.5		No
5. Residential – 10028 Live Oak Avenue	48.1		No
6. Residential – 10031 Live Oak Avenue	50.2		No
7. Residential – 10041 Live Oak Avenue	53.0		No

[1] Refer Exhibit D for receptor location map. Project noise levels include the attenuation effects of the recommended property line walls. See Exhibit E for wall recommendations.

Operational Mitigation Recommendations
The following mitigation measures shall be implemented to reduce noise impacts.

NOI-1 The Applicant shall implement the following design features that would reduce noise impacts during operation of the proposed project:

1. ***Provide a ten (10) foot high CMU block or tilt-up concrete wall around the shared property line of the residential homes located at 10031 and 10041 Live Oak Avenue. Refer Figure XIII-3 for wall recommendations.***
2. ***Provide an eight (8) foot high CMU block or tilt-up concrete wall along the northern property line of the project site. Refer Figure XIII-3 for wall recommendations.***
3. ***Provide a six (6) foot high CMU block or tilt-up concrete wall along portions of the western property line of the project site. Refer Figure XIII-3 for wall recommendations.***
4. ***All on-site recycling operational noise activities, including truck operations, loading and deliveries, and use of the baler should take place during daytime hours only from 7 a.m. to 10 p.m. No nighttime operational activity should occur from 10 p.m. to 7 a.m.***

Short Term Construction Noise

Short-term construction noise impacts associated with the proposed project will occur in phases as the project site is developed. The earth-moving sources are the noisiest type of equipment typically ranging from 82 to 85 dB at 50 feet from the source. The San Bernardino County Development Code Section 83.01.080 establishes standards for mobile noise sources by limiting construction to the daytime hours between 7 AM to 7 PM on Monday through Friday and 9 AM to 6 PM on Saturday, with construction mobile noise sources prohibited on Sundays. Though construction is anticipated to generate noise above the typically acceptable levels, the proposed project would be constructed in compliance with the County's Noise Performance Standards, and therefore construction of the project would be less than significant. However, to minimize the noise generated on the site to the extent feasible, the following mitigation measures shall be implemented:

NOI-2 All construction vehicles and fixed or mobile equipment shall be equipped with operating and maintained mufflers.

NOI-3 ***All employees that will be exposed to noise levels greater than 75 dB over an 8-hour period shall be provided adequate hearing protection devices to ensure no hearing damage will result from construction activities.***

NOI-4 ***No construction activities shall occur during the hours of 7 PM through 7 AM, Monday through Friday, nor between 6 PM to 9 AM on Saturday; at no time shall construction activities occur on Sundays or holidays, unless a declared emergency exists.***

NOI-5 ***Equipment not in use for five minutes shall be shut off.***

NOI-6 ***Equipment shall be maintained and operated such that loads are secured from rattling or banging.***

NOI-7 ***Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment.***

NOI-8 ***The Applicant shall require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random field inspections by the County.***

NOI-9 ***Construction staging areas shall be located as far from adjacent sensitive receptor locations as possible, for example toward the eastern boundary of the site.***

Conclusion

Construction activities are mitigated by required compliance with grading/construction permits, as well as through the implementation of MMs **NOI-2** through **NOI-9**, while operational activities are mitigated through MMs **NOI-1.** Therefore, through the implementation of the mitigation measures identified above, neither operation nor construction of the proposed project would violate noise standards outlined in the San Bernardino County Development Code. Impacts under this issue are considered less than significant with mitigation incorporated.

b. *Less Than Significant Impact* – Vibration is the periodic oscillation of a medium or object. The rumbling sound caused by vibration of room surfaces is called structure borne noises. Sources of groundborne vibrations include natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves, landslides) or human-made causes (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous or transient. Vibration is often described in units of velocity (inches per second) and discussed in decibel (VdB) units in order to compress the range of numbers required to describe vibration. Vibration impacts related to human development are generally associated with activities such as train operations, construction, and heavy truck movements.

Vibration is most commonly expressed in terms of the root mean square (RMS) velocity of a vibrating object. RMS velocities are expressed in units of vibration decibels. The range of vibration decibels (VdB) is as follows:

65 VdB	-	threshold of human perception
72 VdB	-	annoyance due to frequent events
80 VdB	-	annoyance due to infrequent events
94-98 VdB	-	minor cosmetic damage

Construction activity can result in varying degrees of groundborne vibration, but is generally associated with pile driving and rock blasting. Other construction equipment—such as air compressors, light trucks, hydraulic loaders, etc.—generates little or no ground vibration. The San

Bernardino County Development Code offers guidance on Vibration. San Bernardino County Development Code 83.01.090 provides guidance regarding how vibration should be measured and offers the following Standard:

(a) Vibration standard. No ground vibration shall be allowed 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.

Additionally, according to the San Bernardino County Development Code, construction is exempt from vibration regulations during the hours of 7 a.m. and 7 p.m. and the proposed project would be developed within the hours in which vibration during construction is exempt.

The nearest sensitive use is adjacent to the project site. As the proposed project does not propose any activities during construction or operation that would generate significant vibration, adjacent structures would have no potential to be impacted by vibration from the project. Thus, construction vibration will be well below any structural damage threshold and less than the threshold of human perception. Therefore, any vibration generated within the site is not anticipated to be felt beyond the lot line. Any impacts under this issue are considered less than significant. No mitigation is required.

c. *No Impact* – The project site is located at a great distance from any nearby airport. As shown on the Airport Safety & Planning Areas map prepared for the San Bernardino Countywide Plan (Figure IX-2), the proposed project is not located within a designated Airport Safety Review Area at any of the area airports shown on the Map (Ontario International Airport), and therefore is not located within the noise contours for the Airport. Therefore, there is no potential for the project expose people residing or working in the project area to excessive noise levels as a result of proximity to a public airport or private airstrip. No mitigation is required.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XIV. POPULATION AND HOUSING: Would the project:				
a) Induce substantial 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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

XIV. POPULATION AND HOUSING

SUBSTANTIATION:

a. *Less Than Significant Impact* – Implementation of the project will not induce substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). This project proposes to develop the Titan Industrial Metal Corporation Equipment Rental and Large Collection/Light Processing Facility within a 4.24-acre site. The provision of a recycling and equipment rental facility, particularly given that a portion of the site operated as a recycling facility in the past, is not typically considered to be growth inducing. The proposed project would not require a significant number of employees to operate (anticipated to create about 19 positions of employment). It is unknown whether the new employees will be drawn from the general area or will bring new residents to the project area, but it is anticipated that many of the employees will reside in the Valley Region of San Bernardino County. According to the Countywide Plan, the total population within unincorporated San Bernardino County was 304,300 persons in 2020, or 13.8% of the overall County population of 2,197,400. According to the San Bernardino Countywide Plan PEIR, the population of unincorporated San Bernardino County is anticipated to grow to 344,100 by 2040. The proposed project would create a potential for 19 more permanent opportunities for employment during operation, and 25 temporary opportunities for employment in support of project construction. This would constitute a permanent increase in population of less than one percent if each of the 13 new workers are new residents to unincorporated San Bernardino County. Given that the County General Plan indicates that the planned population within unincorporated San Bernardino is anticipated to grow by 39,800 from the 2020 population identified in the Countywide Plan (304,300), the potential increase in residents is well within the planned population growth within unincorporated San Bernardino County. As such, the County has planned for growth in population beyond that which exists at present, and should the project result in a temporary increase in population by 25 persons, or by 19 persons in the long term to manage and maintain the proposed Titan Industrial Metal Corporation Equipment Rental and Large Collection/Light Processing Facility, this growth would be well within the planned growth within the County as indicated by the Countywide Plan PEIR. Thus, based on the type of project, and the small increment of potential indirect population growth the project may generate, the population generation associated with project implementation will not induce substantial population growth that exceeds either local or regional projections.

b. *Less Than Significant Impact* – There are three single-family residences within the project site. As stated under Subsection XI, Land Use and Planning, the quality of the housing that exists within APN 0235-031-04 is substandard and unoccupied, though unauthorized transient people do occasionally occupy this house, requiring their eviction when this occurs. The County's Housing Element indicates that the County encourages the demolition of substandard housing. The proposed project would demolish two underutilized homes and develop the Equipment Rental and Large Collection/Light Processing Facility. The two of homes are considered non-conforming, as they are designated for

commercial use. These houses are in good condition, and their conversion to commercial use would be consistent with the Countywide plan. Between Highway-210 to the north, Highway-60 to the south, Interstate-15 to the west and Ayala Drive/Cedar Avenue—which form a rough 4-4.5-mile radius around the proposed project—there are about 30 rental units available for rent, and 158 residential units available for sale. The proposed project would demolish two non-conforming residences that are not presently occupied beyond being utilized for office use, as, as such, the demolition of these residences would not constitute displacement of substantial numbers of existing housing or persons as there are available comparable units within a 4-4.5 mile radius of the project site.[3] Thus, the proposed project would have a less than significant potential to displace substantial numbers of existing housing, or persons necessitating the construction of replacement housing elsewhere. Thus, no significant impacts will occur, and no mitigation is required.

[3] Zillow.com utilizing the radius feature (accessed 03/09/22)

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XV. PUBLIC SERVICES: Will the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered govern-mental 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:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

XV. PUBLIC SERVICES

SUBSTANTIATION:

a. *Less Than Significant Impact* – The proposed project site is served by the San Bernardino County Fire Department, and the nearest Fire Stations to the proposed project site are Station #72 and Station #4. These stations are located just northeast and south of the project site, each within about a one-mile radius of the project site. The San Bernardino County Fire Department provides fire protection, fire prevention, and emergency medical services to the project area. The proposed Titan Industrial Metal Corporation Equipment Rental and Large Collection/Light Processing Facility Project would result in minimal potential for random emergency events during operations, because the majority of the activities at the site would be related to equipment rental and recycling, and where staff follow all safety protocols for handling such equipment, minimal emergency response is forecast to be required. The project will be served by fire equipment at nearby fire stations, which would be capable of reaching the proposed project in the event of an emergency of fire in less than 5 minutes. Based on the above information, the proposed project does not pose a significant fire or emergency response hazard, nor is the proposed project forecast to cause a significant demand for fire protection services. The County will require standard conditions to ensure adequate fire flow at the proposed facilities, and the project will be required to adhere to the California Fire Code, which ensures that new structures are designed to minimize fire risks related to human safety (including that of emergency responders), loss of property, and other impacts to the environment. Furthermore, the proposed project would not induce substantial population within the County such that a significantly greater demand on fire protection services would be required. These requirements are considered adequate measures to prevent any significant impacts under this issue, thus no mitigation is required.

b. *Less Than Significant Impact* – The proposed project receives police services through the San Bernardino County Sheriff's Department. The Department enforces local, state, and federal laws; performs investigations and makes arrests; administers emergency medical treatment; and responds to County emergencies. The project site is served by the Fontana Sheriff Service Agency. The Fontana Sheriff's Station is located at 17780 Arrow Blvd, Fontana, CA 92335, which is approximately 4 miles to the northeast of the project site, and the project is located within the existing patrol routes. The proposed project will not include the kind of uses or activities that would likely attract criminal activity, except for random trespass and/or theft; however, any random trespass is unlikely given that the facility will be fenced to control access and the type of activities proposed would not typically attract criminal activities. Furthermore, the demolition of the structure at APN 0235-031-04 to be

incorporated into the proposed Equipment Rental and Large Collection/Light Processing Facility would prevent existing trespass activities from occurring at the unoccupied, dilapidated house located on this parcel. Furthermore, the proposed project would not induce substantial population within the County such that a significantly greater demand on police services would be required. Therefore, due to the proposed use of the project site, implementation of the proposed project would not substantially increase the demand for law enforcement services beyond that already existing at the project site.

c. *Less Than Significant Impact* – The proposed project is anticipated to temporarily employ a maximum of 25 persons during construction and a maximum of 13 persons during operation of the proposed project. The project is not anticipated to generate any new direct demand for the area schools. Titan Industrial Metal Corporation Equipment Rental and Large Collection/Light Processing Facility Project would be developed within a site served by Fontana Unified School District (FUSD). As addressed above under issue Population and Housing, XV(a) above, the proposed project does not include any land uses that would substantially induce population growth and will not require a substantial temporary or permanent labor force. The development of a facility of this type at this site, particularly given that the site is currently developed, though not in operation, as a collection facility, is not anticipated adversely impact schools in any manner. Furthermore, the State of California requires a portion of the cost of construction of public schools to be paid through a fee collected on residential, commercial, and industrial development. The development impact fee mitigation program of the FUSD provides for mitigating the impacts of the proposed project in accordance with current state law (SB 50). Thus, the proposed project will not generate a substantial increase in elementary, middle, or high school population, and since payment of school impact fees is a mandatory requirement, no further mitigation measures are required to reduce school impacts caused by the proposed project to a less than significant level.

d. *Less Than Significant Impact* – The proposed project will not directly add to the existing demand on local recreational facilities. The project will develop a Titan Industrial Metal Corporation Equipment Rental and Large Collection/Light Processing Facility Project which will result in the creation of about 19 new jobs. The project is not anticipated to generate any new direct demand for parks within the County, as this project would have a minimal potential to induce population growth within the County. There are no nearby parks to the proposed project, though several large parks are located to the south of the project adjacent to the Jurupa Hills, as shown on Figure XV-1, the Countywide Plan Parks and Open Space Resources Policy Map. The project will contribute to the County's General Fund through payment of property and sales tax, which is considered sufficient to offset any impacts to parks that result from implementing the project. As such, this would offset the minimal potential for increased demand for park and recreation services within the County that may result from implementation of the proposed project and therefore, the proposed project will have a less than significant impact to parks and recreation facilities.

e. *Less Than Significant Impact* – Other public facilities include library and general municipal services. According to the Countywide Plan, County library services are funded mostly through taxes—mainly property taxes and sales taxes. State, federal, and other government assistance, in addition to library fees, also fund the library. Since the project will not directly induce substantial population growth, it is not forecast that the use of such facilities will increase substantially as a result of the proposed project. Thus, any impacts under this issue are considered less than significant, and no mitigation is required.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XVI. RECREATION:				
a) Will the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
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?	☐	☐	☐	☒

XVI. RECREATION

SUBSTANTIATION:

a. *Less Than Significant Impact* – As addressed in the discussion under XIV above, the proposed project does not include a use that would substantially induce population growth. As stated in the discussion under Population and Housing, the project would create about 19 jobs at the new Equipment Rental and Large Collection/Light Processing Facility; however, it is unknown what portion of the employees will be new residents. The proposed project will contribute to the County's General Fund through payment of property and sales tax. Given that the proposed project would not induce substantial population growth, and the availability of land for recreational use in the surrounding area, the project is not anticipated to result in a substantial increase in the use of existing park and recreation facilities. Therefore, any impacts under this issue are considered less than significant. No mitigation is required.

b. *No Impact* – The previous use at the proposed project site has previously served as a recycling collection facility, similar to that which is proposed by this project, and as such, did not include any recreational facilities. The proposed Equipment Rental and Large Collection/Light Processing Facility Project will not require the development or expansion of recreational facilities. Therefore, the proposed project is not anticipated to cause an adverse physical effect on the environment as a result of construction or expansion of recreational facilities.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous inter-sections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

XVII. TRANSPORTATION

SUBSTANTIATION: A Vehicle Miles Travelled Analysis (VMT Analysis) is provided as Appendix 8 to this Initial Study, titled "Titan Industrial Metal Facility Project Transportation Study Screening Analysis" prepared by the Ganddini Group, dated May 5, 2022.

a. *Less Than Significant Impact* – Implementation of the project will not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The project is located along Valley Boulevard and Live Oak Avenue. Valley Boulevard has been designated as a Major Arterial Highway according to the San Bernardino Countywide Plan EIR (Figure XVII-1).

During construction it is anticipated that a maximum number of 25 employees will be required to support the construction of the project each day. Delivery of construction supplies and removal of any excavated materials, if necessary, will be accomplished using trucks during normal working hours, with a maximum of 50 round trips per day. As such, construction is anticipated to result in less than 100 round-trips per day, factoring in the potential for additional trips off-site by construction workers throughout construction. The construction traffic is considered minimal and not anticipated to lower the LOS levels within this roadway segment or surrounding segments to an unacceptable level. Given that the ingress and egress from the project site will be reviewed by County traffic engineers prior to construction, and that the proposed project has previously contributed trips to the area roadways from a similar use that, while not currently in operation, is similar to that which is proposed by this project, it is not anticipated that traffic generated by operation of the proposed project would lower the LOS levels within this roadway segment or surrounding segments to an unacceptable level.

The trip generation rates shown on Table XVII-1 are based upon information collected by the Institute of Transportation Engineers (ITE) as provided in their Trip Generation Manual for the proposed use, for the Truck Terminal land use. The vehicle and truck mix are based on the City of Fontana Truck Trip Generation Study (April 2003) as the ITE Trip Generation Handbook (3rd Edition) does not have a mix available for this land use code.

There will be 6 truck drivers that arrive at 5:00 AM and depart at 4:00 PM. They will drive and park their personal vehicles on-site for the day while they drive work trucks to/from the project site. 4 maintenance employees will work from 5:00 AM to 4:00 PM. 6 office employees will work from 6:00 AM to 4:30 to 5:00 PM. 3 recycling facility employees will work from 8:00 AM to 5:00 PM. A total of 19 employees will be on- site during a typical weekday.

The facility will operate 6 trucks averaging 9 truck trips per day from 5:00 AM to 4:00 PM. All trucks will depart the facility around 5:00 AM prior to the AM peak hour returning around 4:00 PM during the PM peak hour. Half (3) of the trucks will be away from the facility for the entirety of the day. Half (3) of the trucks will return mid-day and depart again returning around 4:00 PM. The trucks are 3-axle trucks. To provide a conservative analysis, a passenger car equivalent (PCE) factor of 2.0 has been applied to each 3-axle truck.

A typical weekday will experience no more than 150 customers frequenting the recycling facility from 8:00 AM to 4:00 PM. These customers arrive and depart sporadically during the day from 8:00 AM to 4:00 PM. For purposes of this analysis, it is assumed that customer arrival/departure will be dispersed evenly throughout the typical weekday, equating to approximately 19 trips entering and 19 trips exiting every hour between 8:00 AM and 4:00 PM. To provide a conservative analysis, half of the hourly customer trips are assumed to exit the site after 4:00 PM during the PM peak hour.

As shown in Table XVII-1, the project site is estimated to generate approximately 400 daily PCE trips, including 41 PCE trips during the AM peak hour and 41 PCE trips during the PM peak hour.

Table XVII-1
PROJECT TRIP GENERATION[1]

Function Type	Quantity	Unit[2]	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Employees									
Truck Drivers[3]	6	EMP	0	0	0	0	6	6	12
Maintenance[4]	3	EMP	0	0	0	0	4	4	16
Office[5]	5	EMP	0	0	0	0	6	6	24
Recycling Facility[6]	5	EMP	3	0	3	0	2	2	12
Employees Subtotal	19	EMP	3	0	3	0	19	19	64
Trucks (in Passenger Car Equivalent [PCE])[7]	6	TR	0	0	0	12	0	12	36
Customers (Recycling Facility)[8]	150	CUS	19	19	38	0	10	10	300
Total			**22**	**19**	**41**	**12**	**29**	**41**	**400**

Notes:
(1) Trip generation based on data from the project applicant regarding future project site vehicular travel.
(2) EMP = Employees; TR = Trucks; CUS = Customers
(3) Truck drivers will arrive at 5:00 AM in their personal vehicle and depart in a truck. They will return around 5:00 PM and then depart in their personal vehicle.
(4) Maintenance employees will arrive at 5:00 AM and depart at 4:00 PM. It is assumed that all employees go off-site for lunch around mid-day.
(5) Office employees will arrive at 6:00 AM and depart at 4:30 to 5:00 PM. It is assumed that all employees go off-site for lunch around mid-day.
(6) Recycling facility employees will arrive at 8:00 AM and depart at 5:00 PM. It is assumed that all employees go off-site for lunch around mid-day.
(7) The facility will operate 6 trucks averaging 9 roundtrip truck trips per day from 5:00 AM to 4:00 PM. All trucks will depart the facility around 5:00 AM prior to the AM peak hour returning around 5:00 PM during the PM peak hour. Half (3) of the trucks will be away from the facility for the entirety of the day. Half (3) of the trucks will return mid-day and depart again returning around 4:00 PM. A passenger car equivalent (PCE) factor of 2.0 has been applied to each 3-axle truck.
(8) During a typical workday no more than 150 customers frequent the recycling facility from 8:00 AM to 4:00 PM. These customers arrive and depart sporadically during the day from 8:00 AM to 4:00 PM. For purposes of this analysis, it is assumed that customer arrival/departure will be dispersed evenly throughout the typical weekday, equating to approximately 19 trips entering and 19 trips exiting every hour between 8:00 AM and 4:00 PM. To provide a conservative analysis, half of the hourly customer trips are assumed to exit the site after 4:00 PM during the PM peak hour.

The trip generation summary illustrating daily, and peak hour trip generation estimates for the proposed project are shown on Table XVII-1. As shown in Table XVII-1, the proposed project is anticipated to generate a total of 400 trips per day with 41 PCE AM peak hour trips and 41 PCE PM peak hour trips.

The traffic impact study area is to be defined in conformance with the requirements of the County's TIS Guidelines, which state that the requirement to prepare a traffic study will be based upon, but not limited to, one or more of the following criteria:

- If a project generates 100 or more trips without consideration of pass-by trips during any peak hour.
- If a project is located within 300 feet of the intersection of two streets designated as Collector or higher in the County's General Plan or the Department's Master Plan or impacted intersection as determined by the Traffic Division.
- If this project creates safety or operational concerns.
- If a project generates less than 100 trips without consideration of pass-by trip reductions during any peak hour, a study may be required if there are special concerns.

Based on this criterion, the project is anticipated to generate fewer than 100 peak hour trips during any peak hour and would contribute fewer than 50 peak hour trips to any off-site study area intersection. As such, additional traffic analysis beyond the scoping agreement does not appear to be necessary, and no significant contributions from the project to area circulation would occur.

The project site is currently accessible by car and sidewalk. Additionally, this segment of Valley Boulevard does not currently provide for a bike lane, though ultimately, the County plans to install a Class II Bike Lane as shown on Figure XVII-2, the Countywide Future Bicycle Facilities Map. The County may require setbacks that would enable this bikeway in the future. The site will continue to be accessible by existing means of transport, with enhanced access to the site through the proposed driveways.

The project site is located within the service area of Omnitrans, though no routes serve the project site at present. However, the area surrounding the project is served by the Route 61, which stops at the Cherry Avenue and San Bernardino Avenue, as well as Citrus Avenue and San Bernardino Avenue, each of which are within about one mile of the project site to the northwest and northeast respectively. Based on this information, the proposed project is not anticipated to conflict with the circulation of any alternative modes of transportation.

Based on a review of the circulation in the vicinity of Titan Industrial Metal Corporation Equipment Rental and Large Collection/Light Processing Facility Project, the minimal peak hour traffic that would be generated over the short- and long-term by the proposed project, and that will contribute to off- and on-site improvements to area roadways and sidewalks, this project would have a less than significant potential to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. No mitigation is required.

b. *Less Than Significant Impact* – Senate Bill 743 mandates that California Environmental Quality Act (CEQA) guidelines be amended to provide an alternative to Level of Service for evaluating transportation impacts. The amended CEQA guidelines, specifically Section 15064.3, recommend the use of Vehicle Miles Traveled (VMT) for transportation impact evaluation. Ganddini Group prepared a VMT analysis to determine whether the proposed project would result in a significant VMT impact (refer to Appendix 8).

The County of San Bernardino Board of Supervisors adopted analytical procedures, screening tools and impact thresholds for VMT, which are documented in the San Bernardino County Transportation Impact Study Guidelines (July 2019) (County Guidelines). The County Guidelines provides details on appropriate criteria that can be used to identify when a proposed land use project is anticipated to

result in a less than significant impact without conducting a more detailed analysis. Screening thresholds are broken into the following four types:

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

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

TPA Screening

Figure XVII-3 shows the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool results for the project site. As shown on Figure XVII-3, the project is located within a TPA. Therefore, the proposed project satisfies the County-established screening criteria for projects located within a TPA and may be presumed to result in a less than significant VMT impact for this metric.

Low VMT Area Screening

Based on the SBCTA VMT Screening Tool assessment, the proposed project is located within TAZ 53715102. Since the project is an industrial/office use, VMT per worker has been used to access the proposed project. The project 2022 TAZ VMT per worker is equal to 16.5. The County of San Bernardino jurisdictional VMT per worker is equal to 16.9. This represents a difference of -2.58%. The project VMT per worker is lower than the County of San Bernardino jurisdictional average VMT per worker and would therefore reduce VMT per worker for the County. Therefore, the proposed project satisfies the County-established screening criteria for projects located in low VMT areas and may be presumed to result in a less than significant VMT impact.

Conclusion

The project is located in a TPA and VMT-efficient area of the County that would reduce VMT per employee. Therefore, the proposed satisfies both the TPA and low VMT screening criteria established by the County and the project may be presumed to result in a less than significant VMT impact.

c. *Less Than Significant Impact* – The proposed project will occur entirely within the project site boundaries, though it will involve improvements along Valley Boulevard and Live Oak Avenue in order to develop the proposed driveways that will provide access to the Titan Industrial Metal Corporation Equipment Rental and Large Collection/Light Processing Facility. Large trucks delivering equipment or removing small quantities of excavated dirt or debris can enter the site without major conflicts with the flow of traffic on the roadways used to access the site. Primary access to the site will be provided by the modified driveways along Valley Boulevard and Live Oak Avenue, as driveways do presently exist to provide access to the existing recycling facility that is not currently in operation. Valley Boulevard has been designated as a Major Arterial Highway serving as a parallel route to I-10 in the Fontana, Unincorporated San Bernardino, and adjacent community areas. In the vicinity of the project site, this roadway is generally relatively heavily traveled as it serves as a major through way that parallels the I-10. The proposed modified access driveways will be designed such that the project would not increase hazards due to a geometric design feature or incompatible uses. Furthermore, access to the site must comply with County design standards and would be reviewed by the County to ensure that inadequate design features or incompatible uses do not occur. Additionally, the proposed project would be required to comply with all applicable fire code and ordinance requirements for construction and access to the site. Emergency response and evacuation procedures would be coordinated with the County, as well as the police and fire departments. As such, any potential increase in hazards due to design features or incompatible use will be considered less than significant in the short term. In the long term, no impacts to any hazards or incompatible

uses in existing or planned roadways are anticipated. Operation of the proposed Titan Industrial Metal Corporation Equipment Rental and Large Collection/Light Processing Facility Project would be similar to the existing out-of-operation use, as well as the surrounding uses, and the design of the project would not create any hazards to surrounding roadways. Thus, any impacts are considered less than significant without the need for implementation of mitigation.

d. *Less Than Significant Impact* – The proposed project consists of activities that will take place along Valley Boulevard and Live Oak Avenue within the unincorporated area County of San Bernardino within the City of Fontana SOI. Vehicles travelling to and from the project site would utilize Valley Boulevard or Live Oak Avenue to access the site. Primary access to the site will be provided by the modified driveways along Valley Boulevard and Live Oak Avenue, as driveways do presently exist to provide access to the existing recycling facility that is not currently in operation. Access to the site is adequate and the nearest emergency response station is located within a mile of the project site to either the northeast or south of the project site. As shown on the Evacuation Route Map prepared for the San Bernardino Countywide Plan (Figure IX-5), the adopted evacuation routes are the Interstate 10 (I-10), the I-15, and Foothill Boulevard located to the south, west, and north of the project site. Development at this located would not interfere with access to these emergency evacuation routes, as the proposed project will be constructed entirely within the boundaries of the project site, with minimal improvements to the site frontage and entrances to the site along Live Oak Avenue and Valley Boulevard. Thus, because of the lack of adverse impact on local circulation, no potential for significant impacts on emergency access are forecast to occur during construction or operation. No mitigation is required.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XVIII. TRIBAL CULTURAL RESOURCES: Will the project:				
a) Would the project cause a substantial change in the significance of tribal cultural resources, 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 the California Native American Tribe, and that is?				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or?	☐	☒	☐	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

XVIII. TRIBAL CULTURAL RESOURCES

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

a.i-ii *Less Than Significant With Mitigation Incorporated* – The County of San Bernardino staff notified the following tribes pursuant to AB 52: 1) Colorado River Indian Tribes, 2) Fort Mojave Indian Tribe, 3) Twenty-Nine Palms Band of Mission Indians, 4) Gabrieleño Band of Mission Indians – Kizh Nation, 5) Morongo Band of Mission Indians, 6) San Gabriel Band of Mission Indians, 7) San Manuel Band of Mission Indians, and 8) Soboba Band of Luiseno Indians. The representative from the Gabrieleño Band of Mission Indians – Kizh Nation provided mitigation that the Tribe would like to see incorporated in the environmental documentation to protect potential tribal cultural resources. As such, the following mitigation measures shall be implemented to protect such resources:

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.

TCR-2 <u>Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)</u>

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.

TCR-3 <u>Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects</u>

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.

As the proposed project will require a General Plan Amendment, the County conducted SB 18 consultation. During the mandatory consultation period, none of the Tribes who were contacted responded, and thus SB 18 concluded without any tribal input. Ultimately, given the feedback that has been provided by the tribes during the AB 52 consultation process, implementation of the proposed project can be implemented without the potential for significant impacts to occur. MM **CUL-1** will ensure proper handling of buried cultural materials should any be discovered during any earth-moving operations associated with the project. As such, with the implementation of MM **CUL-1**, and MM **TCR-1** through **TCR-3** above, which would ensure that the Kizh Nation is able to protect any inadvertently discovered tribal cultural resources within the project footprint, the project has a less than significant potential to cause a substantial change in the significance of tribal cultural resources, 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 the California Native American tribe and that is either **a)** Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or **b)** A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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 stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☒	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☒	☐	☐

XIX. UTILITIES AND SERVICE SYSTEMS

SUBSTANTIATION:

a. Water

Less Than Significant Impact – Water will be provided by the FWC. The project is located in an area that is currently served by water transmission lines, and the site is currently connected to that system as a supply for the recycling facility that is not currently in use. It is not anticipated that the relocation or construction of new or expanded water transmission would be required to serve the proposed project. FWC uses groundwater from the Chino Groundwater Basin, recycled water from Inland Empire Utilities Agency (IEUA) and imported water through IEUA as the wholesale water supplier to meet customer demand. As previously stated under issue X, Hydrology and Water Quality, FWC's Urban Water Management Plan (2020) identifies sufficient water resources to meet demand in its service area. The project will operate under the guidelines outlined in the UWMP and within FWC's capacity, and the estimated water demand will represent only a nominal percentage of the surplus that currently exists in the water supply. The anticipated water supply within FWC's retail service area is anticipated to be greater than the demand for water in the future, which indicates that FWC has available capacity to serve the proposed project. Therefore, development of the Titan Industrial Metal Corporation Equipment Rental and Large Collection/Light Processing Facility Project would not result in a significant environmental effect related to the relocation or construction of new or expanded water facilities. Impacts are less than significant.

Wastewater

Less Than Significant Impact – The Wastewater collection will be provided by the City of Fontana and is delivered to IEUA for wastewater treatment. The project is located in an area that is currently served by sewer transmission lines that are currently connected to the project site serving the existing out-of-operation use, and as such, the proposed project will be served by an existing sewage transmission line located internally within the project site. It is not anticipated that the relocation or construction of new or expanded wastewater transmission pipelines would be required to serve the proposed project. IEUA's Regional Plant 4 (RP-4) is the plant that serves the project site. Regional Water Recycling Plant No. 4 (RP-4) has undergone an expansion to increase the design hydraulic domestic sewage (wastewater) treatment capacity to 14 million gallons per day. The plant serves areas of Fontana, Rancho Cucamonga and San Bernardino County. The plant treats the liquid portion of an average influent wastewater flow of approximately 10 million gallons per day[4]. It is not anticipated that IEUA would need to expand their existing facilities to accommodate the wastewater generated by the proposed project. This is discussed further under issue XIX(c) below. Therefore, development of the project would not result in a significant environmental effect related to the relocation or construction of new or expanded wastewater facilities. Impacts are less than significant.

Stormwater

Less Than Significant Impact – The stormwater runoff, will be managed in accordance with the WQMP as discussed in the Hydrology and Water Quality Section (Section X) of this Initial Study. The onsite drainage system is shown on Figures X-1 through X-3, which have been extracted from the WQMP provided as Appendix 6. This system will capture the incremental increase in runoff from the project site associated with project development. The 4.24-acre site will consist of 25,000 SF (0.57-acre) of landscaping, some of which exists already within the site. However, the County requires BMPs that minimize impervious area, so even the areas that would be developed with pavement would be required to be designed to allow for infiltration within the site. As such, onsite surface flows will be collected and conveyed in a controlled manner through the project site. The WQMP specifies that additional landscaped areas have been added or expanded on the project site to incorporate infiltration areas and minimize the impervious surfaces required by the project; infiltration areas are being proposed for low impact design and to add more vegetated areas where feasible; the same downstream connections to the existing storm drain inlets in the public storm drain system will be utilized at the northeast corner of the intersection of Live Oak Ave and Valley Blvd; and, vegetated swales are being used where feasible, whereas the storm drain pipping is only for overflow elements. The project will be designed to meet low impact development (LID) requirements, and through other water quality control measures. This system will be designed to capture the incremental peak 100-year flow runoff from the project site or otherwise be detained on site and discharged in conformance with County requirements. Therefore, surface water will be adequately managed on site and as such, development of the project would not result in a significant environmental effect related to the relocation or construction of new or expanded stormwater facilities. Impacts are less than significant.

Electric Power

Less Than Significant Impact – Southern California Edison (SCE) will provide electricity to the site and the power distribution system located adjacent to the site will be able to supply sufficient electricity. The project site is currently served by existing power connections to SCE as a result of previous recycling facility operations. No construction or relocation of electric facilities will be required to serve the project. Therefore, development of the project would not result in a significant environmental effect related to the relocation or construction of new or expanded electric power facilities. Impacts are less than significant.

[4] Inland Empire Utilities Agency, Regional Water Recycling Plant No. 4. https://www.ieua.org/regional-water-recycling-plant-no-4/#:~:text=4%20(RP%2D4)%20is,Cd%20San%20Bernardino%20County (accessed 7-11-23)

Natural Gas

No Impact – Development of the proposed project would not create a demand for natural gas. Therefore, the project would not result in a significant environmental effect related to the relocation or construction of new or expanded natural gas facilities. No impacts are anticipated.

Telecommunications

No Impact – Development of the proposed project would connect to the local wireless internet service or phone service provider. The proposed project already has access to these services at present and will require a reconnection to telecommunication facilities to operate the project. Given that this service is available at the project site at present, the project would not result in a significant environmental effect related to the relocation or construction of new or expanded telecommunication facilities. No impacts are anticipated.

b. *Less Than Significant With Mitigation Incorporated* – Please refer to the discussion under Hydrology, Section X(b). The project site is located in the Chino Basin. The main water utilizing sources on site would be landscaping and restroom facilities, each of which already exist at the project site, most of which will be modified under the proposed site design. The project will install or modify onsite landscaping that is required to abide by the County Code, Chapter 83.10, which pertains to water efficiency standards. The FWC average consumption in 2020 was 149 gallons per capita per day. The 2020 FWC Urban Water Management Plan (UWMP) indicates that the 2020 demand was 39,395-acre feet (AF) of potable water in the FWC service area; a number which is anticipated to increase to 48,943 AF by 2045, while the demand in 2045 would be, inclusive of recycled water, 51,943 AF. The proposed project is not anticipated to require substantial potable water in support of the project. Given the minimal demand for water supply to the project site, the projected increase in demand by the project would be well below the amount of water FWC produces per capita per day. Thus, based on the availability of water within the area the development of the Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project is not forecast to cause a significant demand for water supply and is therefore anticipated to be served by a water provider with sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. Based on these substantiating data, provision of domestic water supply can be accomplished without causing significant impacts on the existing water system or existing entitlements. However, the following mitigation measure shall be implemented to reduce consumption of potable water by the project site should recycled water become available at the project site in the future, as recycled water use would be appropriate for this type of use:

UTL-1 If recycled water becomes available at the project site, the Applicant shall connect to this system and utilize recycled water for landscape irrigation and for field irrigation, and any other feasible uses of recycled water on the project site.

With implementation of the above contingency measure as well as the installation of standard water conservation fixtures and use of drought resistant landscaping, which are required by the County, and have been incorporated into the design for the project, impacts under this issue would be less than significant.

c. *Less Than Significant Impact* – The proposed project would modify the wastewater infrastructure within the site to serve the proposed new Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project uses concurrent with the redevelopment of the site. All wastewater generated by the interior plumbing system of the proposed project would be discharged into the local sewer main and conveyed for treatment through IEUA's Reclamation Plant 4 (RP-4). All wastewater generated by the interior plumbing system of the new structures proposed by the project would be discharged into the local sewer main and conveyed for treatment through IEUA's RP-4. has undergone an expansion to increase the design hydraulic domestic wastewater treatment capacity to 14 MGD. The plant serves areas of Fontana, Rancho Cucamonga, and unincorporated San

Bernardino County. The plant treats the liquid portion of an average influent wastewater flow of approximately 10 MGD. The project will generate only a modest amount of wastewater, through the use of the onsite restroom facilities. This wastewater will represent a miniscule percentage of the available capacity of the permitted wastewater treatment capacity available through IEUA. As such, it is anticipated that there will be available capacity to accommodate the demand generated by the proposed project. Impacts under this issue are less than significant.

d. *Less Than Significant With Mitigation Incorporated* – Solid waste generation rates outlined in the San Bernardino Countywide Plan EIR in Table 5.18-11, indicate the following solid waste generation rates for non-residential uses, also below are the solid waste generation rates calculated for the proposed project.

- Commercial: 10.53 lbs / employee / day = **200.07 lbs / day**
- TOTAL: = **200.07 lbs / day**
  <u>or</u> 73,025.55 lbs /year

The total solid waste generated per year would equal about 36.5 tons, or after an assumed 50% diversion to be recycled per the state's solid waste diversion requirements under AB 939, the project solid waste generation will be about 18.25 tons per year. With the County's mandatory source reduction and recycling program, the proposed project is not forecast to cause a significant adverse impact to the waste disposal system. Additionally, as this project would be developed after 2022, operation of the project would be required to comply with SB1383, otherwise known as "California's Short-Lived Climate Pollutant Reduction" law, often called SB 1383, which establishes methane reduction targets for California. California SB 1383 sets goals to reduce disposal of organic waste in landfills, including edible food. [5] The bill's purpose is to reduce greenhouse gas emissions, such as methane, and address food insecurity in California. This requires jurisdictions to implement mandatory organic waste collection and recycling in a statewide effort to divert organic waste from landfills with goals to:

- Reduce organic waste disposal 50% by 2020 and 75% by 2025
- Recover at least 20% of currently disposed surplus edible food by 2025

As such, while the proposed project is not likely to generate a significant amount of organic waste, much of the organic waste produced at the project site in future will be required to be diverted from landfills, and as such, the amount of waste generated by the proposed project that would end up in landfills is even less than the reduced tonnage quoted above.

Furthermore, one of the main features of the proposed project is that it would serve as a collection facility for recyclable materials. Members of the public would enter the Facility from Valley Boulevard, park south of the building, transfer the recyclable materials from their car onto a wheeled cart, push the cart inside the Facility, source separate the recyclables by material type, weigh each material type separately, deliver the separated materials to an employee and receive payment according to the material type and weight. Under California law, acceptable materials for recycling include: items with Cal Redemption Value (including but not limited to aluminum cans, glass bottles, polyethylene terephthalate (PET), High Density Polyethylene (HDPE) and non-ferrous materials. As such, the proposed project would be able to collect its own recyclable materials onsite for processing, as opposed to distributing these materials to other recycling facilities. The proposed project will still generate some refuse but given that it would provide expanded recyclable collection within the project area, the proposed project would have a less than significant potential to 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.
Furthermore, the San Bernardino Countywide Plan identifies landfills that serve the planning area. The San Timoteo Sanitary Landfill and Mid-Valley Sanitary Landfill serve the project area. The San

[5] County of Santa Clara, Recycling and Waste Reduction Division. https://reducewaste.sccgov.org/food-recovery/understand-senate-bill-sb-1383#3925188384-318395615 (accessed 7-11-23)

Timoteo Sanitary Landfill has a maximum permitted daily capacity of 2,000 tons per day, with a permitted capacity of 20,400,000 cubic yards (CY), with 11,402,000 CY of capacity remaining. The Mid-Valley Sanitary Landfill has a maximum permitted daily capacity of 7,500 tons per day, with a permitted capacity of 101,300,000 CY, with 67,520,000 CY of capacity remaining. The County anticipates an increase in solid waste generation of 5,979,355 pounds per day at Build-Out of the Countywide Plan. Therefore, the proposed project would consist of about 0.0023% of solid waste generation within the County of San Bernardino, excluding the mandatory waste reductions referenced above.

Construction would require the demolition of two onsite houses. Demolition will remove existing concrete to add the 944 yards of fill, and over excavate/compact the property of the existing structures. There is adequate capacity at the nearest landfill as well as in other landfills that serve the area to handle construction and operational waste from the proposed project. Any hazardous materials collected on the project site during construction of the project will be transported and disposed of by a permitted and licensed hazardous materials service provider. Considering the availability of landfill capacity and the amount of solid waste generation from the proposed project during both construction and operations, project solid waste disposal needs can be adequately met without a significant impact on the capacity of the nearest landfills. However, to further reduce potential impacts to solid waste facilities due to the large scale of the materials that may require disposal or recycling, the following mitigation measure will be implemented:

UTIL-2 ***The contract with construction contractors shall include the requirement that all materials that can feasibly be recycled shall be salvaged and recycled, including concrete, building materials, trees and site vegetation that must be removed. The contractor professionals shall submit a recycling plan to the County for review and approval prior to the start of demolition/construction activities to accomplish this objective.***

Therefore, with the above mitigation measure, it is expected that implementation of the Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project will be served by landfills with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Any impacts under this issue are considered less than significant. No mitigation is required.

e. *Less Than Significant With Mitigation Incorporated* – All collection, transportation, and disposal of any solid waste generated by the proposed project is required to comply with all applicable federal, state, and local regulations. Furthermore, all materials collected on site as part of the recyclable materials collection operation on site will be handled in accordance with all applicable federal, state, and local regulations. As previously stated, solid waste produced in the County is collected and transported by Burrtec. The area is served by several nearby landfills, though the closest are the San Timoteo Sanitary Landfill and Mid-Valley Sanitary Landfill, which, as stated under issue XIX(d) above, have adequate capacity to serve the project. Additionally, any hazardous materials collected on the project site during either construction or operation of the project will be transported and disposed of by a permitted and licensed hazardous materials service provider, as stated under issue VIII, Hazards and Hazardous Materials above. The construction contract for this project will require concrete, asphalt and base material to be recycled by grinding, which allows reuse of these materials, should any require removal as part of the project. All woods and other vegetation that is reusable shall be recycled or composted, where applicable. Thus, with the implementation of MM **UTIL-2**, and the amount and types of wastes that will be generated both during construction and operation of the project, the potential impacts to the waste disposal systems are considered less than significant. Therefore, the project is expected to comply with all regulations related to solid waste under federal, state, and local statutes. No further mitigation is necessary.

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

XX. WILDFIRE

SUBSTANTIATION:

a-d. *No Impact* – According to the San Bernardino Countywide Plan Fire Hazard Severity Zones Map of the project area, the proposed project is not located within a high or very high fire hazard severity zone (Figure IX-6). This is also illustrated on the CAL FIRE Fire Hazard Severity Zone (FHSZ) viewer provided as Figure XX-1. The proposed project area is located in an urban area removed from the high fire hazard areas that are located adjacent to the San Gabriel Mountains to the north and Jurupa Hills to the south. The fire threat throughout most of the Valley Region that is situated at a great distance from nearby mountains experiences moderate wildland fire risk. The proposed project would not expose people or structures to a wildland fire as they are not located in the vicinity of the high wildland fire hazard area. Therefore, given that the proposed project sites are located outside of a very high fire hazard severity zone, and the nature of the proposed project as the Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project, no impacts under these issues are anticipated. No mitigation is required under these issues.

Issues	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact or Does Not Apply*
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?	☐	☒	☐	☐
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)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

SUBSTANTIATION: The analysis in this Initial Study and the findings reached indicate that the proposed project can be implemented without causing any new project specific or cumulatively considerable unavoidable significant adverse environmental impacts. Mitigation is required to control potential environmental impacts of the proposed project to a less than significant impact level. The following findings are based on the detailed analysis of the Initial Study of all environmental topics and the implementation of the mitigation measures identified in the previous text and summarized in this section.

a. *Less Than Significant With Mitigation Incorporated* – The project has no potential to cause a significant impact to any biological or cultural resources. The project has been identified as having no potential to degrade the quality of the natural environment, substantially reduce 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, or reduce the number or restrict the range of a rare or endangered plant or animal. Based on the data contained in the Cultural Resources Report (Appendix 3), the potential for impacting cultural resources is low. The Cultural Resources Report determined that no cultural resources of importance were found at the project site upon field review and a review of the records search performed for the project and project area, so it is not anticipated that any resources could be affected by the project because no cultural resources exist. However, because it is not known what could be unearthed upon any excavation activities, contingency mitigation measures are provided to ensure that, in the unlikely event that any resources are found, they are protected from any potential impacts, and to ensure that any potential resources are treated in accordance with guidance from a qualified archaeologist. Please see biological and cultural sections of this Initial Study, as well as the technical studies that have been prepared to substantiate these findings (Appendices 2 and 3).

b. *Less Than Significant With Mitigation Incorporated* – The project has ten(10) potential impacts that are individually limited, but may be cumulatively considerable The issues of Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources and Utilities and Service Systems, require the

implementation of mitigation measures to reduce impacts to a less than significant level and ensure that cumulative effects are not cumulatively considerable. The project is not considered growth-inducing, as defined by *State CEQA Guidelines*, as it would develop a recycling collection and equipment rental company within a site that, at present, serves as an out of operation recycling collection facility. Given that the proposed project would provide a similar use to that which exists at present, the project's potential to contribute to cumulative growth within the region is negligible. These issues require the implementation of mitigation measures to reduce impacts to a less than significant level and ensure that cumulative effects are not cumulatively considerable. All other environmental issues were found to have no significant impacts without implementation of mitigation. The potential cumulative environmental effects of implementing the proposed project have been determined to be less than considerable and thus, would have a less than significant cumulative impact.

c. *Less Than Significant With Mitigation Incorporated* – The project will achieve long-term community goals by providing an additional recycling collection facility, which would contribute to the County's ability to meet State recycling requirements. The short-term impacts associated with the project, which are mainly construction-related impacts, are less than significant with mitigation, and the proposed project is compatible with long-term environmental protection. The issues of Air Quality, Geology and Soils, Hazards and Hazardous Materials, and Noise, require the implementation of mitigation measures to reduce potential human impacts to a less than significant level. All other environmental issues were found to have no significant impacts on humans without implementation of mitigation. The potential for direct human effects from implementing the proposed project have been determined to be less than significant.

Conclusion

This document evaluated all CEQA issues contained in the latest Initial Study Checklist form. The evaluation determined that either no impact or less than significant impacts would be associated with the issues of Agriculture and Forestry Resources, Biological Resources, Greenhouse Gas, Land Use, Mineral Resources, Population/Housing, Public Services, Recreation, Transportation, and Wildfire. The issues of Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Utilities and Service Systems, require the implementation of mitigation measures to reduce impacts to a less than significant level. The required mitigation has been proposed in this Initial Study to reduce impacts for these issues to a less than significant impact.

Based on the findings in this Initial Study, the County of San Bernardino proposes to adopt a Mitigated Negative Declaration (MND) for the Titan Industrial Metal Corporation Equipment Rental and Recycling Facility Project. A Notice of Availability/Notice of Intent to Adopt a Mitigated Negative Declaration (NOA/NOI) will be issued for this project by the County. The Initial Study and NOA/NOI will be circulated for 30 days of public comment because this project involves the state as either a responsible or trustee agency. At the end of the 30-day review period, a final MND package will be prepared, and it will be reviewed by the County for a possible adoption at a future County Planning Commission hearing, the date for which has not yet been determined. If you or your agency comments on the MND/NOA/NOI for this project, you will be notified about the meeting date in accordance with the requirements in Section 21092.5 of CEQA.

MITIGATION MEASURES

Any mitigation measures that are not "self-monitoring" shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval. Condition compliance will be verified by existing procedure.

Aesthetics

AES-1 Prior to approval of the Final Design, an analysis of potential glare from sunlight or exterior lighting that may impact vehicles traveling on adjacent roadways shall be submitted to the County for review and approval. Additionally, an analysis of the potential light pollution or trespass on adjacent residences shall also be prepared and submitted to the County in conjunction with the glare analysis. This analysis shall demonstrate that due to orientation and/or shielding of lighting, no significant glare may be caused that could negatively impact drivers on the adjacent right-of-way or impact adjacent land uses. If potential glare impacts are identified, the lighting orientation, use of non-glare reflective materials or other design solutions acceptable to the County of San Bernardino shall be implemented to eliminate glare impacts.

Air Quality

AQ-1 Fugitive Dust Control. The following measures shall be incorporated into project plans and specifications for implementation during construction:

- Apply soil stabilizers to inactive areas.
- Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph.
- Stabilize previously disturbed areas if subsequent construction is delayed.
- Apply water to disturbed surfaces and haul roads 3 times/day.
- Replace ground cover in disturbed areas quickly.
- Reduce speeds on unpaved roads to less than 15 mph.
- Trenches shall be left exposed for as short a time as possible.
- Identify proper compaction for backfilled soils in construction specifications.

This measure shall be implemented during construction and shall be included in the construction contract as a contract specification.

AQ-2 Exhaust Emissions Control. The following measures shall be incorporated into Project plans and specifications for implementation:

- Utilize off-road construction equipment that has met or exceeded the maker's recommendations for vehicle/equipment maintenance schedule.
- Contactors shall utilize Tier 4 or better heavy equipment.
- Enforce 5-minute idling limits for both on-road trucks and off-road equipment.

AQ-3 Maximize the use of solar energy including solar panels by installing the maximum possible number of solar energy arrays on the building roofs and/or on the Proposed Project site to generate solar energy for the facility.

AQ-4 Require the use of electric landscaping equipment, such as lawn mowers and leaf blowers.

AQ-5 Require use of electric or alternatively fueled sweepers with HEPA filters.

AQ-6 Maximize the planting of trees in landscaping and parking lots consistent with water availability.

AQ-7 Use light colored paving and roofing materials.

AQ-8 Utilize only Energy Star heating, cooling, lighting devices, and appliances, where applicable.

Cultural Resources

CUL-1 Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the County. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.

Geology and Soils

GEO-1 Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. Where covering is not possible, measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the project site for future cleanup such that erosion does not occur.

GEO-2 All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the site within which the project is being constructed.

GEO-3 Based upon the geotechnical investigation (Appendix 4 of this document), all of the recommended design and construction measures identified in Appendix 4 (listed on Pages 11-19) shall be implemented by the Applicant. Implementation of these specific measures will address all of the identified geotechnical constraints identified at project site, including soil stability on future project-related structures.

GEO-4 The Applicant shall retain the services of a Qualified Paleontologist meeting the standards of SVP (2010). The Qualified Paleontologist shall determine the determine that the depth at which the transition to high sensitivity occurs and monitoring becomes necessary, by taking into account: a) the most recent local geologic mapping, b) depths at which fossils have been found in the vicinity of the project area, as revealed by the museum records search, and c) geotechnical studies of the project area, if available. Should the project require excavation that will exceed the depth of low sensitivity surficial sediments as determined by a Qualified Paleontologist, a project-specific paleontological resources monitoring, and mitigation plan (PRMMP) shall be developed and adhered to for the duration of ground disturbance activities during construction or as otherwise determined by the Qualified Paleontologist. This plan will address specifics of monitoring and mitigation for the development project, and will take into account updated geologic mapping, geotechnical data, updated paleontological records searches, and any changes to the regulatory framework. This PRMMP shall meet the standards of the SVP (2010).

Hazards and Hazardous Materials

HAZ-1 All accidental spills or discharge of hazardous material during construction activities shall be reported to the Certified Unified Program Agency and shall be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately a licensed disposal or treatment facility. This measure shall be incorporated into the SWPPP prepared for the proposed project. Prior to accepting the site as remediated, the area contaminated shall be tested to verify that any residual concentrations meet the standard for future residential or public use of the site.

HAZ-2 The Applicant shall prepare a Business Plan, with a Spill Prevention Control Countermeasures Plan, and submit this document to the Certified Unified Program Agency for review and approval. All hazardous materials that may be used at the project site shall be identified (including quantities); methods of storage shall be defined; measures to prevent release of the hazardous materials to the environment shall be defined; and management procedures for disposal of

hazardous waste, including proper manifesting, shall be identified. The Certified Unified Program Agency shall review and approve this plan prior to movement of any hazardous materials onto the site.

Hydrology and Water Quality

HYD-1 The project proponent will select best management practices from the range of practices identified by the County and reduce future non-point source pollution in surface water runoff discharges from the site to the maximum extent practicable, both during construction and following development. The Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) shall be submitted to the County for review and approval prior to ground disturbance and the identified BMPs installed in accordance with schedules contained in these documents.

Noise

NOI-1 The Applicant shall implement the following design features that would reduce noise impacts during operation of the proposed project:

1. Provide a ten (10) foot high CMU block or tilt-up concrete wall around the shared property line of the residential homes located at 10031 and 10041 Live Oak Avenue. Refer Figure XIII-3 for wall recommendations.
2. Provide an eight (8) foot high CMU block or tilt-up concrete wall along the northern property line of the project site. Refer Figure XIII-3 for wall recommendations.
3. Provide a six (6) foot high CMU block or tilt-up concrete wall along portions of the western property line of the project site. Refer Figure XIII-3 for wall recommendations.
4. All on-site recycling operational noise activities, including truck operations, loading and deliveries, and use of the baler should take place during daytime hours only from 7 a.m. to 10 p.m. No nighttime operational activity should occur from 10 p.m. to 7 a.m.

NOI-2 All construction vehicles and fixed or mobile equipment shall be equipped with operating and maintained mufflers.

NOI-3 All employees that will be exposed to noise levels greater than 75 dB over an 8-hour period shall be provided adequate hearing protection devices to ensure no hearing damage will result from construction activities.

NOI-4 No construction activities shall occur during the hours of 7 PM through 7 AM, Monday through Friday, and 6 PM to 9 AM on Saturday; at no time shall construction activities occur on Sundays or holidays, unless a declared emergency exists.

NOI-5 Equipment not in use for five minutes shall be shut off.

NOI-6 Equipment shall be maintained and operated such that loads are secured from rattling or banging.

NOI-7 Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment.

NOI-8 The Applicant shall require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random field inspections by the County.

NOI-9 Construction staging areas shall be located as far from adjacent sensitive receptor locations as possible, for example toward the eastern boundary of the site.

Tribal Cultural Resources

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.

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.

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.

Utilities and Service Systems

UTL-1 If recycled water becomes available at the project site, the Applicant shall connect to this system and utilize recycled water for landscape irrigation and for field irrigation, and any other feasible uses of recycled water on the project site.

UTL-2 The contract with construction contractors shall include the requirement that all materials that can feasibly be recycled shall be salvaged and recycled, including concrete, building materials, trees and site vegetation that must be removed. The contractor professionals shall submit a recycling plan to the County for review and approval prior to the start of demolition/construction activities to accomplish this objective.

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FIGURES

APPENDIX 1

AIR QUALITY / GHG ANALYSIS

APPENDIX 2

IPAC AND CNDDB LISTS

APPENDIX 3

HISTORICAL / ARCHAEOLOGICAL RESOURCES SURVEY REPORT

APPENDIX 4

PRELIMINARY GEOTECHNICAL INTERPRETIVE REPORT

APPENDIX 5

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

APPENDIX 6

WQMP

APPENDIX 7

NOISE IMPACT STUDY

APPENDIX 8

TRIP GENERATION ANALYSIS