



Initial Study

Western Realco Bloomington Facility

Prepared For:

San Bernardino County Land Use Services Department
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Prepared By:

Michael Baker International
3536 Concoors, Suite 100
Ontario, CA 91764

March 2016

JN 151073

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APNs:	0257-081-07, 0257-091-07, 11, 12, 14, 15, 19, 20, 23, 24, 25, 26, 28, 29, 30, 32, and 33		
Applicant:	Western Realco, LLC	USGS Quad:	U.S. Geological Survey (USGS) 7.5 minute map Fontana quadrangle
Community:	Unincorporated Community of Bloomington	T, R, Section:	Township 1 South, Range 5 West, Section 27
Location:	North of Jurupa Ave, East of Linden Ave, and West of Cedar Ave.	Thomas Bros.:	-
Project No:	P201500122	Specific Plan:	Not applicable
Staff:	Kevin White	OLUD:	BL/RS-1-AA, BL/IN
Rep('s):	Michael Baker International (Michael Baker)		
Proposal:	General Plan Land Use Amendment, Conditional Use Permit, and Tentative Parcel Map 19635 to create one (1) lot on 34.54 acres.	Overlays:	Additional Agriculture overlay

PROJECT CONTACT INFORMATION:

Lead agency:	County of San Bernardino Land Use Services Department – Planning Division 385 North Arrowhead Avenue San Bernardino, CA 92415-0182		
Contact person:	Kevin White, Senior Planner		
Phone No:	(909) 387-3067	Fax No:	(909) 387-3223
E-mail:	Kevin.White@lus.sbcounty.gov		
Project Sponsor:	Western Realco Bloomington Facility		
Consultant:	Michael Baker International (Michael Baker)		

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The Project site is located in unincorporated San Bernardino County within the community of Bloomington, in between the cities of Rialto and Fontana, just north of the San Bernardino and Riverside County line. Nearby cities include Fontana to the west, Rialto to the east and Jurupa Valley to the south. The Project site is located approximately 1.5 miles south of Interstate 10 (I-10), immediately west of Cedar Avenue, north of Jurupa Avenue, and east of Linden Avenue. The Project site is approximately 34.5 acres in size. Most of the southern portion of the Project site is vacant and has a levelled surface, with the exception of three existing structures. Two of the existing structures are adjacent to Jurupa Avenue; one is a recreation center, and the other is a residence. The third structure is a residence that is adjacent to Cedar Avenue. The northern portion of the Project site is a mix of low density residential and commercial/light industrial uses (e.g., scrap metal, truck/automobile yard).

The Project site is comprised of 17 existing parcels, most of which are privately owned; however, four (4) of the parcels are publicly owned by San Bernardino County: Flood Control District (SBCFCD) (APN 0257-081-07, 0257-091-12, and 0257-091-24), and one parcel is owned by the Bloomington Recreation and Parks District (Parks District) (APN 0257-091-15). The SBCFCD parcels represent an approximately 25-foot wide easement that runs through the center of the Project site from the northern Project boundary, trending slightly easterly through to the southern Project boundary. The Parks District parcel is located at 18604 Jurupa Avenue, near the south-central portion of the Project site along Jurupa Avenue, and is approximately 0.4 acres in size, and is the site of an existing recreation center.

Approval of Tentative Parcel Map 19635 is proposed as part of the Project to combine the existing parcels into one lot. The following APNs are included in the proposed Project site:

0257-081-07	0257-091-24
0257-091-07	0257-091-25
0257-091-11	0257-091-26
0257-091-12	0257-091-28
0257-091-14	0257-091-29
0257-091-15	0257-091-30
0257-091-19	0257-091-32
0257-091-20	0257-091-33
0257-091-23	

Southern California Edison owns the parcel located to the southwest of the Project site near the intersection of Jurupa Ave and Linden Avenue, which is currently occupied by a substation. This parcel is not a part of the Project site, but is immediately adjacent. Surrounding land uses include a vacant lot, church, and residences to the north; medium density residences to the south; a parking lot, vacant land, and residences to the east; and commercial/light industrial uses and residences to the west. Walter Zimmerman Elementary School is located at 11050 Linden Avenue, to the immediate northwest of the Project site, and Kessler Park is located on the corner of Jurupa Avenue and Linden Avenue, to the immediate southwest of the Project site.

The existing land use designation for the Project site is Bloomington/Residential 1 Acre Minimum lot size-additional agricultural overlay (BL/RS-1AA) and Bloomington/Institutional (BL/IN). Approval of a General Plan Amendment is proposed as part of the Project, which would change the existing land use designation to Bloomington/Industrial (BL/IC).

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
SITE	Western Realco Bloomington Warehouse Project, Commercial/Residential mix of uses	Bloomington/Single Residential- 1 Acre Minimum-Additional Agriculture (BL/RS-1-AA), and Bloomington/Institutional (BL/IN)
North	Vacant Land, Church and Single Residential	Bloomington/Single Residential- 1 Acre Minimum-Additional Agriculture (BL/RS-1-AA)
South	Single Residential	Bloomington/General Commercial-Sign Control Primary (BL/CG) and Bloomington/Single Residential (BL/RS)
East	Industrial and Single Residential	Bloomington/Single Residential- 1 Acre Minimum-Additional Agriculture (BL/RS-1-AA)
West	Single Residential, SCE Electrical Substation	Bloomington/Single Residential- 1 Acre Minimum-Additional Agriculture (BL/RS-1-AA), Bloomington/Institutional (BL/IN)

APPROVALS:

The County of San Bernardino, as Lead Agency, has discretionary authority over the Project. The Project is also subject to the review and requirements of the County Departments listed below.

County of San Bernardino: Land Use Services – Planning, Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Special Districts, Public Works, County Fire, and Flood Control District.

In order to implement this Project, the Applicant would need to obtain the following permits/approvals from the County, including, but not limited to: a General Plan Amendment, Tentative Parcel Map, and Conditional Use Permit, further described in the Project description below.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): State Water Resources Control Board – NPDES General Construction Permit.

PROJECT DESCRIPTION:

The proposed Project is comprised of the following elements:

1. General Plan Amendment to change the existing land use designation from Bloomington/Residential 1-acre minimum lot size-additional agricultural overly (BL/RS-1AA) and Bloomington/Institutional (BL/IN) to Bloomington/Industrial (BL/IC) on approximately 34.54 acres;
2. Approval of Tentative Parcel Map 19635 to combine the existing 17 parcels into one lot on 34.54 acres; and
3. Conditional Use Permit (CUP) to construct a 676,983-square-foot (ft²) industrial warehouse building and associated facilities and improvements.

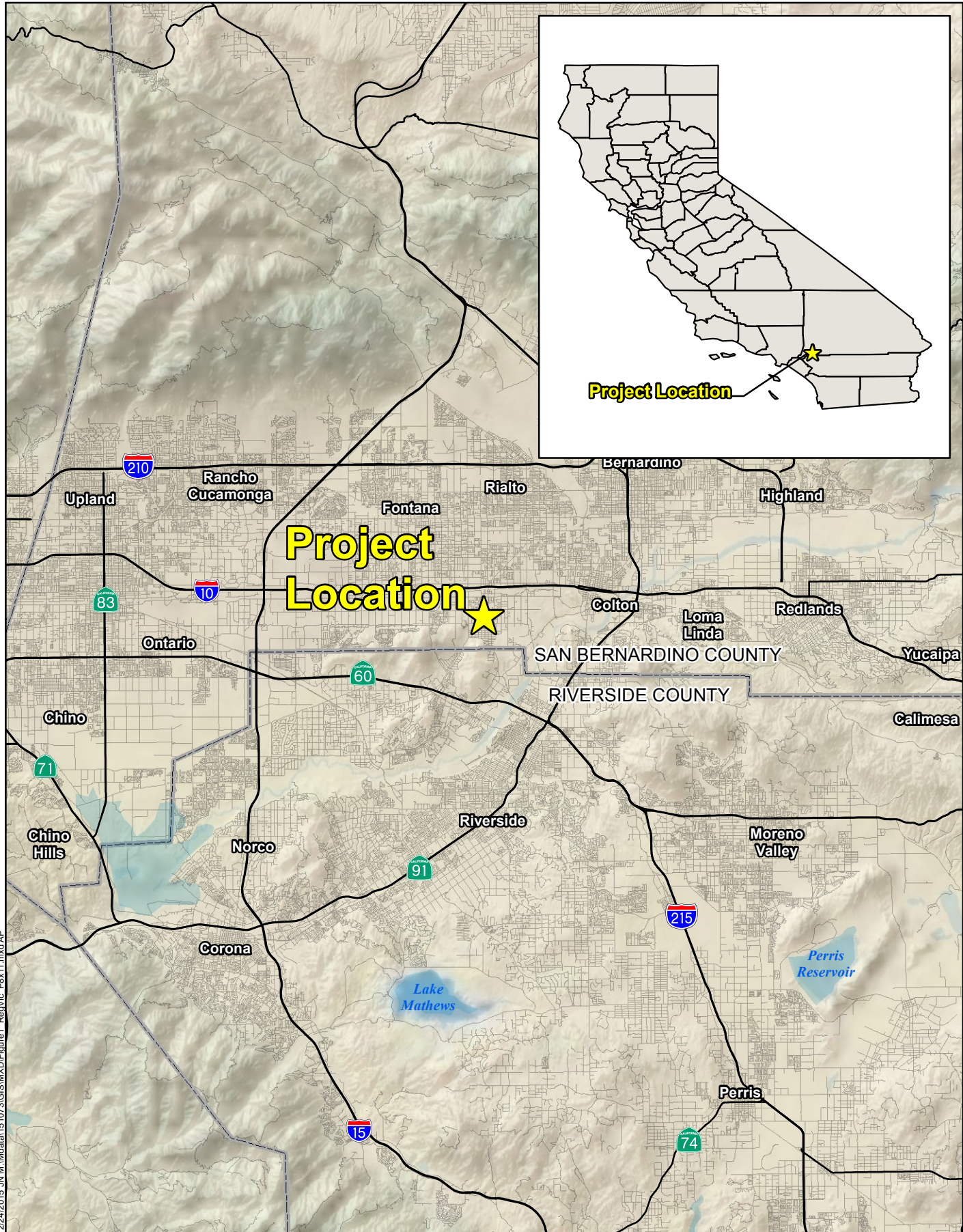
The Project Applicant proposes to construct a single 676,983 ft² distribution building within an approximately 34.54-acre property, with associated facilities and improvements such as a guard booth, parking, bicycle racks, landscaping and detention basins. All existing structures on the Project site would be demolished prior to Project construction.

Two detention basins would be located near the Project's southern boundary along Cedar Avenue and Jurupa Avenue. Landscaping would be provided and would represent approximately 15 percent of the site coverage. There would be a total of 272 automobile parking stalls constructed for employee parking with access from Cedar Avenue and Jurupa Avenue. All parking and site paving would be concrete and asphalt, and would represent approximately 38 percent of the site coverage. Truck access would be from Cedar Avenue, and the dockyard would include 138 trailer storage stalls, four (4) grade level ramps, and 110 dock high doors.

The existing SBCFCD parcels are linear parcels that bifurcate the middle of the Project site as part of a flood control easement associated with a railroad drainage master plan to accept/convey drainage from the rail use to the north. While there are no existing flood control facilities on the Project site, the easement is intended to facilitate the development of future flood control improvements by setting aside an alignment for this future facility. In order to accommodate the Project, this alignment would be abandoned in favor of one which would direct future flows east along the northern Project boundary and south along Cedar Avenue. The Project would dedicate the easement to SBCFCD to facilitate the future drainage improvements.

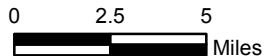
Construction is anticipated to occur over a duration of approximately 10 months, commencing in the first half of 2017 and the facility would be operational in 2018.

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WESTERN REALCO LOGISTICS
FOCUSED EIR FOR LOGISTICS PROJECT



Source: ESRI Relief Map, National Highway Planning Network

Regional Vicinity

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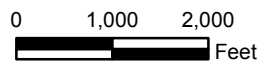
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Legend

Project Site

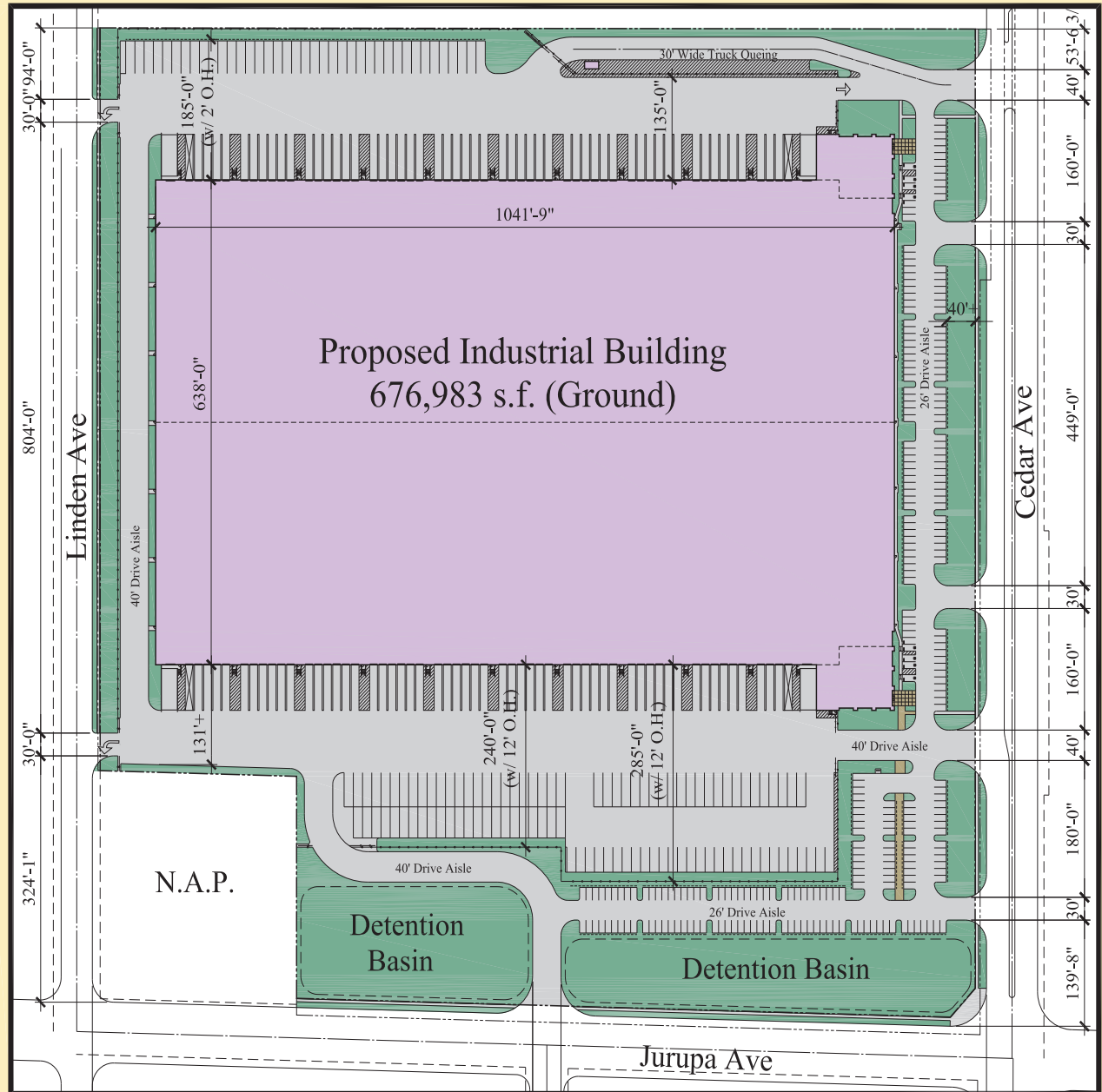
WESTERN REALCO LOGISTICS
 FOCUSED EIR FOR LOGISTICS PROJECT
Local Vicinity



Source: San Bernardino County, ESRI

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Site Plan Summary

Gross Site Area (To Original Property Lines) (35.43 Acres) Gross Site Area (To Ultimate Right of Way) (34.54 Acres)	1,543,291 s.f. 1,504,407 s.f.
Total Building Area (Ground Floor) Site Coverage to Ultimate R.O.W. (.45 Max F.A.R.)	676,983 s.f. 45.00%
Parking Required (IC Zoning)	271 Spaces
Office (19,000 s.f. / 1/250) WH (40,000 s.f. / 1/1,000) WH (617,983 s.f. / 1/4,000)	76 Spaces 40 Spaces 155 Spaces
Parking Provided	272 Spaces
Dock Yard	110 Dock High Doors 4 Grade Level Doors 138 Trailer Storage Stalls
Landscape Provided (15% Required)	17%

Key Notes

- | | |
|---|---|
| [1] Approx. Extent of Future Office Area - Typ. "X" Designates Future 2nd Floor Area
[2] Shaded Area Represents Landscaping - Typ. Enhanced Hardscape Located at Building Entries
[3] Dock Door Designated as Future Trash Compactor Location
[4] Exterior Concrete Stairs and Painted Metal Railings - Typ
[5] Exterior Ramp Up to Ground Level Service Door - Typ
[6] Dock-High Loading Door - Typ
[7] Fire Dept. Access Door, Typical, per Building Plans and Ext. Elevations
[8] Handicapped Parking, with Accessible Path to Entry - Typ
[9] Security Fencing as Shown and Visual Screening as Required by Planning Department | [10] Service Yard Rolling Security Gate Compatible with Note #10
[11] Concrete Sidewalk - Natural Color with Medium Broom Finish
[12] Grade Level Exit Door Connected to Accessible Path of Travel
[13] Property Line per Civil Drawings
[14] Typical Parking Stall: 9'x19' (or 9'x17' w/ 2' Overhang)
[15] Potential Demising Wall
[16] Proposed Opening in Existing Raised Median to allow Left Turn out of Site for Northbound Cedar Avenue
[17] Recreation Center Parcel - Relocation T.I.D.D.
[18] Potential Future Guard Booth
[19] Bike Rack to Meet Code Requirement |
|---|---|

General Notes

1. Site Plan Shall Meet All Engineering and NPDES Requirements.
2. All Lighting Shall Conform with the Municipal Standards
3. All Signage Shall Conform with the Municipal Standards

Project Directory

DEVELOPER/APPLICANT: WESTERN REALCO, LLC 500 Newport Center Drive, Suite 630 Newport Beach, California 92660 Telephone: 949.720.3787 Contact: Jeremy Mape, Gary Edwards	ARCHITECT: BASTIEN AND ASSOCIATES, INC. 15661 Red Hill Avenue, Suite 150 Tustin, California 92780 Telephone: 714.617.8660 Contact: Mike McAndrew	LANDSCAPE: EMERALD DESIGN 305 N. Harbor Blvd., Suite 222 Fullerton, CA 92832 Telephone: 714.680.0417 Contact: Charles Lamb	CIVIL: THIENES ENGINEERING 14349 Firestone Blvd. La Mirada, CA 90638 Telephone: 714.521.4811 Contact: Brian Thienes
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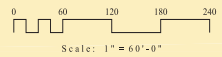
Legend

- | | |
|--|--|
| - - - - - Property Line (Current)
- - - - - Top of Slope (Detention Basin)
- - - - - Potential Interior Wall Location
- - - - - Fencing
- - - - - Parking Overhang (24') | [Green Box] Solid Hatch Represents Landscape Area
[Blue Box] Shade Represents On-Site Hardscape Materials (Concrete or Asphalt Paving)
[Diagonal Lines] Diagonal Hatch Represents Painted Stripes
[Dark Green Box] Dark Shade Represents Enhanced Hardscape Materials per Keynote 3 |
|--|--|



North

CONCEPTUAL SITE PLAN



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EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

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

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Signature: prepared by Kevin White, Senior Planner

Date

3/22/14

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I. AESTHETICS

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) **Less than Significant Impact.** Cedar Avenue has been designated as a County Scenic Route from Bloomington Avenue to the Riverside County line, as described in the Bloomington Community Plan (San Bernardino County 2007a). A portion of this road segment is adjacent to the Project site. The basis for this designation is not identified in the Community Plan, however, based on criteria in the County's General Plan (San Bernardino County 2007b), the designation is most likely related to views of the Rubidoux/Jurupa Hills south of the Project site:

- Offers a distant vista that provides relieve from less attractive views of nearby features (such as view of mountain backdrops from urban areas (Open Space Policy 5.1)).

The warehouse would be approximately 60 feet in height, and taller than the surrounding buildings. Within Community Industrial (IC) zones the maximum building height is 75 feet (County of San Bernardino, Land Use Element Table LU-1 2007). With the implementation of the proposed zone change from Bloomington/Residential 1 Acre Minimum lot size-additional agricultural overlay (BL/RS-1AA) and Bloomington/Institutional (BL/IN) to Bloomington/Industrial (BL/IC), the Project would be consistent with the allowed building height. Along Cedar Avenue, the future warehouse building would be set back over 100 feet from the existing right-of-way. As the Project would also include the dedication of 22 feet of additional right-of-way for Cedar Avenue, the Project would still provide over 75 feet of setback along this corridor. As a result, the Project would not block views of the hill/mountain backdrops viewed from Cedar Avenue, and the Project would not have a substantial adverse effect on a scenic vista. Impacts would be less than significant.

b) **No Impact.** Potential scenic resources associated with the Project site include mature trees and historic age structures (see Cultural Resources). There are no rock outcroppings associated with the site. The California Scenic Highway Program was created by the Legislature in 1963 to preserve and protect scenic highway corridors from changes and development that would diminish the aesthetic value of lands adjacent to highways. No facilities within the Community Plan area are eligible for designation as a scenic route under the California Scenic Highway Program (San Bernardino County 2007a). Therefore, the Project does not have the potential to substantially damage scenic resources,

such as trees, rock outcroppings, and historic buildings associated with a state scenic highway. There would be no impacts related to a state scenic highway.

- c) **Less than Significant Impact.** The Project site is generally level with portions developed and other areas previously graded/disturbed. The southern half of the Project site is predominantly characterized by previously graded, but undeveloped land; interspersed with three disparate structures: a small recreation center, and two residences; and power lines. Views of the undeveloped areas are expansive, owing to the lack of topography, vegetation or other visual features. Developed properties are generally fenced with chain link fencing, and feature ornamental trees. The recreation center is characterized by residential architecture, block and iron fencing, paved parking areas, and minimal landscaping along the Jurupa Avenue frontage.

The northern half of the site is a mix of low density residential and commercial/light industrial uses (e.g., scrap metal, truck/automobile yard, junk yard) on large parcels and is more fully developed compared to the southern half of the Project site.

Southern California Edison operates a substation southwest near the intersection of Jurupa Ave and Linden Avenue, and is a dominant visual feature adjacent to the Project site. The existing SBCFD easement is composed of a graded and gated access road bifurcating the Project site in a north-south direction. Adjacent roads are paved and striped but do not feature curbs, sidewalks or medians, contribution to a rural aesthetic.

Surrounding land uses include a vacant lot, church, and residences to the north; medium density residences to the south; a parking lot, vacant land, and residences to the east; and commercial/light industrial uses and residences to the west. South of the Project site, the Rubidoux hills can be appreciated.

The Project would replace the undeveloped, and disparate land uses with a single-unified development centered on a warehouse facility. The dominant visual features would include the building and associated features such as parking, landscaping, and detention basins. In addition, the Project would provide right-of-way and develop half width street improvements along the Project's frontage of Cedar Avenue and Jurupa Avenue, including curbs, sidewalks, and medians in some locations. The resulting aesthetic would be more organized, unified and urban, compared to the existing conditions. While the Project will markedly change the visual quality of the Project site, it would not degrade the existing visual character or quality of the site or surroundings. Impacts would be less than significant.

- d) **Less than Significant Impact.** The existing Project site lighting sources are emitted from single family residential and small scale commercial uses. One of the primary concerns of the Bloomington Community is the lack of adequate street lights (Bloomington Community Plan, Circulation and Infrastructure 2007). There are no light sensitive uses immediately adjacent to the Project site, however, there are residences across the street from the Project to the east, west, and south. The Project would involve lighting throughout the site that would be implemented in accordance with County design standards. San Bernardino County Ordinance No. 3900 regulates glare, outdoor lighting, and night sky protection. The Ordinance provides that Commercial or industrial lighting shall be fully shielded in such a manner as to preclude light pollution or light trespass on any of the following: an abutting residential land use district; a residential lot; or public right-of-way. The Project would provide shielded lighting sufficient for security and safety, without nuisance to the adjacent properties. Any lighting from the site would not interfere with on-coming traffic on adjacent roadways such as Linden Ave, Cedar Ave, and Jurupa Ave. A professionally prepared outdoor lighting plan would be submitted to and subject to the County Planning Division's approval to confirm compliance with County

standards. Lighting direction and intensity would be developed to minimize impacts to roadways, adjacent neighbors, and minimize light pollution. Impacts would be less than significant.

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II. AGRICULTURE AND FORESTRY RESOURCES

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) **No Impact.** Approximately 70% of the Project site is designated as Other Land, and 30% is designated as Urban and Built-up Land, based on the California Department of Conservation (DOC) farmland classifications (DOC 2016). Other Land is usually unsuitable for agriculture, or may support some agricultural use, but is surrounded by development, while Urban and Built-up Land is generally

developed. Therefore, the Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No impacts would occur.

- b) **Less than Significant Impact.** Most of the Project site is designated for Bloomington/Residential-1 Acre minimum lot size-additional agricultural overlay (BL/RS-1AA) which allows for agricultural use. A small portion of the site is designated for Bloomington/Institutional (BL/IN). Current agricultural use is limited to approximately 7 acres of fenced grazing area used for llamas and goats. No Williamson Act contracts exist on any of the parcels that comprise the Project site. The Project would include a change in land use designation to Bloomington/Industrial (BL/IC) which would remove the Additional Agricultural Overlay. Impacts would be less than significant because the existing zoning assumes the property to be developed with residences, and makes no requirement that any land is set aside for agricultural purposes. The Additional Agriculture Overlay is intended to create, preserve, and improve areas for small-scale and medium-scale agricultural uses utilizing productive agricultural lands for raising, some processing, and the sale of plant crops, animals, or their primary products. It is an overlay where agricultural uses exist compatibly with a variety of rural residential lifestyles. The development standards within this overlay are designed to allow properties to keep higher densities of animals on the property than would typically be allowed in a residential neighborhood. The Overlay is not intended to protect vital agricultural uses which are those properties within the County's Agricultural Preserve Overlay. Impacts would be less than significant.
- c) **No Impact.** The Project site does not contain forest or timberland. Additionally, the Project site is not zoned as forest land. The Project would not 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)). No impacts would occur.
- d) **No Impact.** The Project would not result in the loss of forest land or conversion of forest land to non-forest use. The Project site is partially developed, it is not, and has not historically, been utilized as forest land. No impact would occur.
- e) **Less than Significant Impact.** The Project site is partially developed with farming activities, which primarily include animal raising activities. The removal of this land is not considered significant because the land is not utilized for the cultivation of crops. Lands utilized for animal raising are not of regional or statewide significance because the qualities of the soil are not required to meet any specific requirements. The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as the Project does not have the soil quality, and moisture supply needed to produce economically sustained high yields of crops. A less than significant impact would occur.
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III. AIR QUALITY

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
Where available, the significance criteria established by the applicable air quality management or air pollution control district might be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

- a) **Potentially Significant Impact.** The SCAQMD CEQA Air Quality Handbook (SCAQMD 1993, 2015), as supplemented in March 2015, sets forth quantitative emission significance thresholds below which a Project would not have a significant impact on ambient air quality (SCAQMD 2015). Based on preliminary analysis, the Project has the potential to exceed AQMD thresholds, and thus potentially conflict with regional air quality plan. Therefore, impacts are potentially be significant, and this topic will be further evaluated in an environmental impact report (EIR).
- b) **Potentially Significant Impact.** Development of the Project would result in air pollutant emissions as a result of fugitive dust and construction equipment emissions. Based on specific evaluation of construction related emission, daily construction emissions would not exceed the SCAQMD significance thresholds for VOCs, NOx, CO, SOx, PM10, or PM2.5 during construction in any of the construction years. Furthermore, construction-generated emissions would be temporary and would not represent a long-term source of criteria air pollutant emissions. In addition, the Project would be required to comply with SCAQMD Rule 403 to control dust emissions generated during the demolition and other grading activities. Standard construction practices that would be employed to reduce fugitive dust emissions include watering the active sites. Construction of the Project would not exceed the SCAQMD threshold for VOCs, NOx, CO, SOx, PM10, or PM2.5 during construction in any of the construction years. Therefore, Project construction would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Project operation would result in employee vehicle trips, and truck trips that would result in vehicle related air pollutant emissions. On-site equipment and energy use would also result in air pollutant emissions. Based on preliminary analysis, the Project has the potential to exceed AQMD thresholds and result in significant air quality impacts. This topic will further be evaluated in an EIR.

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- c) **Potentially Significant Impact.** As discussed in b) above, activities as a result of Project operation would have the potential to exceed SCAQMD thresholds. The Project's potential to produce cumulatively considerable air pollutants will be further evaluated in an EIR.
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- d) **Potentially Significant Impact.** Sensitive receptors nearby the Project site include residences, elementary schools, and a church. Based on preliminary air quality analysis, it was determined that construction activities associated with the proposed Project would result in temporary sources of fugitive dust and construction vehicle emissions. Long-term operation of the Project would result in daily vehicular trips that would generate local emissions that could expose sensitive receptors to substantial pollutant concentrations. Impacts to sensitive receptors will be further evaluated. A health risk assessment of the emissions associated with toxic air contaminants (TACs), primarily diesel particulate matter from heavy-duty trucks will be performed to estimate the maximum cancer risks and chronic (long-term) hazard indices due to non-cancer health effects associated with diesel particulate matter. This topic will be further evaluated in an EIR.
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- e) **Potentially Significant Impact.** The Project's potential to create objectionable odors will be further evaluated in an EIR.
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IV. BIOLOGICAL RESOURCES

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

A biological investigation including a literature review and site visit was conducted for the Project site and the results summarized in a Technical Report (Dudek 2015a). The vegetative communities identified on the site are classified as followed: non-native grassland 6.5 acres, agricultural 7.0 acres, and developed/disturbed 21.3 acres. No special-status plant species were observed within the Project site. Due to high disturbance and lack of suitable habitat throughout the entire Project vicinity, there is no potential for special-status plant species to occur on site.

No special-status wildlife species were observed on site. However, there is some potential for burrowing owl, a California Species of Special Concern, to occur on-site due to the high amount of open space within and surrounding the Project site, as well as historical occurrences within one mile. The open fields have the potential to contain suitable burrows for burrowing and the ground surface is suitable nesting habitat for killdeer, a common bird. The site also contains forage habitat for raptors, and nesting and forage habitat for Cooper's hawk. The trees within the site and surrounding residential areas could potentially be used by migratory and non-migratory birds for breeding. In addition, numerous bird species could use nesting boxes found on the Project site.

- a) **Less than Significant Impact with Mitigation Incorporated.** No special-status plant species were observed within the Project site. Due to high disturbance and lack of suitable habitat throughout the entire Project vicinity, there is no potential for special-status plant species to occur on site. Therefore, there are no anticipated occurrences of direct or indirect impacts to special-status plants as a result of the Project and no mitigation measures are required in this regard (Dudek 2015a).

Project development would include the conversion of potential forage and nesting habitat for burrowing owl and Cooper's hawk, including non-native grassland (6.5 acres) and agriculture (7 acres), and trees. Neither the non-native grassland, nor trees are considered sensitive habitat. Short-term impacts as a result of noise and dust are limited. Due to the limited habitat on site, and the ability of foraging birds to freely move to other available habitat impacts to foraging special status birds would be less than significant.

Project construction could result in direct impacts to nesting individuals including the loss of nests, eggs, and fledglings if tree removal, vegetation clearing and ground-disturbing activities occur during the nesting season (generally between February 1 and June 30). This impact is potentially significant because substantial direct impacts to individuals of designated special-status species, if present, could occur during a critical period of these species' life cycles and may result in reduced reproductive success. Potential impacts could occur to Cooper's hawk and burrowing owl. Implementation of the following mitigation measures would reduce impacts to special status species to less than significant:

MM-BIO-1 If construction activities are to take place during the avian nesting season breeding season (February 15 through August 31 for most bird species, and January 1 through August 31 for raptors), a pre-construction survey for nesting bird species, including raptors, shall be conducted within 7 days prior to vegetation removal. The survey will identify any active nesting by special-status birds on the Project site or within 500 feet of construction activities. If active nests of special-status birds are present in the impact area or within 500 feet of the edge of construction area, a qualified biologist shall prescribe avoidance measures including, but not limited to, establishing a construction buffer. The type of species, nesting stage, surround topography, existing conditions, and type of construction activity will determine the appropriate avoidance measures. Avoidance measures shall remain in place until the nest is no longer active as determined by a qualified biologist.

MM-BIO-2 A qualified biologist in accordance with the latest California Department of Fish and Wildlife (CDFW) survey guidelines will conduct a burrowing owl preconstruction survey within 30 days prior to ground-disturbance or noise producing activities. If burrowing owls occupy the site, then a mitigation plan shall be prepared, approved by CDFW, and implemented prior to initiation of ground-disturbance activities that may affect the burrowing owl on site. The mitigation plan will include methods for avoidance or relocation of the owl and details regarding the proposed relocation site.

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- b) **No Impact.** According to the biological investigation conducted for the Project site, there are no riparian areas or sensitive vegetation communities within or adjacent to the Project site. Therefore, the Project would not result in direct or indirect impacts to riparian areas or sensitive vegetation communities (Dudek 2015a). No impact would occur.
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- c) **No Impact.** According to the biological investigation conducted for the Project site, there are no wetlands or jurisdictional waters present on the Project site. Therefore, the Project would not result in direct or indirect impacts to jurisdictional waters. Due to the lack of waters under the jurisdiction of U.S. Army Corps of Engineers and CDFW, no additional coordination or application for permits with these agencies is required (Dudek 2015a). No impacts would occur.
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- d) **Less than Significant Impact with Mitigation Incorporated.** According to the biological investigation conducted for the Project site, there are no wildlife corridors within the Project site. Therefore, the Project would not have impacts to wildlife corridors. Project implementation would not interfere substantially with the movement of any native resident or migratory bird species, but the Project site has the potential to support nesting resident and migratory birds. As discussed in a) above, impacts to nesting birds will be mitigated to a less than significant with implementation of mitigation measures BIO-1 and BIO-2.
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- e) **No Impact.** According to the biological investigation conducted for the Project site, there are no species or habitat regulated by the County's Native Plant Protection Act within the Project site. There are no other local policies or ordinances with respect to biological resources that apply to the Project site (Dudek 2015a). Therefore, the Project is not in conflict with local policies or ordinances. No impact would occur.
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- f) **No Impact.** The Project site is not within a designated habitat conservation plan area; therefore, the Project is not in conflict with any habitat conservation plan. No impact would occur.
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V. CULTURAL RESOURCES

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined by Pub. Resources Code, §21074?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

a) **Potentially Significant Impact.** A Cultural Resources Study was conducted by for the Project site to determine the cultural resources present on the Project site and provide management recommendations (Dudek 2015b). The cultural investigation included a records search at the South Central Coastal Information Center (SCCIC), archival research, and a pedestrian survey of the Project site. The records and archival research identified the following sites within Project boundary:

- A prehistoric isolate (P-36-060213)
- Eight historic-era buildings
- The location of a previously existing the Pacific Electric Railway Line, Riverside-Rialto segment

Development of the Project would involve demolition of existing structures and grading of the Project site.

During the pedestrian survey, no evidence of the previously recorded isolate were found. However, adverse impacts to this resources are already mitigated by the documentation at the time of recording. Similarly no evidence of the former railway line were found. However, the location of the previously extant railway line is recommended not eligible for listing in the California Register of Historic Places (CRHP), as it is not a unique cultural resource under CEQA, and does not warrant further consideration.

Eight historic-era buildings were found to be present, but could not be sufficiently evaluated as a result of limited access. Lacking an evaluation of these structures significance, it is unknown as to whether they would be eligible for listing in the CRHP. Until they are further evaluated, they will be considered potentially significant.

The Project would demolish these historic-era structures, and thereby has the potential to directly impact significant historic resources. Therefore, Project impacts to historic resources are potentially significant, and this issue will be further evaluated in an EIR.

- b) **Less than Significant Impact.** As discussed in a) above, the records search identified a prehistoric isolate (P-36-060213), that could not be relocated during the pedestrian survey, but was mitigated at the time of recordation. In addition, Dudek initiated Native American coordination for this Project on October 19, 2015, as part of the process of identifying cultural resources within or near the Project site. The Native American Heritage Commission provided a response on November 5, 2015 indicating that the Sacred Land File search failed to indicate the presence of Native American cultural resources in the immediate Project area. Therefore, impacts to archeological resources would be less than significant.
- c) **Less than Significant Impact.** The Project area has been previously disturbed, and is not located within an area of the County known or suspected fossil occurrence/sensitivity and has been previously disturbed and partially developed. Therefore, the area is considered to have a low potential for paleontological resources. Impacts would be less than significant.
- d) **Less than Significant Impact.** Based on the Cultural Resources Assessment, the Project site has a low potential to contain human remains. Additionally, PRC section 5097.98 and CEQA Guidelines section 15064.5(e): sets forth standards and steps to be employed following the accidental discovery of human remains. Impacts would be less than significant.
- e) **Potentially Significant Impact.** The County is in the process of consulting with Tribes that have requested consultation under Assembly Bill 52. The County will provide information about the Project to Tribes that have requested it, and invite Tribes to indicate whether there are Tribal Resources associated with the Project site. Since, no information is currently available to determine if there are existing Tribal Cultural Resources associated with the Project site, this topic will be further evaluated in an EIR. Impacts would be potentially significant.
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VI. GEOLOGY AND SOILS

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) i) **Less than Significant Impact.** A review of State and County hazard maps indicates that no portion of Project site would be located within an Alquist-Priolo Earthquake Fault Zone (DOC 2016, San Bernardino County 2010). Therefore, the Project would not result in substantial adverse effects to people or structures, including the risk of loss, injury, or death as the site is not related to an earthquake fault. Impacts would be less than significant.
- ii) **Less than Significant Impact.** A review of State and County hazard maps indicates that the Project would not be located in an area associated with strong seismic ground shaking (DOC 2016, San Bernardino County 2010). Nonetheless, southern California is known to be earthquake prone, and the Project is likely to be subjected to some degree of earthquake related shaking. The warehouse building would be designed and built consistent with the current California Building codes which account for seismic ground shaking. Therefore, the Project site would not cause

substantial adverse effects to people or structures, including the risk of loss, injury, or death due to strong seismic ground shaking. Impacts would be less than significant.

- iii) **Less than Significant Impact.** A review of State and County hazard maps indicates that the Project would not be located in an area subject to liquefaction or ground-failure (DOC 2016, San Bernardino County 2010). In addition, the Project design and construction would conform to California Building codes which consider California's seismic conditions. Therefore, the Project would not expose people or structures to liquefaction-related hazards, including the risk of loss, injury, or death. Impacts would be less than significant.
- iv) **Less than Significant Impact.** The Project site and vicinity is generally level and there are no proximate hills or slopes close enough to subject the Project site to a landslide. A review of State and County hazard maps indicates that the Project would not be located in an area subject to landslides (DOC 2016, San Bernardino County 2010). Therefore, the Project would not expose people or structures, including the risk of loss, injury, or death from landslides. Impacts would be less than significant.

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- b) **Less than Significant Impact.** Construction activities would include grading and other earthmoving activities that have the potential to result in substantial soil erosion or the loss of topsoil, if not managed properly. The site is generally level, thereby minimizing the amount of grading and earthwork needed to prepare the site for development. The Project-specific Water Quality Management Plan indicates that all slopes would be vegetated and maintained to prevent erosion and transport of sediments. Additionally, infiltration basins may be for providing control of channel forming (erosion) and high frequency (generally less than the 2-year) flood events. Lastly, a Storm Water Pollution Prevention Plan would be prepared and implemented to control erosion during Project construction. Therefore impacts would be less than significant.
 - c) **Less than Significant Impact.** The Project site is generally level and, as previously discussed in a) above, is not with located within a seismic hazard zone subject to landslide, or liquefaction. The soils at the Project site are Tujunga loamy sand, and Tujunga gravelly loamy sand, which are generally stable and not prone to being unstable, expansive, or result in lateral spreading or collapse. In addition, the building would be designed and constructed consistent with the California Building Code and consideration of site specific soil conditions. Therefore, the Project e would not substantially alter the soil to become unstable to have the potential to result in onsite or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse. Impacts would be less than significant.
 - d) **Less than Significant Impact.** The soils at the Project site are Tujunga loamy sand, and partially on Tujunga gravelly loamy sand, which are not considered expansive soils. Therefore, the Project would not result in any impacts related to expansive soils. Impacts would be less than significant.
 - e) **Less than Significant Impact.** Most of the Bloomington Community has been developed with septic tanks and leach field systems (San Bernardino County 2007a). The soils at the Project site support the use of septic systems associated with the existing development Based on the previous and continuing conditions the Project's planned use of septic would be supported. Impacts would be less than significant.
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VII. GREENHOUSE GAS EMISSIONS

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

SUBSTANTIATION:

- a) **Potentially Significant Impact.** Construction and operation activities associated with the Project would produce greenhouse emissions. A Project-specific greenhouse gas analysis will be conducted to further determine the degree of Project impacts related to greenhouse gasses and the results will be summarized in an EIR. Impacts would be potentially significant.
- b) **Potentially Significant Impact.** As discussed in a) above, Project activities would result in greenhouse gas emissions. A Project-specific greenhouse gas analysis will be conducted, and evaluate the Project's consistency with the County's Climate Action Plan for achieving greenhouse gas goals, and the results will be summarized in an EIR. Impacts would be potentially significant.

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VIII. HAZARDS AND HAZARDOUS MATERIALS

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The Project would result in the onsite use of common types of hazardous materials, such as cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular maintenance of the warehouse and property. Thus, the Project would result in an increase in the use of products and other materials routinely used in building maintenance and landscaping. The future use would be required to comply with existing hazardous materials regulations, and verification of compliance would be monitored by state (e.g., Occupational Safety and Health Administration in the workplace or Department of Toxic Substances Control for hazardous waste) and local agencies (e.g., the County Fire Department). Compliance with existing safety standards related to the handling, use, and storage of hazardous materials, and compliance with the safety procedures mandated by applicable federal, state, and local laws and regulations (i.e., the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, and principles prescribed by the California Department of Health Services, Centers for Disease Control and Prevention, and National Institute of Health) would be required.

These potentially hazardous materials, however, would not be of a type or occur in sufficient quantities to pose a significant hazard to the public and safety or the environment. These products are labeled to inform users of potential risks and to instruct them in appropriate handling procedures. Businesses are required by law to ensure employee safety by identifying hazardous materials in the workplace, providing safety information to workers that handle hazardous materials and adequately training workers. For these reasons, hazardous materials used during Project operation would not pose any substantial public health or safety hazards related to hazardous materials. Therefore, Project implementation would result in less than significant impacts.

- b) **Potentially Significant Impact.** A Phase I Environmental Site Assessment (Phase I ESA) was prepared to evaluate the Project site for Recognized Environmental Conditions (RECs) (HMC 2014). The following conditions were identified:

- Records indicate that 8 underground storage tanks (USTs) were removed at 1134/38 Cedar Avenue without record of sampling or closure report
- Staining on the ground surface, moderate quantities of hazardous materials and poor housekeeping associated with truck repair at 11134 Cedar Avenue
- A prior fire at 11188 Cedar Avenue where a large quantity of 55 gallon drums were formerly stored

In addition, the Phase I ESA, indicated that all structures on the site were constructed prior to 1980 and have the potential to contain asbestos.

If contaminants are present, Project development would have the potential to expose and release hazardous materials. Subsurface sampling and testing is recommended in order to properly assess the extent and concentration of pollutants that could be present on the Project site. In addition, structures should be evaluated for asbestos prior to disturbance, and asbestos abatement conducted prior to demolition, if present.

At this point, it is inconclusive if the Project would 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. Based on the Phase I ESA, the Project site has RECs which require further investigation, and this topic will be further evaluated in an EIR. Impacts would be potentially significant.

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- c) **Potentially Significant Impact.** There are two schools near the Project site: Walter Zimmerman Elementary School is less than 100 feet to the northwest, and Crestmore Elementary School approximately 750 feet to the east. Both schools are part of the Colton Joint Unified School District. As discussed in b) above, the Project site may contain hazardous materials that could be exposed during demolition and construction. Therefore, this topic will be further evaluated in an EIR. Impacts are potentially significant.
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- d) **No Impact.** The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (EnviroStor 2016). Therefore, the Project would not have any impacts related to sites on this list. There would be no impact.
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- e) **No Impact.** The closest public use airport is more than 5 miles from the Project site. Therefore, there are no airports within 2 miles of the site, and the Project would not conflict within an airport land use plan. No impact would occur.
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- f) **No Impact.** The nearest airstrip is at Kaiser Hospital approximately 2.4 miles northwest of the Project site. Therefore, there are no private airstrips within two miles of the site, and the Project would not result in a safety hazard for people residing in the Project area. No impact would occur.
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- g) **No Impact.** According to the Bloomington Community Plan 2007, resident's primary concerns regarding safety in their community revolve around fire protection and the need for improved evacuation routes. Specific evacuation routes are designated by authorities during an emergency in order to respond to the specific needs of the situation and circumstances surrounding the disaster. Within the Community Plan area, the following roadways have been designated as potential evacuation routes: Valley Boulevard, Slover Avenue and I-10. The Project site is located about 1.5 miles south of these routes. The Project would have no direct impacts to these routes. Project traffic may use these routes, especially I-10, however, this use would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. No impact would occur.
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- h) **No Impact.** The Project site 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 because the Project is not contiguous to wildlands. No impact would occur.
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IX. HYDROLOGY AND WATER QUALITY

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structure which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if project is located in the Flood Hazard Overlay District):

- a) **Less than Significant Impact.** While roughly half of the Project site is in active commercial use, such as junk yard, truck repair, etc., most of the area is unpaved and pervious. Impervious features are predominantly buildings, and compose approximately 1.5 acres or 4% of Project site. The Phase I Environmental Site Assessment prepared for the Project site identified poor housekeeping associated with one of the properties involved in truck repair (HMC 2014).

Project-related impacts to water quality could occur under the following periods of activity:

- During demolition of existing features, when risk of pollutant exposure is present;
- During the earthwork and construction phase, when the potential for erosion, siltation, and sedimentation would be the greatest;
- Following construction, before the establishment of ground cover, when the erosion potential may remain relatively high; and
- After Project completion, when impacts related to sedimentation would decrease markedly, but those associated with Project operation, primarily urban runoff, would potentially increase.

National Pollutant Discharge Elimination System

Under Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct storm water discharges from construction activities disturbing one acre or more of land. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, which include construction activities. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The County is within the jurisdiction of the Santa Ana RWQCB (SARWQCB).

Short-term Construction

Projects that would disturb one or more acres of soil, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit. Since the Project would disturb one or more acres, coverage under the Construction General Permit, preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) would be required. The SWPPP would include a site map(s), which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the Project site. The SWPPP would identify the Best Management Practices (BMPs) that would be used to protect storm water runoff and the placement of those BMPs. The SWPPP would also identify a visual monitoring program; a chemical monitoring program for “non-visible” pollutants to be implemented if there is a failure of BMPs. Thus, the Project’s demolition and construction activities would be subject to compliance with NPDES requirements designed to prevent erosion and transport of pollutants during Project construction. Compliance with the NPDES requirements would result in less than significant construction-related Project impacts.

Long-Term Operations

The Municipal Storm Water Permitting Program regulates storm water discharges from municipal separate storm sewer (drain) systems (MS4s), including the County of San Bernardino. Storm water and non-storm water enter and are conveyed through the MS4s and are discharged to surface water bodies in the region. These discharges are regulated under waste discharge requirements contained in orders issued by the SARWQCB. Consistent with regional and Project requirements, a Project

specific Water Quality Management Plan has been prepared, and identifies structural and non-structural BMPs to be implemented in conjunction with the Project (Thienes Engineering 2015). According to the WQMP, the Project will collect and divert stormwater from impervious surfaces to infiltration basins which will both filter and meter the stormwater discharge. A small portion of stormwater from the Project driveway would drain directly to Cedar Avenue. In addition, the WQMP identifies the Low Impact Design measures to be incorporated into the Project design. Implementation of these measures would reduce development impacts on water quality and protect downstream hydraulic conditions, and reduce Project-related storm water pollutants.

Project compliance with regulatory requirements would result in less than significant impacts to water quality.

- b) **Less than Significant Impact.** Water for the Project would be provided by the West Valley Water District. Although the District has indicated that there is ample potable water available to serve the Project, given the Project size, it is subject to the preparation of a Water Supply Assessment (WSA) to confirm the availability of water (West Valley Water District 2014). Thus, the Project applicant is coordinating with the Water District regarding the completion of a WSA. The resulting WSA must demonstrate the availability of sufficient water in order for the Project to be approved. Therefore, with compliance with State WSA requirements, impacts to groundwater supply as a result of Project consumption would be less than significant. According to the WQMP, the Project would collect stormwater from impervious areas and direct it to infiltration basins to both filter and recharge stormwater (Thienes Engineering 2015). Therefore, the Project would not interfere with groundwater recharge. Impacts would be less than significant.
- c) **Less than Significant Impact.** The Project would convert predominantly impervious area to paved areas, rooftop, drainage areas, and landscaping, result in approximately 90% impervious areas. As discussed in a) above, the Project would collect stormwater from impervious areas and direct it to infiltration basins to recharge stormwater, while a small portion of stormwater from the Project driveway would drain directly to Cedar Avenue. The storm water will be detained in an infiltration basin and mimic the time of concentration compared to existing conditions and no erosion or siltation on or offsite are expected. The Project would not alter the drainage pattern of a stream or river. Impacts would be less than significant.
- d) **Less than Significant Impact.** As discussed in c) above, any potential alteration to the existing drainage pattern will be avoided through post-development drainage which will mimic pre-development conditions. Impacts would be less than significant.
- e) **Less than Significant Impact.** As discussed in c) above, the Project runoff would mimic pre-development conditions in terms of rate/concentration of runoff. In addition, as discussed in a) stormwater would be filtered prior to discharge. Therefore, the Project would not to any increase in the volume of or quality of water compared to the existing conditions, and would not alter or exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

In addition, the Project would relocate an existing SBFCD flood control easement associated with a railroad drainage master plan, to accept/convey drainage from the rail use to the north. While there are no existing flood control facilities on the Project site, the easement is intended to facilitate the development of future flood control improvements by setting aside an alignment for this future facility. To accommodate the Project, this alignment would be abandoned in favor of one which would direct future flows east along the northern Project boundary and south along Cedar Avenue. The Project would dedicate the easement to SBFCD to facilitate future SBFCD drainage improvements.

Impacts would be less than significant.

- f) **Less than Significant Impact.** As discussed in a) above, Project compliance with regulatory requirements would protect water quality from Project construction and operations. Given that a SWPPP will be implemented to control erosion and other pollutants during construction, and operation related stormwater runoff water will be treated on-site, the Project would not substantially degrade water quality.

Similar to most of the Bloomington area, development on the Project site uses septic systems to handle wastewater. The Project would similarly use a septic system. Because the site is currently underdeveloped, the Project would likely increase the amount of wastewater compared to existing condition. The on-site septic system would be designed, constructed and maintained, consistent with County, and State Water Resources Control Board, standards and requirements, designed to protect water quality.

Impacts would be less than significant.

- g) **No Impact.** The Project would not involve the development or placement of any housing. Therefore, no housing would be developed and or placed within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. No impact would occur.

- h) **No Impact.** The Project is located in Federal Emergency Management Agency (FEMA) Zone X, an area of minimal flood hazard (FEMA2016). Based on FEMA's flood hazard rating, the Project would not be placed within a 100-year flood hazard area, and thus would not place structures in an area that would impede or redirect flood flows. No impact would occur.

- i) **No Impact.** As indicated in h) above, the Project is not within an area subject to flooding. In addition, there are no levees within the Project vicinity, and the site is not within a dam inundation area. Therefore, the Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. No impact would occur.

- j) **No Impact.** The Project is located in the valley most portion of the unincorporated San Bernardino County. The site would not be subject to inundation by seiche, tsunami, or mudflow because it is located inland in an area that is distant from a large body of water, coastal, and mountainous areas. No impact would occur
-

X. LAND USE AND PLANNING

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **No Impact.** The Project would not physically divide an established community because it would use existing public and privately owned parcels that are already inaccessible for pedestrian or vehicular through traffic and combine them to create a single development Project. The Project would add no additional barriers than those that already exist. Therefore, no impact would occur.
- b) **Potentially Significant Impact.** The existing land use designation for the Project site is Bloomington/Residential 1 Acre Minimum lot size-additional agricultural overlay (BL/RS-1AA) and Bloomington/Institutional (BL/IN). This designation provides for single family housing on lots from 200,000 square feet to one acre, with agricultural and animal raising activities permitted. According to the Community Plan, the primary land use concern is that the rural character of this area be preserved through the Agricultural Overlay, rural standards for development, and limitations on adjacent land use (San Bernardino County 2007). As the Project would develop a single warehouse development on an approximately 35 acre site, it would be inconsistent with the residential designation and lot sizing, and would not promote the rural character of the area. The Project would require a General Plan Amendment to Bloomington/Industrial (BL/IC), in order to resolve this inconsistency. Further analysis will be conducted in the EIR.
- c) **No Impact.** There are no habitat conservation plan or natural community conservation plans associated with the Project site (San Bernardino County 2007a). No impact would occur.

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XI. MINERAL RESOURCES

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) **No Impact.** The Project site is not located within a Mineral Resources (MR) overlay zone (San Bernardino County 2007b), and is not a known source of any mineral resources. Therefore, the Project would not forecast 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. No impact would occur.
- b)

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XII. NOISE

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

The Project site is not located in Noise Hazard (NH) Overlay District and is not subject to severe noise levels according to the County General Plan Noise Element.

a) **Potentially Significant Impact.** The Project would create a temporary increase in noise during development activities including:

- Use of equipment during demolition of structures
- Use of equipment during site clearing (trees, vegetation, debris)
- Use of earthmoving equipment during grading and site preparation
- Use of construction and paving equipment during building construction and installation of paved and landscape areas
- Construction related traffic including employee trips, and truck trips associated with equipment and materials delivery, and removal of demolition debris

The Project would also result in long-term changes in ambient noise associated with typical office and warehousing activities. Noise would be generated by truck and passenger vehicle trips to and from the site on adjacent roadways; trucks backing up, starting up, and idling; fork lifts; and mechanical systems (heating, ventilation, and air conditioning) noise. Long-term operational noises also include Project-generated traffic and resulting traffic noise on adjacent roads.

The Project would be required to comply with established County standards for noise (e.g. County General Plan Noise Element). Project impacts would be considered significant if projected noise would exceed the County standards. The projected noise levels, and compliance with County standards will be further evaluated in an EIR. Impacts would be potentially significant.

-
- b) **Less than Significant Impact.** The heavier pieces of equipment that may be used during construction, and would have the potential to create ground borne noise or vibration include: dozers, graders, cranes, loaded trucks, water trucks, and pavers. Continuous vibrations with a peak particle velocity (PPV) of approximately 0.10 inches/second are considered to cause annoyance (Dudek 2015d). However, ground borne vibration is typically attenuated over short distances (typically on the order of 25 feet). The closest sensitive receptors (residence or school) would be approximately 60 feet or more from the nearest construction area. At this distance and with the anticipated construction equipment, the PPV is estimated to be 0.024 inches/second or lower, which would be well below 0.10 inches/second at the adjacent sensitive receptors. Therefore, construction activities are not anticipated to result in continuous vibration levels that typically annoy people, and the vibration impact would be considered less than significant. Operational vibration would also be less than significant; as no major equipment that would be capable of transmitting vibrations beyond the property boundaries is envisioned. In addition, the rubber-tired heavy and medium trucks and automobiles associated with Project operations would not create vibration levels higher than already experienced along the adjacent arterial roadways (Dudek 2015c). Impacts would be less than significant.
-
- c) **Potentially Significant Impact.** As discussed in a) above, the Project would generate long-term noise associated with typical office and warehousing activities. A potentially significant impact could result if the increase in ambient noise is substantial, or would result in noise levels that exceed a County standard. The resulting permanent increase in ambient noise levels resulting from the Project will be further evaluated in an EIR. Impacts would be potentially significant.
-
- d) **Potentially Significant Impact.** As discussed in a) above, the construction and operation activities associated with the Project would produce temporary and permanent increases in ambient noise levels in the vicinity. A potentially significant impact could result if the increase is substantial. The resulting increase in noise levels will be further evaluated in an EIR. Impacts would be potentially significant.
-
- e) **No Impact.** The Project is not within an airport land use plan, and the closest public use airport is Rialto Municipal Airport over 5 miles north of the Project site. Therefore, the Project would not expose people to aviation related noise. No impact would occur.
-

XIII. POPULATION AND HOUSING

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** Population growth in the Unincorporated Community of Bloomington has continuously been on the rise since the 90's (San Bernardino County 2007). The Project would not induce population growth through the introduction of housing because no housing is associated with the development. In some cases, direct population growth can be created through the introduction of a new businesses; however, direct population growth associated with the Project is not forecast to occur because the community has a need for employment and most of the jobs created are forecast to be occupied by local residents. Additionally, the Project would not involve any infrastructure improvements that would induce growth. Therefore, the Project would not substantially induce population growth. Impacts would be less than significant.
- b) **Less than Significant Impact.** The Project would involve the demolition of approximately 14 existing residences at the site. All property owners are voluntarily selling their property, would be compensated for their properties, and no evictions are anticipated. It is expected that residents would have the ability and capital to relocate within or outside the area based on existing housing stock. As a result, the construction of replacement housing would not be necessary. Impacts would be less than significant.
- c) **Less than Significant Impact.** As discussed in b) above, the existing residences that would be demolished are being voluntarily sold, and it is expected that residences would be able to find replacement housing, within the existing housing stock. Therefore, the Project would not displace a substantial amount of people that would require replacement housing. Impacts would be less than significant.

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XIV. PUBLIC SERVICES

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
Would the project:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

a) **Less than Significant Impact.**

Fire Protection

San Bernardino County Fire Department provides fire protection services to the Bloomington Community. The nearest County Fire station site is located at 10174 Magnolia Street in Bloomington approximately 1.2 miles to the north. Development of the Project would increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this Project. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.

Police Protection

San Bernardino County Sheriff's Department provides police protection services to the Community of Bloomington. The nearest San Bernardino County Sheriff's station, is the Fontana Station, at the corner of Alder Ave and Arrow Route in the City of Fontana, approximately 3.5 miles northwest. The station was remodeled and expanded in 2003. The station is staffed by one secretary, five clerks, one motor pool assistant, one Sheriff's Service Specialist, 27 deputy positions, five detectives, seven sergeants, one lieutenant, and one captain. Sherriff's deputies enjoy a close working relationship with the surrounding agencies of Fontana Police, Rialto Police, Rancho Cucamonga Police, and Riverside Sheriff. The Department is also supported by several volunteer groups, including Citizen's on Patrol, search and Rescue, Explorers, and Line Reserves. Development of the Project would increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this Project. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.

Schools

School services for students in the area are provided by Colton Joint Unified School District. However, due to the nature of the Project (commercial development), no students would be directly generated by the Project.

Assembly Bill 2926 passed in 1986 allows school districts to collect impact fees from developers of new residential and commercial/industrial building space. Senate Bill 50 and Proposition 1A, both of which passed in 1998, provided a comprehensive school facilities financing and reform program. The provisions of SB50 prohibit local agencies from denying either legislative or adjudicative land use approvals on the basis that school facilities are inadequate, and reinstates the school facility cap for legislative actions. According to Government Code Section 65996, the payment of development fees authorized by SB50 are deemed to be full and complete school facilities mitigation.

The Project would be required to pay mandated development fees for commercial/industrial buildings. Impacts would be less than significant.

Parks or Other Public Facilities

Due to the nature of the Project, no new residents would be generated that would be likely to impact or create a need for additional local parks or other public facilities. However, it is possible that new employees may occasionally use public parks or facilities between shifts. Such use is likely to be negligible compared to existing conditions, or additional housing. Therefore, impacts would be less than significant.

XV. RECREATION

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

SUBSTANTIATION:

- a) **Less than Significant Impact.** The Project is commercial in nature, and would not introduce new residents to the area. While some of the employees associated with the Project may use local recreation facilities, such use would be minor, and insufficient to contribute to substantial physical deterioration of recreation facilities. A small (2,200 sq ft), but active recreation center is currently located on 0.3 acres of the Project site, and is owned and operated by the Bloomington Parks and Recreation District. The recreation center offers community classes, such as art, language, music, culture, and fitness classes Monday through Saturday. The recreation center would be acquired and demolished in order to accommodate the Project. The County is voluntarily selling this property and would relocate the classes to other existing facilities nearby.¹ For instance there are two recreation centers on Valley Boulevard within the Community of Bloomington where these classes may be offered. Omnitrans Route 29 travels along Cedar Avenue and Valley Boulevard every hour from Monday through Saturday, and provides a reliable source of transportation for residents, to and from, the Project vicinity and the recreation centers. Based on these considerations, impacts associated with the existing recreation center would not be expected to result in the substantial deterioration of existing facilities. Impacts would be less than significant.
- b) **No Impact.** The Project does not include recreational facilities, or require the expansion of recreational facilities which might have an adverse physical effect on the environment, because the type of Project being proposed would not result in an increased demand for recreational facilities. No impact would occur.

¹ Personal communication with Tim Millington, Director, San Bernardino County Special Districts, on January 14, 2016.

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XVI. TRANSPORTATION/TRAFFIC

<i>Issues</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and greenways, pedestrian and bicycle paths, and mass transit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Potentially Significant Impact.** The Project would contribute traffic to the existing circulation system including truck trips associated with warehouse operation, as well as employee trips. A potentially significant impact would result if Project traffic would result in exceedance of a County traffic performance standard. The Project's impacts on the existing circulation system will be further evaluated, in an EIR. There are no greenways, bicycle paths, or mass transit facilities associated with the Project, thus the Project would have no impact on these type of transportation facilities. Impacts would be potentially significant.

-
- b) **Potentially Significant Impact.** A potentially significant impact would result if the Project would adversely affect Congestion Management Plan (CMP) facilities. CMP facilities in the Project vicinity include the following intersections:
- Cedar Avenue/Valley Blvd
 - Cedar Avenue/Slover Avenue
 - Cedar Avenue/Jurupa Avenue
 - I-10 Freeway and ramps
- The Project would potentially contribute traffic to CMP facilities in the vicinity. The Project's impact on CMP facilities will be further evaluated in an EIR. Impacts would be potentially significant.
-
- c) **No Impact.** The Project would not result in a change in air traffic patterns. No impact would occur.
-
- d) **No Impact.** The Project does not involve any unusual conditions, or hazardous design features, such as sharp curves or dangerous intersections, or incompatible uses. No impact would occur.
-
- e) **Less than Significant Impact.** The Project is conveniently located in close proximity to I-10, and three regional hospitals, including Kaiser Permanente in Fontana, Arrowhead Regional Medical Center in Colton, and Loma Linda Medical Center in Fontana. The Project would also improve adjacent segments of Cedar and Jurupa Avenues. Therefore, the Project would not result in inadequate emergency access. Impacts would be less than significant.
-
- f) **Less than Significant Impact.** There are no existing transit, bicycle, or pedestrian facilities associated with the Project site or the immediate vicinity. However, the Project would improve adjacent segments of Cedar and Jurupa Avenues, including the provision of shoulders, curbs, and sidewalks, thereby improving bicycle and pedestrian facilities. The Project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Impacts would be less than significant.
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XVII. UTILITIES AND SERVICE SYSTEMS

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded, entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

a) **Less than Significant Impact.** Similar to most of the Bloomington area, development on the Project site uses septic systems to handle wastewater. The Project would similarly use a septic system. Because the site is currently underdeveloped, the Project would likely increase the amount of wastewater compared to existing condition. The on-site septic system would be designed, constructed and maintained, consistent with County, and State Water Resources Control Board, standards and requirements. Impacts would be less than significant.

b) **Less than Significant Impact.** The Project would include the construction of an on-site septic system to manage Project wastewater. No other wastewater facilities would be required. Also see a) above.

Because the site is currently underdeveloped, the Project would likely increase the amount of water use compared to existing condition. Based on a rate of 231,250 gallons per thousand square feet per year, the estimated annual water use would be 156.6 million gallons per year. Water for the Project would be provided by the West Valley Water District. Although the District has indicated that there is ample potable water available to serve the Project, given the Project size, it is subject to the

preparation of a Water Supply Assessment (WSA) to confirm the availability of water (West Valley Water District 2014). Thus, the Project applicant is coordinating with the Water District regarding the completion of a WSA. The resulting WSA must demonstrate the availability of sufficient water in order for the Project to be approved. Therefore, with compliance with State WSA requirements, impacts to water supply as a result of Project consumption would be less than significant. Development of new or expanded water facilities are not anticipated. Impacts would be less than significant.

- c) **Less than Significant Impact.** As discussed in Section IX on Hydrology and Water Quality, storm water facilities, including infiltration basins would be installed on-site to filter and discharge storm water to mimic existing hydrologic conditions in terms of flow rate and volume. Therefore, the Project would not result in the need for off-site drainage improvements. Impacts would be less than significant.
- d) **Less than Significant Impact.** As indicated in b) above, water for the Project would be provided by the West Valley Water District. Although the District has indicated that there is ample potable water available to serve the Project, given the Project size, it is subject to the preparation of a Water Supply Assessment (WSA) to confirm the availability of water (West Valley Water District 2014). Thus, the Project applicant is coordinating with the Water District regarding the completion of a WSA, which is in progress. The resulting WSA must demonstrate the availability of sufficient water in order for the Project to be approved. Therefore, with compliance with State WSA requirements, impacts to water supply as a result of Project consumption would be less than significant. No additional entitlements are anticipated to support the Project. Impacts would be less than significant.
- e) **Less than Significant Impact.** See response a) above. Impacts would be less than significant.
- f) **Less than Significant Impact.** The Project site would continue to be served by the solid waste facilities and landfills that currently serve San Bernardino County in the area. Nearby landfills include:
- Mid-Valley Landfill in Rialto. This landfill is closest to the Project site, has a permitted capacity of 101,300,000 cubic yards, with an estimated remaining capacity of 67,520,000 cubic yards, or 67%. The estimated closure date is in 2033.
 - San Timoteo Landfill in Redlands. This landfill has a permitted capacity of 20,400,000 cubic yards, a remaining capacity of 13,605,488 cubic yards, or 67%. The estimated closure date is in 2043. (California Department of Recycling and Recovery 2016.)

Demolition, site clearing and construction, would generate construction debris. Because the site is currently underdeveloped, the Project would increase the amount of solid waste used compared to the existing conditions. Based on a generation rate of 0.006 pounds per square feet per day, it is estimated that the Project would generate approximately 4,062 pounds per day, and 1,482,593 pounds per year, or 741 tons of solid waste per year.

The County would continue to comply with the existing regulatory framework for reducing solid waste disposal volumes. The landfill serving the Project site would have the necessary capacity to accommodate the Project's waste disposal needs for the foreseeable future. Impacts would be less than significant.

- g) **Less than Significant Impact.** In 1989, the Legislature adopted the California Integrated Waste Management Act of 1989 (AB 939), in order to "reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible." AB 939 established a waste management hierarchy: Source Reduction; Recycling; Composting; Transformation; and Disposal. The law also required that each county prepare a new Integrated Waste Management Plan and each city prepare a Source Reduction and Recycling Element (SRRE) by July 1, 1991. The SRRE is required to identify how each

jurisdiction will meet the mandatory state waste diversion goal of 50 percent by the year 2000. The Act mandated that California's 450 jurisdictions (i.e., cities, counties, and regional waste management compacts), implement waste management programs aimed at a 25 percent diversion rate by 1995 and a 50 percent diversion rate by 2000. If the 50 percent goal was not met by the end of 2000, the jurisdiction was required to submit a petition for a goal extension to Cal Recycle.

Senate Bill (SB) 2202 made a number of changes to the municipal solid waste diversion requirements under the Integrated Waste Management Act. These changes included a revision to the statutory requirement for 50 percent diversion of solid waste to clarify that local governments shall continue to divert 50 percent of all solid waste on and after January 1, 2000.

SB 1016, Wiggins, Chapter 343, Statutes of 2008 introduced a per capita disposal measurement system that measures the 50 percent diversion requirement using a disposal measurement equivalent. The bill repealed the board's two-year process, requiring instead that the board make a finding whether each jurisdiction was in compliance with the act's diversion requirements for calendar year 2006 and to determine compliance for the 2007 calendar year, and after, based on the jurisdiction's change in its per capita disposal rate. The board is required to review a jurisdiction's compliance with those diversion requirements in accordance with a specified schedule, which is conditioned upon the board finding that the jurisdiction is in compliance with those requirements or has implemented its source reduction and recycling element and household hazardous waste element. The bill requires the board to issue an order of compliance if the board finds that the jurisdiction has failed to make a good faith effort to implement its source reduction and recycling element or its household hazardous waste element, pursuant to a specified procedure.

Participation in the County's recycling programs during Project construction and operation including CalRecycle's requirements, would ensure that the Project would not conflict with federal, state, and local statutes and regulations related to solid waste. Furthermore, the Project would meet or exceed standards set forth in CALGreen as well as Title 24. Impacts would be less than significant.

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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
Would the project:				
a) Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which shall cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

a) **Potentially Significant Impact.** As discussed in Section IV, Biological Resources, Project development may affect nesting birds. The Project would not otherwise have significant impacts on wildlife resources. Mitigation measures would be implemented to protect nesting birds during construction, so that impacts to wildlife would be less than significant.

As discussed in Sections III, Air Quality, VII Greenhouse Gasses, and XII Noise, the Project has the potential to degrade the quality of the environment through the production of air pollutant emissions, greenhouse gas emissions, and the generation of noise. These impacts may be potentially significant. Therefore, the impacts of the Project will respect to these subjects will be more fully evaluated in an EIR.

As discussed in Section V, Cultural Resources, the Project site contains historic age buildings of unknown significance. Therefore, the impacts of the Project on historic resources, that may provide examples of the major periods of California history, will be further evaluated in an EIR.

b) **Potentially Significant Impact.** The Project would result in several potentially significant Project-level impacts in the following areas: air quality, biological resources, cultural resources, greenhouse gasses, hazards and hazardous materials, noise and traffic/circulation. Mitigation measures have been identified that would reduce impacts to biological resources to less than significant. The balance of these subjects will be further evaluated in an EIR, along with the cumulative impacts. All other impacts of the Project were determined either to have no impact, or to be less than significant without the need for mitigation. With respect to these topics, the Project would not result in any significant impacts that would substantially combine with impacts of other current or probable future impacts.

- c) **Potentially Significant Impact.** The Project would include the development of detention basins that would meter treat and meter the release of stormwater. According to the Project hydrology report, the basins would also be designed with a percolation rate of 2.5 inches per hour, so that remaining water would infiltrate within 48 hours, and avoid any concerns associated with standing water (mosquitos, odors).

Previous sections of this Initial Study/Mitigated Negative Declaration reviewed the Project's potential impacts related to air quality, geology/soils, hazards/hazardous materials, and noise, among other environmental issue areas. As concluded in these previous discussions, the Project would result in potentially significant impacts to air quality hazards/hazardous materials and noise. Therefore, the Project may cause significant adverse effects on human beings. These impacts will be further evaluated in an EIR.

XIX. MITIGATION MEASURES

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

Biological Resources

Implementation of the following mitigation measures would reduce impacts to special status species to less than significant:

- MM-BIO-1** If construction activities are to take place during the avian nesting season breeding season (February 15 through August 31 for most bird species, and January 1 through August 31 for raptors), a pre-construction survey for nesting bird species, including raptors, shall be conducted within 7 days prior to vegetation removal. The survey will identify any active nesting by special-status birds on the Project site or within 500 feet of construction activities. If active nests of special-status birds are present in the impact area or within 500 feet of the edge of construction area, a qualified biologist shall prescribe avoidance measures including, but not limited to, establishing a construction buffer. The type of species, nesting stage, surround topography, existing conditions, and type of construction activity will determine the appropriate avoidance measures. Avoidance measures shall remain in place until the nest is no longer active as determined by a qualified biologist.
- MM-BIO-2** A qualified biologist in accordance with the latest California Department of Fish and Wildlife (CDFW) survey guidelines will conduct a burrowing owl preconstruction survey within 30 days prior to ground-disturbance or noise producing activities. If burrowing owls occupy the site, then a mitigation plan shall be prepared, approved by CDFW, and implemented prior to initiation of ground-disturbance activities that may affect the burrowing owl on site. The mitigation plan will include methods for avoidance or relocation of the owl and details regarding the proposed relocation site.

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