



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: January 25, 2018

AGENDA ITEM #2

Project Description

Vicinity Map

APN: 0298-063-07 AND 03
Applicant: 800 OPAL, LLC (CHARLES WALDEN)
Community: MENTONE/3RD SUPERVISORIAL DISTRICT
Location: EASTSIDE OF OPAL AVENUE, EXTENDING BETWEEN COLTON AVENUE AND NICE AVENUE
Project No: P201700273
Staff: CHRIS WARRICK, SENIOR PLANNER
Applicant Rep: THATCHER ENGINEERING
Proposal: GENERAL PLAN AMENDMENT TO CHANGE THE OFFICIAL LAND USE ZONING DISTRICT FROM SINGLE RESIDENTIAL (RS) TO COMMUNITY INDUSTRIAL (IC) ON 35.33 ACRES, AND A CONDITIONAL USE PERMIT TO REESTABLISH A MANUFACTURING AND WAREHOUSE OPERATION IN AN EXISTING 205,953 SQUARE FOOT INDUSTRIAL BUILDING THAT INCLUDES AN 11,762 SQUARE FOOT OFFICE, AND A SEPARATE EXISTING 35,600 SQUARE FOOT WAREHOUSE BUILDING ON 35.12 ACRES



Hearing Notices Sent On: January 12, 2018

Report Prepared By: Chris Warrick

SITE INFORMATION

Parcel Size: 35.12 Acres
Terrain: Gentle consistent slope of 2% to 3% from east to west.
Vegetation: Ornamental Trees, grass, weeds.

SURROUNDING LAND DESCRIPTION:

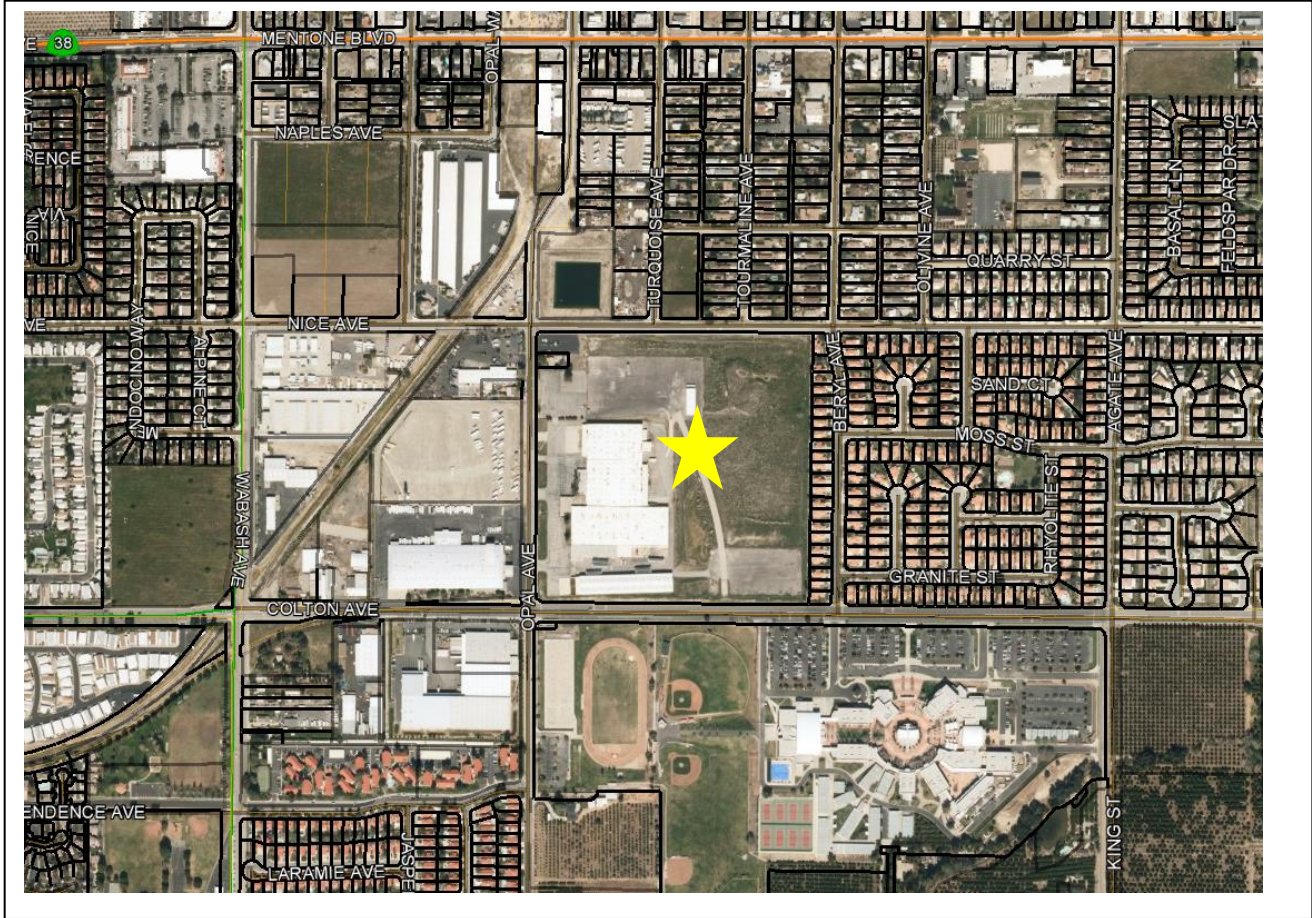
AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
Site	Warehouse, Office, Truck Parking, Outside Storage, Open Space	Single Residential (RS)
North	Residential and Vacant Land	Single Residential (RS) and Community Industrial (IC)
South	Redlands East Valley High School	Institutional (IN)
East	Single Family Homes	Single Residential (RS)
West	Industrial	Community Industrial (IC)

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	City of Redlands	See Analysis
Water Service:	City of Redlands	Currently served
Sewer Service:	City of Redlands	Currently served

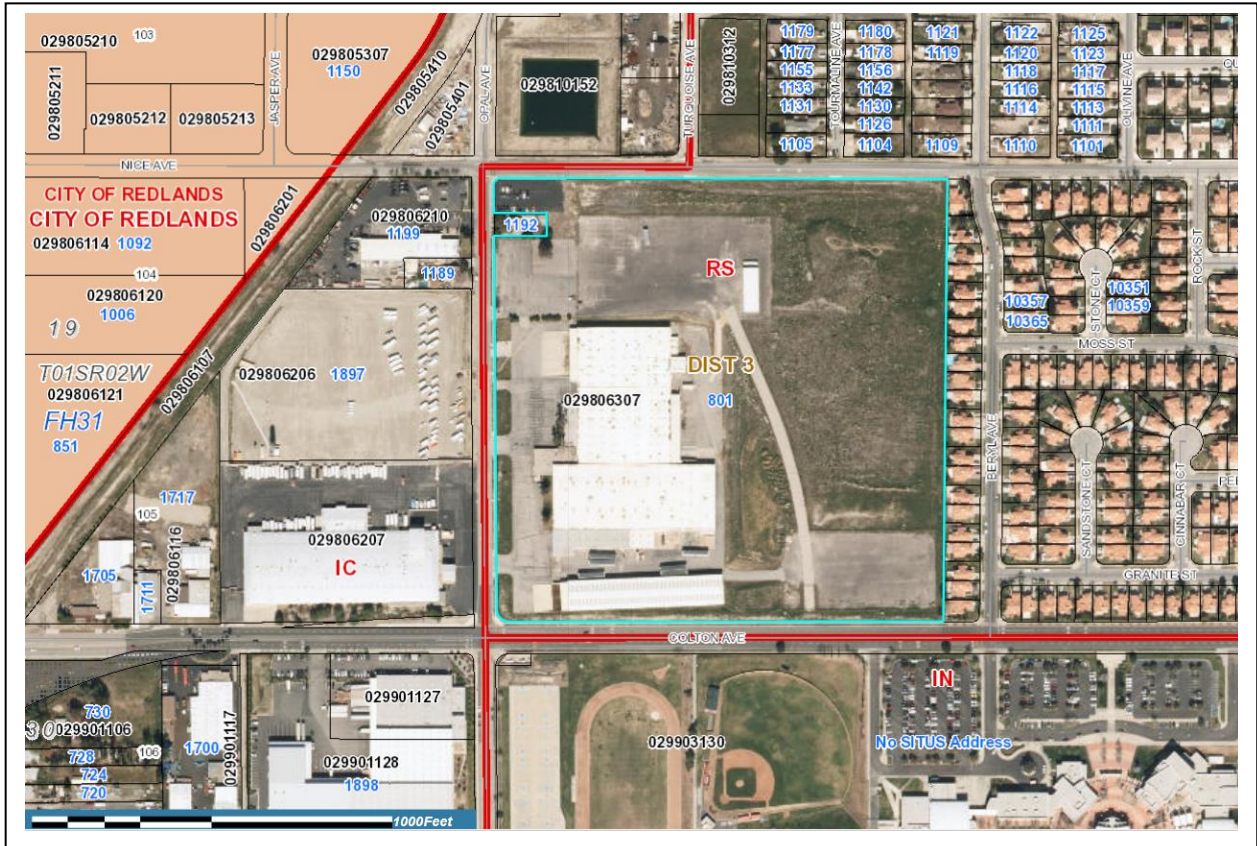
In accordance with Section 86.07.050 Recommendations to the Board of Supervisors are not subject to appeal.

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VICINITY MAP



CURRENT OFFICIAL LAND USE DISTRICT MAP



SITE PHOTOS



View of the site from Opal Avenue looking southeast



View of the site from Opal Avenue looking northeast



View of the site from Opal Avenue



View of Nice Avenue looking east



View along Colton Avenue looking west



View looking west across undeveloped portion of site

PROJECT DESCRIPTION AND BACKGROUND:

The applicant is requesting approval of a General Plan Amendment (GPA) to change the Land Use Zoning Designation from Single Residential (RS) to Community Industrial (IC) on 35.33 acres, and a Conditional Use Permit (CUP) to reestablish a manufacturing and warehouse operation in two existing buildings on 35.12 acres (collectively the "Project"). The larger building is a 205,953 square foot manufacturing/warehouse building containing an 11,762 square foot office, and the other building is a separate 35,600 square foot warehouse/storage building. The percentage of building coverage is approximately 16% of the net site area and landscaping covers approximately 14% of the net site area. A total of 224 passenger vehicle parking spaces are proposed for the Project, which meets the minimum required by the Development Code.

The Project site is located on the east side of Opal Avenue extending between Colton Avenue to the South and Nice Avenue to the north, within the Sphere of Influence of the City of Redlands (City). In addition to the existing warehouse buildings, the site includes truck and passenger vehicle parking, fences, gates, hardscape areas, as well as some ornamental trees and vegetation. The site and surrounding vicinity slopes gently from east to west, with on-site elevations ranging from 1685 to 1650 msl.

The two existing warehouse structures were built in the 1970's. The buildings were operated by a furniture manufacturer for many years, until about five years ago when the owner discontinued the manufacturing operations. The buildings have remained vacant and unused ever since. In 2014 the owner filed an application for a General Plan Amendment to change the land use designation from Community Industrial (IC) to Single Residential (RS) and a Tentative Tract Map to subdivide the property into 131 single family lots. The General Plan Amendment and Tentative Tract Map were approved by the Board of Supervisors in 2015. The owner has decided not to proceed with the residential project and now wants to reestablish the previous zoning and manufacturing use. This requires a new application for a General Plan Amendment to change the land use designation back to IC and a Conditional Use Permit to reestablish the manufacturing use.

ANAYSIS:

General Plan Amendment. Land uses on the Project site and surrounding parcels are governed by the County's General Plan and Zoning Ordinance. The proposed GPA from RS back to IC will allow the property owner to resume the use the site was originally developed for, as it was used for several decades. The area immediately surrounding the Project site consists of industrial uses to the west, residential housing and a water reservoir to the north, a residential tract to the east, and Redlands East Valley High School to the south. The Project site is in the sphere of influence of the City of Redlands, and is approximately 400 feet east of the City of Redlands jurisdictional boundary. The City's General Plan designation of the subject property is industrial.

The total area of the GPA is slightly larger than the site area because the Project surrounds a 9,000 square foot lot, near the northwest corner of the site, containing an existing single family residence. The zoning of this small lot was also changed in 2015 to from IC to RS. Staff is proposing to include this property in the current GPA, which would change the land use designation back to IC. This change will make the small lot non-conforming, but will avoid creating a small spot zone. The existing residence could continue as a legal nonconforming use, as it was before 2015. Staff contacted the owner of this residence, who indicated that he was in favor of the proposed GPA back to IC.

Traffic/Transportation. On November 27, 2017, staff received a letter from the California Department of Transportation (Caltrans) (Exhibit D). In the letter, Caltrans requested two copies of the Traffic Study for this Project, which was sent to Caltrans the following week. Caltrans also requested the installation of a new traffic signal at the intersection of Opal Avenue and Mentone Blvd. (State Route 38). However, the County Traffic Division has indicated that traffic signal warrants are not being met at this location, so County Traffic is not recommending the traffic signal at this time.

As discussed above, a Traffic Study was submitted for the Project and all anticipated traffic impacts have been mitigated, including a fair-share contribution toward future construction of the traffic signal requested by Caltrans. At the present time, the total estimated fair share contribution for this project is \$261,651, of which \$28,399 is earmarked for the future signal at Opal Avenue and State Route 38.

The Project has also been conditioned to participate in the Regional Transportation Development Mitigation Plan Fee program. The estimated Regional Transportation Fee for this Project is \$1,299,555.14, which is based on \$5.38 per square foot for industrial uses in the Redlands Sphere area.

Greenhouse Gasses. The County's Greenhouse Gas Emissions Reduction Plan (GHG Plan) was adopted on December 6, 2011, and became effective on January 6, 2012. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is 15 percent below 2007 emissions. The Plan is consistent with AB 32 and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG Plan will not be cumulatively considerable.

The proposed Project has garnered a minimum of 100 points on the GHG Plan Screening Tables, through the application of energy efficiency measures. As a result, the Project is considered to be consistent with the GHG Plan and is therefore determined to have a less than significant individual and cumulative impact for GHG emissions. The GHG reduction measures proposed by the developer through the Screening Tables Review Process have been included in the Project design or will be included as Conditions of Approval for the Project.

Aesthetics. The proposed Project will include the construction of a decorative screen wall along Nice Avenue and Colton Avenue. New landscaping, to include shrubs, ground cover and trees, will also be provided around the perimeter of the site. In an effort to provide a better separation between the Project and the adjacent residential structures to the east, the developer will also provide a dense planting of evergreen trees within a 25-foot buffer along the east property boundary.

AB52 Tribal Consultation. As the lead agency under the California Environmental Quality Act (CEQA), the County is responsible for and will be performing formal government-to-government consultation with Native American Tribes under California Assembly Bill 52.

Tribal consultation indicates that the Project has the potential to impact tribal cultural resources. While there are no known resources identified in the area of disturbance, earth-moving activities such as grading, site clearing and perimeter wall construction may impact resources through inadvertent discovery. The Project area exists within Serrano ancestral territory and, therefore, is of interest to the San Manuel Band of Mission Indians (SMBMI). The Project site lies directly within a portion of the Zanja, a listed site on the National Register of Historic Places, which was built by Serranos, and is of extremely high cultural sensitivity. The Zanja has been state-listed since 1932 and federally-listed since 1977.

With the participation of affected California Native Tribes, it has been determined that a significant impact can be avoided with onsite tribal monitoring during on-site earth-moving activities. The County, as Lead Agency, will continue to conduct government-to-government consultation in accordance with, CEQA, AB52, and/or SB18 for the life of the Project, including the timely and comprehensive dissemination of all Project-related information and documentation to the SMBMI. Appropriate mitigation measures have been incorporated to reduce impacts to less than significant:

Public Input. The Planning Division received one phone call from a property owner in the adjacent residential development to the east. The property owner was disappointed that the residential project was being abandoned. County staff answered the property owner's questions and he seemed to be satisfied that appropriate mitigation measures and development standards were being applied to the proposed industrial Project.

California Environmental Quality Act. An independent Initial Study in compliance with CEQA has been completed for the Project and staff determined that the proposal will not have any adverse impacts that will remain potentially significant, with implementation of the proposed mitigation measures. The Initial Study was sent to the State Clearinghouse with the review period ending on December 18, 2017. No State agencies submitted comments by the closing date. In addition to the items discussed above, the mitigation measures will ensure construction impacts will not have a significant impact on the environment. Therefore, a Mitigated Negative Declaration is recommended along with approval of the Project.

RECOMMENDATION: That the Planning Commission **RECOMMENDS** the following actions to the Board of Supervisors:

- A) **ADOPT** the Mitigated Negative Declaration.
- B) **ADOPT** the General Plan Amendment from Single Residential (RS) to Community Industrial (IC) on 35.33 acres.
- C) **APPROVE** the Conditional Use Permit to reestablish a manufacturing and warehouse operation in two existing manufacturing/warehouse buildings on 35.12 acres, subject to the recommended conditions of approval.
- D) **ADOPT** the Findings as contained in the Staff Report.
- E) **FILE** a Notice of Determination.

Attachments: Exhibit A: Findings
 Exhibit B: CUP Conditions of Approval
 Exhibit C: Initial Study
 Exhibit D: Caltrans Correspondence

EXHIBIT A

Findings

FINDINGS: GENERAL PLAN AMENDMENT

General Plan Land Use Zoning District Amendment from Single Residential (RS) to Community Industrial (IC) on 35.33 acres.

1. **The proposed amendment is internally consistent with all other provisions of the respective plan, the General Plan or any applicable specific plan**, because the district change is consistent with the goals and policies of the General Plan and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area. The proposed district change continues the existing Community Industrial land use designation of the area to the west, southwest and northwest. The proposed Land Use Designation of Community Industrial and the proposed development of the site is consistent with other existing land uses of the area. The amendment is consistent specifically with the following General Plan goals and policies:

General Plan Goal LU 1. The County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents.

- **Goal implementation:** The amendment from Single Residential to Community Industrial will allow the existing facilities on site to be used for Limited Manufacturing and Warehouse Operations, which is the historic use and is compatible with other existing developments to the west and southwest of the Project site, and is an appropriate use of this site.

General Plan Goal LU 4. The unincorporated communities within the County will be sufficiently served by industrial land uses.

- **Policy implementation:** The amendment from Single Residential to Community Industrial will allow the existing facilities on-site to be used for Limited Manufacturing and Warehouse Distribution, the historic use, as opposed to a single-family tract development, which has been slow to develop in this area.

2. **The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the County**, because the proposed general plan amendment is approved in conjunction with a Conditional Use Permit for a manufacturing and warehouse distribution facility which has been reviewed by the County and has been sufficiently conditioned so as not to be detrimental to the public interest, health, safety, convenience, or welfare of the County.

3. **The proposed land use zoning district change is in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised,** because the proposed amendment application includes a Conditional Use Permit for a manufacturing and warehouse distribution facility which is consistent and compatible with other similar facilities in the immediate area.
4. **The proposed land use district change will provide a reasonable and logical extension of the existing land use pattern in the surrounding area,** in that the adjacent zoning to the west, southwest and northwest is also Community Industrial and the site is currently developed for manufacturing and warehouse operations and has historically been used for such.
5. **The proposed land use zoning district change does not conflict with provisions of the Development Code,** because the proposed Project includes a Conditional Use Permit for a manufacturing and warehouse distribution operations, which will assure compliance with the provisions of the County Development Code.
6. **The proposed land use zoning district change will not have a substantial adverse effect on surrounding property,** which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. The proposed district change and associated Conditional Use Permit for the industrial building, including all Project improvements, have been designed to incorporate sufficient road improvements that conform to the industrial performance standards, including those for noise and vibration.
7. **The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.** The Project site is served by the City of Redlands for sewer and water. Police and Fire protection are provided by the County Fire Department and Sheriff's Department. The Project will have sufficient permitted solid waste storage and landfill capacity to accommodate the Project's solid waste disposal needs. The County Public Works Department has evaluated drainage associated with the Project and has determined that impacts will be less than significant with the implementation of specified conditions of approval. The Conditional Use Permit requires the provision of public and emergency vehicle (e.g., fire and medical) access via connections to publicly-maintained roads.

8. **The Environmental Initial Study has been prepared in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgment of the County acting as lead agency for the Project.** The Project will not have a significant adverse impact on the environment with the implementation of all the required conditions of approval and mitigation measures.

FINDINGS: CONDITIONAL USE PERMIT

Conditional Use Permit (CUP) to reestablish a manufacturing and warehouse operation, consisting of an existing 205,953 square foot manufacturing/warehouse building that includes an 11,762 square foot office, and a separate 35,600 square foot warehouse/storage building on 35.12 acres.

1. **The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open space, setbacks, walls and fences, yards, and other required features pertaining to the application.** The 35.12-acre site will accommodate the proposed buildings associated with the Project. All setbacks meet or exceed the requirements of the Development Code for the proposed land use and land use designation. The proposed outdoor storage areas have appropriate screening and 14% of the site will be landscaped.
2. **The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.** The proposed Project and conditions of approval require the streets surrounding the site to be improved fully to provide legal and physical access to the site, and appropriate regional circulation mitigation has been required. The Project is located on Opal Avenue between Nice Avenue and Colton Avenue, which are County-maintained roads that will provide adequate legal and physical access to the Project site.
3. **The proposed use will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance.** The existing industrial buildings and Project improvements have been designed to incorporate sufficient road improvements and to conform to the industrial performance standards, including those for noise and vibration. In addition, the use will not interfere with the present or future ability to use solar energy systems.

4. **The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan and any applicable Community or Specific Plan.** The proposed Conditional Use Permit site plan, together with the provisions for its design and improvement are consistent with the County General Plan. The Project specifically implements the following goal:

General Plan Goal LU 4: The unincorporated communities within the County will be sufficiently served by industrial land uses.

- Goal Implementation: The proposed Project provides industrial development within an existing area adjacent to other industrial uses.

General Plan Goal LU 9: Development will be in a contiguous manner as much as possible to minimize environmental impacts, minimize public infrastructure and service costs, and further countywide economic development goals.

General Plan Policy LU 9.1: Encourage infill development in unincorporated areas and sphere of influence (SOI) areas.

- Goal/Policy Implementation: The proposed Project is within an area near other similar industrial uses. The Project is within the sphere of influence of the City of Redlands, which has designated this area as industrial in its General Plan. Other areas west of the Project, within the incorporated area of the City, are also developed with industrial uses.

5. **There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed Project without significantly lowering service levels.** All surrounding public streets are already mostly improved to County Standards, although the developer will be required to construct some road improvements at the intersection of Opal Avenue and Nice Avenue, as well as contribute to the Regional Transportation Mitigation Facilities Fee Plan to provide other needed improvements in the area. The City of Redlands will serve the site for water and sewer.
6. **The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare,** because the conditions of approval include measures to reduce air quality and traffic impacts and enforce performance standards.
7. **The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities,** through the orientation and design of the building to take advantage of passive solar heating capabilities.

8. **The Environmental Initial Study has been prepared in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgment of the County acting as lead agency for the Project.** The Project will not have a significant adverse impact on the environment with the implementation of all the required conditions of approval and mitigation measures.

EXHIBIT B

CUP Conditions of Approval

CONDITIONS OF APPROVAL

Conditional Use Permit **800 Opal, LLC (Charles Walden)**

GENERAL REQUIREMENTS Conditions of Operation and Procedures

LAND USE SERVICES - Planning (909) 387-8311

1. **Project Approval Description.** This Conditional Use Permit (CUP) is approved to be constructed and operated in compliance with the San Bernardino County Code (SBCC), pursuant to the conditions of approval stated herein, the approved site plan and any other required and approved reports and/or displays (e.g. elevations). This Conditional Use Permit reestablishes a manufacturing and warehouse operation, consisting of an existing 205,953 square foot manufacturing/warehouse building that includes an 11,762 square foot office, and a separate 35,600 square foot warehouse/storage building on 35.12 acres (Project). Proposed Environmental Determination: Mitigated Negative Declaration. The Project site is located on the east side of Opal Avenue between Nice Avenue and Colton Avenue.
 - a) Project signs shall comply with SBCC Chapter 83.13.
 - b) Project landscaping shall comply with SBCC Chapter 83.10
 - c) Project parking and internal access shall comply with SBCC Chapter 83.11.
 - d) Project construction shall comply with all applicable construction codes including the California Building Codes (CBC) and Uniform Fire Code (UFC).
 - e) The “developer” shall provide a copy of the approved conditions and site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these conditions of approval and continuous use requirements. Project APN: 0298-063-07; Project Number P201700273.

2. **“Developer” Defined.** The term “developer” as used in these conditions of approval for this project and for any development of this project site, includes all of the following: the applicant, the property owner and any lessee, tenant or sub-tenant, operator and/or any other agent or other interested party of the subject project and/or project site and/or any heir or any other successor in interest in the project site or project land use by sale or by lease of all or of a portion of the project site or project land uses and/or any other right given to conduct any land use in any or all of the project structures or any area on the project site.

3. **Revisions.** Any proposed change to the approved use/activity on the site (e.g. from warehouse to manufacturing); or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to structures building locations, elevations, signs, parking allocation, landscaping, lighting, allowable number of occupants (clients and/or employees); or a proposed change in the conditions of approval, including operational restrictions from those shown either on the approved site plan and/or in the conditions of approval shall require that an additional land use application (e.g. Revision to an

Approved Action) be submitted to County Planning for review and approval obtained.

4. Continuous Effect/Revocation. All of the conditions of this project are continuously in effect throughout the operative life of the project for the use approved. Failure of the property owner, tenant, applicant, developer or any operator (herein "developer") to comply with any or all of the conditions at any time may result in a public hearing and revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.

5. Expiration. This project permit approval shall expire and become void if it is not "exercised" within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either:
 - a) The permittee has commenced actual construction or alteration under a validly issued building permit, or
 - b) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)Occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
 - a) Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
 - b) The land use is determined by the County to be abandoned or non-conforming.
 - c) The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The "developer" is responsible to initiate any Extension of Time application.

6. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)

7. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
8. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its “indemnitees” (herein collectively the County’s elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer’s indemnification obligation applies to the indemnitees’ “passive” negligence but does not apply to the indemnitees’ “sole” or “active” negligence or “willful misconduct” within the meaning of Civil Code Section 2782.

9. NOD/MND/CDFG Fees. The California Environmental Quality Act (CEQA) requires that an environmental determination be prepared for this project. County staff completed an environmental initial study for this project and properly circulated it for review. This study represents the independent judgment of the County acting as lead agency for the project. The project will not have a significant adverse impact on the environment with the implementation of all the required conditions of approval and mitigation measures. A Mitigated Negative Declaration (MND) will be issued indicating that all identified impacts were found to be mitigated below a level of significance. A Notice of Determination (NOD) of this finding is required to be filed with a fee (currently \$50). The California Department of Fish and Wildlife (CDFW) requires that an additional fee (\$2,280.75 effective

January 1, 2018) be paid with the NOD filing, unless CDFG issues a determination of “No Biological Effect”. The combined fees (\$2,330.75) are required to be paid to the Clerk of the Board with the NOD filing. The project approval does not become effective, until these fees are paid and the filing is posted.

10. Project Account. The Job Costing System (JCS) account number is P201700273. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works and County Counsel). Upon notice, the “developer” shall deposit additional funds to maintain or return the account to a positive balance. The “developer” is responsible for all expenses charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1000.00 shall be in the project account at the time of project approval and the initiation of the Condition Compliance Review. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and/or operation of each approved use in each approved structure or land use activity area. There shall be sufficient funds (\$500.00) remaining in the account to properly fund file closure and any other required post-occupancy compliance review and inspection requirements (e.g. landscape performance).
11. Condition Compliance. In order to obtain construction permits for grading, or any new building, final inspection, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through County Planning in accordance with the directions stated in the Approval letter. County Planning shall release their holds on each phase of development by providing to County Building and Safety the following:
 - Grading Permits - a copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.
 - Building Permits - a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
 - Final Inspection - a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by County Planning.
 - Tenant Occupancy - a copy of the signed CCRF for tenant occupancy of each respective building, after an on-site compliance inspection by County Planning.
12. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:
 - a) FEDERAL: None Identified

- b) STATE: Regional Water Quality Control Board (RWQCB) – Santa Ana Region, South Coast Air Quality Management District (AQMD).
 - c) COUNTY: Land Use Services-Building and Safety/Code Enforcement, County Fire; Public Health-Environmental Health Services (DEHS), Public Works, AND
 - d) LOCAL: Special Districts, City of Redlands.
13. Continuous Maintenance. The property owner and “developer” shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The “developer” shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
- a) Annual maintenance and repair inspections shall be conducted for all structures, fencing/walls, walks, parking lots, driveways, and signs to assure proper structural, electrical and mechanical safety and a properly operating irrigation system.
 - b) Graffiti and debris shall be removed immediately with weekly maintenance.
 - c) Landscaping shall be maintained in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated, it shall be done in a manner designed to conserve water, minimizing aerial spraying.
 - d) Erosion control measures shall be maintained to reduce water run off, siltation, and promote slope stability.
 - e) Architectural controls shall be enforced by the property owner to maintain compatibility of theme, materials, unfaded colors, building mass, size and height.
 - f) External Storage, loading, recycling and trash storage areas shall be kept neat, orderly, and fully screened from public view with a solid masonry wall not less than 6 feet in height. The wall shall include sight-obscuring gates. The solid wall(s) and gate(s) shall be continuously maintained in good repair. Commercial outside storage shall be fully screened from public view and not exceed the height of screening walls. No outdoor storage is allowed within any required setback.
 - g) Metal Storage Containers shall be screened by landscaping or other means.
 - h) Signage. All on-site signs, including posted area signs (e.g. “No Trespassing”) shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular weekly basis. Signs on the site shall be of the size and general location as shown on the approved site plan or an approved sign plan.
 - i) Parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs shall be maintained in an unfaded condition as identified on the approved site plan. Any modification to parking and access layout requires County review and approval. The markings and signs shall be clearly defined and legible. These include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs,

pedestrian crossing, speed humps “No Parking” “carpool” and “Fire Lane” designations.

14. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration and the disposal of liquid waste. In addition to these, none of the following shall be perceptible without instruments at any point outside the project boundaries at adjoining property lines:
 - Odors: No offensive or objectionable odor
 - Emissions: No emission of dirt, dust, fly ash, and other forms of particulate matter.
 - Smoke: No smoke from any project source shall be emitted of a greater density than that described in No. 2 on the Ringelmann Chart (as published currently by the United States Bureau of Mines)
 - Radiation: No dangerous amount of radioactive emissions.
 - Toxic Gases: No emission of toxic, noxious or corrosive fumes of gases.
 - Glare: No intense glare that is not effectively screened from view at any point outside the project boundary.
15. Lighting. The glare from any luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign alternating no more than once every five seconds.
16. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.
17. Underground Utilities. There shall be no new above ground power or communication lines extended to the site. All new utilities shall be placed underground in a manner, which avoids disturbing any existing/natural vegetation or the site appearance. Existing utilities around the site perimeter shall also be placed underground, where possible in coordination with the utility provider.
18. AQ/Operational Mitigation. *The “developer” shall implement the following air quality mitigation measures, during operation of the approved land use: All on-site equipment and vehicles (off-road/ on-road), shall comply with the following:*

- a) *County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)]*
- b) *Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.*
- c) *All engines shall not idle more than five minutes in any one-hour period on the project site. This includes all equipment and vehicles.*
- d) *Engines shall be maintained in good working order to reduce emissions. Ultra low-sulfur diesel fuel shall be utilized.*
- e) *Electric, CNG and gasoline-powered equipment shall be substituted for diesel-powered equipment, where feasible.*
- f) *On-site electrical power connections shall be made available, where feasible.*
- g) *All transportation refrigeration units (TRU's) shall be provided electric connections, when parked on-site.*
- h) *The loading docks shall be posted with signs providing the telephone numbers of the building facilities manager and the California Air Resources Board to report violations.*

[Mitigation Measure AQ-1] General Requirements/Planning

19. *Noise Buffer Zone.* *A 75-foot buffer zone shall be enforced at the Project site, as shown on the site plan, in which the following activities shall not be allowed within 75 feet of the eastern property line of the residential home in the northwestern portion of the Project site:*

- *Truck activity of any kind, including the pick-up or drop-off of finished products or storage materials, the use of back-up alarms, idling, and parking*
- *Back-up alarms for any alternative transport methods used to store finished products or materials within the buffer zone.*

[Mitigation Measure N-2] – General Requirement/Planning

20. *Equipment Maintenance.* *All on-site operating equipment under the control of the building user that is used in outdoor areas (including but not limited to trucks, tractors, forklifts, and hostlers), shall be operated with properly functioning and well-maintained mufflers.*

[Mitigation Measure N-3] – General Requirement/Planning

21. *Operational Signage.* *The truck access gates and loading docks within the truck court on the Project site shall be posted with signs which state:*

- *Truck drivers shall turn off engines when not in use;*
- *Diesel trucks servicing the Project shall not idle for more than five (5) minutes; and*
- *Telephone numbers of the building facilities manager and the California Air Resources Board (CARB) to report violations.*

[Mitigation Measure N-4] – General Requirement/Planning

22. *Discovery Protocol and Treatment.* *If an archaeological deposit or tribal cultural resource is discovered within the Project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive*

Area (ESA) physical demarcation/barrier constructed. Representatives from SMBMI, the Archaeological Monitor, the Project applicant/developer, and the Lead Agency shall confer regarding treatment of the discovered resource(s). A treatment plan shall be prepared, reviewed and adopted by all Parties, and then implemented to protect the identified resources from damage and destruction. The treatment plan shall contain a research design to evaluate the resource for significance under both NHPA and CEQA criteria. This research design shall (1) acknowledge the necessity for additional, internal Tribal deliberations and culturally-appropriate treatments for all tribal cultural resources and (2) for archaeological resources, include fieldwork and sampling procedures appropriate to ascertain the boundaries, nature, and content of the resource in accordance with current, professional archaeological best practices, as agreed upon by SMBMI.

Should the resource be determined to be significant under either federal- or state-level criteria, avoidance and preservation in place shall be the preferred treatment. Should the resource not be a candidate for avoidance or preservation in place, a resource-specific mitigation plan shall be developed, reviewed by all Parties, and implemented. Should the mitigation plan include archaeological data recovery, a research design shall be developed that exhausts the research potential of the resource in accordance with current professional archaeology standards. Any mitigation plan that results in the removal of cultural resources (artifacts, ecofacts, features, etc.) from their original provenience shall also include a comprehensive discussion of resource processing, analysis, curation, and reporting protocols and obligations.

- a) All mitigation, treatment, and data recovery plans shall be developed in consultation with SMBMI.*
- b) All fieldwork related to treatment, mitigation, and data recovery plans shall require monitoring by an SMBMI Tribal Monitor.*
- c) All draft reports containing the significance and treatment findings and data recovery results shall be prepared by an SOI-qualified archaeologist hired by the applicant/developer and submitted to the Lead Agency and SMBMI for their review and comment.*
- d) All final reports are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.*

[Mitigation Measure TCR-2] General Requirement/Planning

23. *Treatment and Disposition of Artifacts, Ecofacts, Cultural Deposits.* *SMBMI requests that culturally-appropriate and professionally proper procedures shall be followed with respect to all artifacts and remains affiliated with Native peoples—whether prehistoric, protohistoric, or historic.*
- a) Any sacred/ceremonial objects or objects of cultural patrimony discovered within the project area are to be offered to the MLD of record for appropriate treatment and all claims of ownership to such materials waived by the applicant/developer/landowner.*
 - b) SMBMI requests that all other artifacts be permitted to be either (1) left in situ should avoidance or protection in place be guaranteed or (2) reburied, on*

EFFECTIVE DATE: TBD
EXPIRATION DATE: TBD

site, in a location that will be protected from future disturbance. A fully executed reburial agreement shall be developed with SMBMI. This agreement shall include measures and provisions to protect the future reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, deed riders, etc.). Reburial shall not occur until all ground-disturbing activities associated with the Project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and SMBMI.

- c) *Should it occur that avoidance, preservation in place, or on-site reburial are not an option for some artifacts, SMBMI requests that the landowner relinquish all ownership and rights to this material and consult with the Tribes to identify an American Association of Museums (AAM)-accredited facility within San Bernardino County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.*
- d) *Where appropriate and agreed upon in advance by SMBMI, the SOI-qualified archaeologist hired by the applicant/developer may conduct analyses of certain artifact classes (including, but not limited to, shell, non-human bone, ceramic, stone) if required by CEQA, the Project's mitigation measures, and/or conditions of approval for the Project. Upon completion of authorized and mandatory analyses, the applicant/developer shall provide said artifacts to SMBMI for reburial on site or to the aforementioned, identified curation facility within sixty (60) days from the completion of analyses and not to exceed one hundred and twenty (120) days after the initial recovery of the items from the field.*

[Mitigation Measure TCR-3] General Requirement/Planning

24. Anti-Idling Enforcement (GHG Reduction Measure R2T1). All commercial vehicles are restricted to idle for not more than 5 minutes per trip on site and at loading docks (1 point).

LAND USE SERVICES - Code Enforcement (909) 387-8311

25. Enforcement. If any County agency is required to enforce compliance with the conditions of approval, the property owner and "developer" shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and "developer" (by both criminal and civil procedures) as

provided by the San Bernardino County Code, Title 8 - Development Code; Division 6 - Administration, Chapter 86.09 - Enforcement.

26. Weed Abatement. The developer shall comply with San Bernardino County weed abatement regulations [SBCC§ 23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

PUBLIC HEALTH - Environmental Health Services (DEHS) (800) 442-2283

27. Noise. Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, please call DEHS at 1-800-442-2283.
28. Refuse Storage/Removal. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least **1** time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least **2** times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq. For information, please call DEHS/LEA at: 1-800-442-2283.

COUNTY FIRE - Community Safety (909) 386-8465

29. Fire Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the developer shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
30. Permit Expiration. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing **PRIOR TO** the

expiration date justifying the reason that the Fire Condition Letter should be extended.

31. Fire Fee. The required fire fees (currently \$902.00) shall be paid to the San Bernardino County Fire Department/Community Safety Division (909) 386-8400. [F40]

LAND USE SERVICES - Land Development – Drainage (909) 387-8311

32. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
33. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
34. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
35. Continuous BMP Maintenance. The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to ensure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.
36. BMP Enforcement. In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or "developer", including administrative costs, attorney's fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

DEPARTMENT OF PUBLIC WORKS - Traffic Division (909) 387-8186

37. Access. The project vehicles shall not back out into the public roadway.

LAND USE SERVICES - Land Development – Roads (909) 387-8311

38. Road Standards. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans.

PUBLIC WORKS - Survey Division (909) 387-8149

39. Record of Survey. A Record of Survey/Corner Record shall be filed in the following instances:
- Legal descriptions or construction staking based upon a field survey of the boundary or building setbacks.
 - Monuments set to mark the property lines.
 - Pursuant to applicable sections of the Business and Professions Code.
40. Monumentation. If any activity on this project will disturb any land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying prior to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor (Section 8771(b) Business and Professions Code).

PUBLIC WORKS - Solid Waste Management (909) 386-8701

41. Franchise Hauler Service Area – This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area.
42. Recycling Storage Capacity – The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.
43. Mandatory Commercial Recycling – Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more are required to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
44. Mandatory Trash Service – This project falls within a Uniform Handling Service area. If uniform handling is implemented in all or part of a particular franchise area, all owners or a dwelling or a commercial or industrial unit within the uniform

handling area who are required to have uniform handling service shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement and pay the rate of such services. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5, Section 46.0501.

45. Mandatory Organics Recycling – As of April 2016, the State of California through AB 1826 (Enacted October 2014), requires businesses that generate eight (8) cubic yards of organics per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics though not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.
46. Demolition Debris – San Bernardino County owned and operated sanitary landfills and transfer stations are not permitted to accept asbestos contaminated wastes, therefore any debris generated by the demolition of structures, are subject to asbestos clearance prior to disposal at any San Bernardino County disposal sites. Applicants are required to have a Certified Asbestos Consultant perform testing of all materials to be disposed of. Upon receipt of the Consultant's report, indicating that the debris is not contaminated, Solid Waste Management Operations Section will provide applicant with disposal authorization. For more information on Certified Asbestos Consultants please visit <http://www.dir.ca.gov/databases/doshacru/acruList.asp>, or for information on County requirements please contact Solid Waste Operations at 909-386-8961 or solid.wastemail@dpw.sbcounty.gov.

PRIOR TO ISSUANCE OF GRADING PERMITS

The following shall be completed:

LAND USE SERVICES - Building and Safety (909) 387- 8311

47. Soils Report. When earthwork quantities exceed 5,000 cubic yards, a new/updated geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
48. Geologic Feasibility Report. A geologic feasibility report shall be submitted to the Building and Safety Division for review and approval by the County Geologist and fees paid for the review prior to issuance of grading permits.
49. Grading Plans. If grading exceeds fifty (50) cubic yards, approved plans will be required.
50. NPDES. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. The WDID number issued by the Regional Water Quality Control Board will be required as evidence of filing the NOI.

LAND USE SERVICES - Planning (909) 387- 8311

51. AQ-Dust Control Plan. *The "developer" shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:*
 - a) *Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.*
 - b) *During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.*
 - c) *Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.*
 - d) *Storm water control systems shall be installed to prevent off-site mud deposition.*
 - e) *All trucks hauling dirt away from the site shall be covered.*
 - f) *Construction vehicle tires shall be washed, prior to leaving the project site.*
 - g) *Rumble plates shall be installed at construction exits from dirt driveways.*
 - h) *Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.*
 - i) *Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by*

construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.

[Mitigation Measure III-2] Prior to Grading Permit/Planning

52. Cultural Resources. The developer/property owner shall submit for review and obtain approval from County Planning of a letter agreeing to adhere to the following requirements and to include in any construction contracts/subcontracts a provision that project contractors shall also adhere to the following requirements:
- If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory mitigation has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend any further mitigation. The developer shall implement any such additional mitigation to the satisfaction of County Planning.
 - If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall also be notified.
53. AQ-Dust Control Plan. *The “developer” shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:*
- a) *Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.*
 - b) *During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.*
 - c) *Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.*
 - d) *Storm water control systems shall be installed to prevent off-site mud deposition.*
 - e) *All trucks hauling dirt away from the site shall be covered.*
 - f) *Construction vehicle tires shall be washed, prior to leaving the project site.*
 - g) *Rumble plates shall be installed at construction exits from dirt driveways.*
 - h) *Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.*

- i) *Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.*

[Mitigation Measure AQ-2] Prior to Grading Permit/Planning

54. *AQ - Construction Mitigation.* *The “developer” shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:*
- a) *Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.*
 - b) *Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.*
 - c) *Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.*
 - d) *All gasoline-powered equipment shall have catalytic converters.*
 - e) *Provide onsite electrical power to encourage use of electric tools.*
 - f) *Minimize concurrent use of equipment through equipment phasing.*
 - g) *Provide traffic control during construction to reduce wait times.*
 - h) *Provide on-site food service for construction workers to reduce offsite trips.*
 - i) *Implement the County approved Dust Control Plan (DCP)*
 - j) *Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside Counties).*

[Mitigation Measure AQ-3] Prior to Grading Permit/Planning

55. *Nesting Bird Mitigation – Pre-Construction Surveys.* *Removal of vegetation shall be conducted outside of the nesting season for migratory birds to avoid direct impacts. The migratory bird nesting season is between February 1 and September 15. Within 3 days prior to vegetation clearing or ground disturbance associated with construction or grading that would occur during the nesting/breeding season (February 1 through September 15), the Applicant shall retain a qualified biologist to determine if active nests of species protected by the Migratory Bird Treaty Act or the California Fish and Game Code are present within or adjacent to the disturbance zone or within 100 feet (300 feet for raptors) of the disturbance zone. The surveys will be conducted no more than three days prior to initiation of disturbance work within active project areas. If ground disturbance activities are delayed, then additional pre-disturbance surveys will be conducted such that no more than three days will have elapsed between the survey and*

ground disturbance activities. If ground disturbance will be phased across the project site, pre-disturbance surveys may also be phased to conform to the development schedule.

If active nests are found, clearing and construction within 200 feet of the nest (or a lesser distance if approved by the U.S. Fish & Wildlife Service) will be postponed or halted, until the nest is vacated and juveniles have fledged, as determined by the biologist. Avoidance buffers will be established in the field with highly visible construction fencing or flagging, and construction personnel will be instructed on the sensitivity of nest areas. A qualified biologist will serve as a construction monitor during those periods when construction activities will occur near active nests to ensure that no inadvertent impacts on these nests occur.

The results of pre-construction nesting bird surveys, including graphics showing the locations of any nests detected, and documentation of any avoidance measures taken, will be submitted to the County of San Bernardino and the California Department of Fish & Wildlife within 14 days of completion of the pre-construction surveys or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds. [Mitigation Measure BIO-1] Prior to Land Disturbance or Grading Permit/Planning

56. *Burrowing Owl Mitigation – Pre-Construction Surveys.* *Within 30 days prior to ground disturbance, the Applicant shall retain a qualified biologist to conduct burrowing owl surveys within the area to be disturbed. The survey will be performed by walking parallel transects spaced no more than 20 meters apart, and will be focused on detecting burrows that are occupied, or are suitable for occupation, by the burrowing owl. The results of the surveys, including graphics showing the locations of any active burrows detected and any avoidance measures required, will be submitted to the County of San Bernardino and the California Department of Fish & Wildlife (CDFW) within 14 days following completion of the surveys. If active burrows are detected, the following take avoidance measures will be implemented:*
- a) If burrowing owls are observed using burrows on-site during the non-breeding season (September through January, unless determined otherwise by a qualified biologist based on field observations in the region), occupied burrows will be left undisturbed, and no construction activity will take place within 300 feet of the burrow where feasible (see below).*
 - b) If avoiding disturbance of owls and owl burrows on-site is infeasible, owls will be excluded from all active burrows through the use of exclusion devices placed in occupied burrows in accordance with protocols established in CDFW's Staff Report on Burrowing Owl Mitigation (2012). Specifically, exclusion devices, utilizing one-way doors, will be installed in the entrance of all active burrows. The devices will be left in the burrows for at least 48 hours to ensure that all owls have been excluded from the burrows. Each of the burrows will then be excavated by hand and/or mechanically and refilled to prevent reoccupation. Exclusion will continue until the owls have been*

successfully excluded from the disturbance area, as determined by a qualified biologist.

- c) *Any active burrowing owl burrows detected on-site during the breeding season (February through August, unless determined otherwise by a qualified biologist based on field observations in the region), will not be disturbed. Construction activities will not be conducted within 300 feet of an active on-site burrow at this season.*

[Mitigation Measure BIO-2] Prior to Land Disturbance or Grading Permit/Planning

57. *Burrowing Owl Mitigation – Management Plan.* *If burrowing owl are determined to occupy the project site, prior to issuance of a grading permit, a habitat management plan for the burrowing owl will be developed. The plan will include provisions for protecting foraging habitat and replacing any active burrows from which owls may be passively evicted as allowed by Mitigation Measure BIO-1. The Burrowing Owl Management Plan will be submitted to the County of San Bernardino and the California Department of Fish and Wildlife for review and approval prior to issuance of a grading permit for the Project. At a minimum, the plan will include the following elements:*

- a) *If occupied burrows are to be removed, the plan will contain schematic diagrams of artificial burrow designs and a map of potential artificial burrow locations that would compensate for the burrows removed.*
- b) *All active on-site burrows excavated as described in Mitigation Measure BIO-1 will be replaced with suitable natural or artificial burrows within the preservation areas approved by the County of San Bernardino.*
- c) *Measures prohibiting the use of rodenticides during the construction process if any active on-site burrows are identified.*
- d) *The plan will ensure that adequate suitable burrowing owl foraging habitat is provided in proximity to natural or artificial burrows within off-site mitigation areas.*

[Mitigation Measure BIO-3] – Prior to Land Disturbance or Grading Permit/Planning

58. *Coast Horned Lizard and Black-tailed Jack Rabbit Mitigation – Management Plan.* *A biological monitor shall be present during ground disturbing activities to avoid direct impacts to coast horned lizard and black-tailed jack rabbit.*

[Mitigation Measure BIO-4] – Prior to Land Disturbance or Grading Permit/Planning

59. *Temporary Noise Control Barrier.* *Install minimum 10-foot high temporary construction noise barriers at the Project's western site boundaries adjacent to sensitive receivers on Opal Avenue for the duration of Project construction. Prior to issuance of Grading or Building permits, the applicant shall submit a Temporary Noise Control Plan that is subject to review and approval by County Planning and Building and Safety. The noise control barriers must have a solid face from top to bottom. The noise control barriers must meet the minimum height and shall be constructed as follows:*

- *The temporary noise barriers shall provide a minimum transmission loss of 20 dBA (Federal Highway Administration, Noise Barrier Design Handbook). The noise barrier shall be constructed using an acoustical blanket (e.g. vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts;*
- *The noise barrier must be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired;*
- *The noise control barrier and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity.*

[Mitigation Measure N-5] – Prior to Grading and/or building Permit/Planning

60. *Construction Noise Measures.* *The developer shall comply with the following noise mitigation measures for the duration of Project construction. Prior to approval of grading and/or building permits, the applicant shall include the following noise reduction mitigation measures on all construction documents:*

- *The use of dozers shall be prohibited within 150 feet of the two nearby occupied sensitive residential homes on Opal Avenue.*
- *Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating Project construction activities shall only occur between the hours of 7:00 a.m. to 7:00 p.m.; with no activity on Sundays and Federal holidays (Section 83.01.080(g)(3) of the County of San Bernardino Development Code).*
- *During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.*
- *The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site (i.e., to the center) during all Project construction.*
- *The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 7:00 a.m. to 7:00 p.m.; with no activity on Sundays and Federal holidays). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise, consistent with County of San Bernardino General Plan Noise Element, Policy N 1.5.*

[Mitigation Measure N-6] – Prior to Grading and/or Building Permit/Planning

61. *Archaeological and Tribal Monitoring.* *Due to the heightened cultural sensitivity of the proposed project area, both an archaeological monitor that meets Secretary of Interior (SOI) qualifications for archaeology and Tribal monitors representing SMBMI shall be present for all ground-disturbing activities that*

EFFECTIVE DATE: TBD
EXPIRATION DATE: TBD

occur within the proposed project APE (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation (benches, signage, boulders, walls, seat walls, fountains, etc.), and archaeological surveys, testing, and data recovery. A sufficient number of archaeological and Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

The Lead Agency shall inform the Project developer/applicant of its responsibility to provide compensation (hourly wages, per diem, mileage, lodging, etc.) for all archaeological and Tribal monitors and the services these individuals provide as part of the monitoring effort for the Project and the need for a Monitoring Plan to be developed prior to the issuance of permits.

Prior to the issuance of any ground disturbance-related permits (such as grading permits), the Lead Agency shall contact and coordinate with SMBMI to facilitate communications with the Project developer/applicant so that all Parties can develop a mutually-acceptable Archaeological and Tribal Monitoring Plan. This Plan shall be approved and adopted by the Lead Agency prior to the issuance of any ground disturbance-related permits. The Plan's implementation in the field shall be enforced by the Lead Agency for the life of the Project.

[Mitigation Measure TCR-1] Prior to Grading or Land Disturbance/Planning

LAND USE SERVICES - Land Development – Drainage (909) 387-8311

62. Drainage Improvements. A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
63. FEMA Flood Zone. The Project is located within Flood Zone X Shaded according to FEMA Panel Number 8709J dated 09/02/2016 and will require the first floor to be elevated a minimum 1 foot above natural highest adjacent ground in compliance with SBC regulations. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
64. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
65. Grading Plans. Grading plans shall be submitted for review and approval obtained, prior to construction. All Drainage and WQMP improvements shall be shown on

the Grading plans according to the approved Drainage study and WQMP reports. An \$806 deposit for grading plan review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

66. On-site Flows. On-site flows need to be directed to drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
67. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana Watershed Region. Copies of the WQMP guidance and template can be found at: <http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>
68. WQMP Inspection Fee. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

PUBLIC WORKS - Solid Waste Management (909) 386-8701

69. C&D Plan – Part 1. The developer shall prepare, submit, and obtain approval from Solid Waste Management Division (SWMD) of a “Construction Waste Management Recycling Plan (C&D Plan), Part I”. The C&D Plan shall list the types and volumes of solid waste materials expected to be generated from grading and construction. The Plan shall include options to divert from landfill disposal materials for reuse or recycling by a minimum of 50% of total volume.

Upon completion of construction, the developer shall complete SWMD’s C&D Plan Part 2”. This summary shall provide documentation of diversion of materials including but not limited to receipts or letters documenting material types and weights from diversion facilities or certification reuse of materials on site.

COUNTY FIRE - Community Safety (909) 386-8465

70. Water System Large Commercial. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with one (1) two and one half (2 1/2) inch and two (2) four (4) inch outlet. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than one hundred fifty (150) feet from any portion of a structure. [F54A]

71. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]

PUBLIC WORKS - Survey Division (909) 387-8149

72. Survey Monumentation. If any activity on this project will disturb **any** land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying **prior** to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.
73. Record of Survey. Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:
- a) Monuments set to mark property lines or corners;
 - b) Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
 - c) Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The following shall be completed:

LAND USE SERVICES - Building and Safety (909) 387- 8311

74. Building Plans. Three copies of the proposed professionally prepared building plans shall be submitted for plan review with appropriate fees and approval of these shall be obtained with permits, for any building, sign, or structure (including trash enclosures) to be constructed or located on site.
75. Wall Plans. Submit professionally prepared plans for review and obtain approval with permits for all fences and walls greater than six feet (6') in height and any required walls, retaining walls or trash enclosures.
76. Outdoor Lighting Plans. Three copies of the proposed professionally prepared Outdoor lighting plan shall be submitted for plan review with appropriate fees and approval of these shall be obtained with permits, prior to any lighting installation.
77. Sign Plans. Any building, sign, or structure to be constructed or located on site will require professionally prepared plans approved by the Building and Safety Division.
78. Disabled Access. Provide van accessible parking spaces for the disabled. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide and shall be designated van accessible. The words "NO PARKING" shall be painted on the ground within each eight-foot loading area as specified in the California Building Code.
79. Path of Travel. Provide a path of travel from the disabled parking spaces up to the primary entrance of each accessible building or area.

LAND USE SERVICES - Planning (909) 387-8311

80. Energy Efficiency for Commercial Development (GHG Reduction Measure R2E7). The developer shall document that the design of the proposed structure exceeds the current Title 24 energy efficiency requirements as indicated below:
 - Insulation – Mostly Enhanced Insulation (walls R-13/attic R-38) (15 points)
 - Windows – Enhanced Window Insulation (0.32 U-factor, 0.25 SHGC) 8 points)
 - Cool Roof – Modest Cool Roof (CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance) (12 points).
 - Heating and Cooling Distribution System – Distribution Loss reduction with inspection (HERS Verified Duct Leakage or equivalent (14 points)
 - Daylighting – All rooms daylighted (7 points)
 - Artificial Lighting – Efficient Lights (25% of in-unit fixtures considered high efficiency. High Efficiency is defined as 40 lumens/watt for 15 watts or less

fixtures: 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures >40 watts. (9 points).

81. Potable Water - Per Capita Water Use Reduction Goal (GHG Reduction Measure R2WC-1). The project shall include the following potable water reduction measures that exceeds the current Title 24 energy efficiency requirements as indicated below:
 - Toilets – Water efficient toilets (1.5 gpm) and waterless urinals (6 points).
 - Faucets – Water efficient faucets (1.28 gpm) (3 points).
82. Renewable Fuel/Low Emissions Vehicles (EV Charging Stations) (GHG Reduction Measure R2T5). The project shall include a minimum of one public charging station for use by an electric vehicle (10 points).
83. Irrigation and Landscaping - Per Capita Water Use Reduction Goal (GHG Reduction Measure R2WC-1). The project shall include the following irrigation and landscaping water reduction measures:
 - The project shall include only low water using plants (4 points).
 - Low precipitation spray heads <0.75 "/hour or drip irrigation (1 point).
 - Recycled water connection (purple pipe) to irrigation system on site (5 points).
84. GHG – Installation. The developer shall provide evidence that all GHG measures have been installed or are included on the plans to be installed.
85. Underground Utilities. All new on-site utility lines (66KV or less) located on or around the perimeter of the site, shall be placed underground. The developer will work cooperatively with the County and appropriate utility agencies to underground these facilities.
86. AQ - Coating Restriction Plan. *The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a condition that the contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of County Building and Safety:*
 - a) *Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.*
 - b) *Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.*
 - c) *High-Volume, Low Pressure (HVLP) spray guns shall be used to apply coatings.*
 - d) *Precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings shall be used, if practical.*
 - e) *Comply with SCAQMD Rule 1113 on the use or architectural coatings.*

[Mitigation Measure AQ-4] Prior to Building Permit/Planning

87. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code, as well as the East Valley Area Plan requirements. The developer shall submit four copies of a landscape and irrigation plan to County Planning.

SPECIAL DISTRICTS - (909) 387-5940

88. Street Lighting Plans. This project lies within the boundaries of County Service Area 70, Zone SL-1. Due to the projected use of the property, street lighting plans may be required and the Special Districts Department would need to see the development plans for further evaluation. If required, annexation to the district will occur and the developer is required to provide the street lighting plans, plan check fees and (3) three-year advanced energy charges for review and approval. Development plans are to be submitted to the Special Districts Department at 157 W. 5th Street, 2nd Floor, San Bernardino, CA 92415-0450. For additional information regarding street light plans, Please call Special Districts Department, Lien Administration Section at (909) 387-5829.

PUBLIC HEALTH - Environmental Health Services (DEHS) (800) 442-2283

89. Water. Water purveyor shall be City of Redlands or EHS approved.
90. Water Letter. Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. This letter shall reference the Assessor's Parcel Number. For projects with current active water connections, a copy of water bill with project address may suffice. For information, contact the Water Section at 800-442-2283.
91. Sewer. Method of sewage disposal shall be City of Redlands, or, if not available, EHS approved onsite wastewater treatment system (OWTS).
92. Wastewater Verification. Developer shall procure a verification letter from the sewer agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer agency. This letter shall reference the File Number and Assessor's Parcel Number.
93. Out-of-Agency Service Agreement. The provision of water and sewer service to the project from City of Redlands will require an Out-of-Agency service agreement for service outside its boundaries. Such a contract is required to be reviewed and authorized by LAFCO pursuant to the provisions of Government Code Section 56133. Submit verification of LAFCO authorization of said Out-of-Agency service agreement for water and sewer service to DEHS.

94. Acoustical Information. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at 800-442-2283.
95. Demolition. All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any such premises. For information, contact DEHS Vector Section at 1-800-442-2283.

LAND USE SERVICES - Land Development – Roads (909) 387-8311

96. Road Dedication. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedication.

Nice Ave (Collector Street – 66')

- Road Dedication. A 30 foot radius return grant of easement is required at the intersection of Opal Avenue and Nice Avenue.
97. Encroachment Permits. Prior to removal of the driveway, sidewalks, etc., an encroachment permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction.
98. Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Redlands Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid by a cashier's check to the Land Use Services Department. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$5.38 per square foot for Industrial Use, which includes the 241,553 sq. ft. building per the site plan dated 08/17/2017.

Therefore, the estimated Regional Transportation Fees for the Project is \$1,299,555.14. This fee includes existing structures onsite in accordance with the Regional Transportation Development Mitigation Plan, Section 9(A)(4), for abandoned or vacant buildings/structures. The current Regional Transportation Development Mitigation Plan can be found at the following website: <http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>.

PUBLIC WORKS - Traffic Division (909) 387-8186

99. *Fair Share Contribution. A fair share contribution for this project is required and will be based on the fair share percentages calculated in the Urban Crossroads traffic study dated May 26, 2017. The total fair share contribution shall be paid to the Department of Public Works - Traffic Division. At the present time, the total estimated fair share contribution is \$261,651. When an application for a building permit is filed, this amount will be adjusted to reflect actual construction costs incurred, if available, or will be adjusted to account for future construction costs using the Caltrans Construction Cost Index. [Mitigation Measure T-1] Prior to Building Permit or Occupancy/County Traffic*

COUNTY FIRE - Community Safety (909) 386-8465

100. Access. The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1
- Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.
 - Multi-Story Road Access Width. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.
101. Access Requirements. The applicant shall submit emergency/evacuation road access plans to the Fire Department for review and approval.
102. Building Plans. Not less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
103. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacture's specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. Standard 101.1 [F59]
104. Roof Certification. A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design. [F59A]

105. Fire Alarm. An automatic monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for 100 heads or more. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Standard 1007.1.1FA. [F62]
106. Smoke Removal. An automatic smoke removal system complying with the Uniform Fire Code, NFPA and all applicable codes is required. The applicant shall submit three (3) sets of detailed smoke removal system plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. [F63]
107. Side Yard Construction. Exterior walls of residential and accessory buildings or portions thereof shall be constructed a minimum thirty (30) foot from all adjacent structures. All residential structures shall have interior side yards setbacks of twenty percent (20%) of lot width. [F71]
108. Primary Access Paved. Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions (Fire # F-9), including width, vertical clearance and turnouts, if required. [F89]
109. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan. Standard 901.4 [F93]

PUBLIC WORKS - Solid Waste Management (909) 386-8701

110. Construction and Demolition Waste Management Plan (CDWMP) Part 1 – The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights or volumes of solid waste materials expected to be generated from construction. The CDWMP shall include options to divert from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. Forms can be found on our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a permit can be issued.

PRIOR TO FINAL INSPECTION OR OCCUPANCY PERMITS

The Following Shall Be Completed:

LAND USE SERVICES - Building and Safety (909) 387-8311

111. Building Occupancy. Any building without specified tenants and uses may receive final inspection for construction purposes only. A Tenant Improvement that identifies the tenant and proposed uses shall be submitted and approved prior to occupancy being granted.
112. Van Accessible Parking. Provide van accessible parking spaces for the disabled. One in every eight accessible spaces, but not less than one, shall be served by an access aisle eight feet wide and shall be designated "Van Accessible". The words "NO PARKING" shall be painted on the ground within each eight-foot wide loading area as specified in the California Building Code.
113. Path of Travel. Provide a path of travel from all parking spaces for the disabled up to the primary entrances of each building.
114. Planning Division Approval. Prior to occupancy all Planning Division requirements and Condition Compliance Release Forms shall be completed.

LAND USE SERVICES - Planning (909) 387-8311

115. Parking Lot Installed: On-site parking and circulation requirements shall be installed, inspected and approved as being in compliance with SBCC Chapter 83.11. The appropriate parking plan shall be implemented based on the identified tenant, and stalls painted accordingly. The following shall be completed:
 - a) Surface. All access drives shall be surfaced with all weather paving with a minimum of three inches asphalt and six inches of base or greater as determined necessary by County Building and Safety to be adequate to accommodate long-term and extensive use by heavy hauling trucks.
 - b) Markings. All circulation markings shall be clearly painted and permanently maintained, including arrows painted to indicate direction of traffic flow.
 - c) Crosswalks. All on-site internal pedestrian crosswalks shall be delineated with a minimum 3" white or yellow painted line stripe. All pedestrian crossings in public right-of-way shall be per County Standards.
 - d) Stops. All internal parking lot driveway intersections shall be installed with a painted stop limit line and shall have either a breakaway pole "STOP" sign and/or painted "STOP" lettering on the paving in front of the limit line.
 - e) Parking Space Striping. All paved parking stalls shall be clearly striped and permanently maintained.
 - All paved non-truck parking stalls shall be striped with double/hairpin lines with the two lines being located an equal nine inches on either side of the stall sidelines. Each use shall have a minimum of four standard parking stalls (9'x19'), one loading zone (10' x 20' with 14'

- clearance) and one van accessible space for the disabled (9'+ 8' x 19'), plus one additional space for each company vehicle.
- All paved truck parking stalls and docks shall have at a minimum a single six-inch wide line per each side of the stall.
- f) Multi-modal. All required multi-modal amenities (e.g. bike stands, motorcycle parking, mass transit access, carpool preferred parking, vanpool passenger pickup etc.) shall be installed per approved plans.
116. Wheel Stops. All back-in truck trailer parking spaces shall have a wheel stop or other physical barrier twelve feet from any wall, fence or building to prevent damage. All other vehicle spaces shall have wheel stops or curbs installed when adjacent to fences, walls or buildings; these shall be three feet (3') away from such facilities.
117. Disabled Parking Installed. Parking for the disabled with paths of travel to the main building entries shall be installed per SBCC §83.11.060. Disabled access parking spaces shall be clearly and continually designated with pavement markings and signs. At least one van accessible space shall be provided.
118. Lights Installed. All required lighting shall be installed in compliance with the approved lighting plan. All lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.
119. Screening Installed. All required screening and buffering measures shall be installed. All rooftop mechanical equipment shall be screened from ground vistas. All trash enclosures shall be screened from public view and shall be double-bin capacity with a rainproof roof.
120. Landscaping Installed. All proposed landscaping, hardscape, exterior features (benches, walkways, bike racks etc), walls and fencing shall be installed as shown on the approved landscaping plan.
121. Noise Study. *If at the time a tenant is identified for the Project site, a tenant-specific noise study shall be required for any special noise generators or equipment which are not already included in this analysis: idling trucks, delivery truck activities, backup alarms, as well as loading and unloading of dry goods, parking lot vehicle movements, roof-top air conditioning units, and outdoor storage activities for finished products. [Mitigation Measure N-1] Prior to Final Occupancy/Planning*
122. AQ – Installation. *The developer will submit for review and obtain approval from County Planning evidence that all air quality mitigation measures have been installed properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. [Mitigation Measure AQ-5] Prior to Occupancy/Planning*

123. GHG – Installation. The developer shall submit for review and obtain approval from County Planning evidence that all GHG reduction measures have been installed, implemented and that specified performance objectives are being met.

SPECIAL DISTRICTS (909) 387-5940

124. Street Lighting Installed. All required streetlights shall be installed and operating to the satisfaction of the Special Districts Department.
125. Water Quality Monitoring. A long term water quality monitoring program shall be implemented by the developer, as deemed necessary by and to the satisfaction of County Special Districts. Bi-annual samples shall be taken and the results shall be submitted to the satisfaction of either County Special Districts and/or the Regional Water Quality Control Board. All water quality samples shall conform to the requirements of Ordinance Number SD-06-09 and the waste discharge requirements of the RWQCB. Applications that do not or cannot comply with these discharge requirements are required to install on-site detention/treatment facilities prior to connection to the public storm drain system in accordance with the County's Water Quality Management Plan.

LAND USE SERVICES - Land Development – Drainage (909) 387-8311

126. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private registered engineer shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.
127. WQMP Improvements. All required WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.

LAND USE SERVICES - Land Development – Roads (909) 387-8311

128. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.

PUBLIC WORKS - Solid Waste Management (909) 386-8701

129. Construction and Demolition Waste Management Plan (CDWMP) Part 2 – The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has

diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste.

COUNTY FIRE - Community Safety (909) 386-8465

130. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]
131. Commercial - Large facility Addressing. Commercial and industrial developments in excess of 100,000 sq. ft. shall have the street address installed on the building with numbers that are a minimum twelve (12) inches in height and with a one and one half (1 ½) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F83]
132. Override Switch. Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required. Standard 902.4 [F86]
133. Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Standard 902.4 [F85]
134. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]

COUNTY FIRE - Hazardous Materials Division (909) 386-8401

139. Hazardous Materials Permit. Prior to occupancy, the business operator shall be required to apply for one or more of the following permits, or apply for exemption from hazardous materials laws and regulations: a Hazardous Material Permit, a Hazardous Waste Permit, Aboveground Storage Tank Permit or an Underground Storage Tank Permit. Application for one or more of these permits shall occur by submitting a hazardous materials business plan using the California Environmental Reporting System (CERS) <http://cers.calepa.ca.gov/>. Additional information can be found at <http://www.sbcfire.org/ofm/Hazmat/PoliciesProcedures.aspx> or you may contact The Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.

PRIOR TO TENANT OCCUPANCY
The Following Shall Be Completed:

LAND USE SERVICES - Building and Safety (909) 387-8311

140. Tenant Occupancy. Any building without specified tenants and/or land use may receive final inspection for construction purposes ONLY. Buildings that do not have specific occupants or use classification defined at the time of final inspection will receive only a "final construction" approval. When individual "tenants" and/or "land uses" are identified, or a change of "use" and/or "tenant" is proposed, depending on occupancy impacts, the "developer" shall submit for review with appropriate fees and obtain approval of a Tenant Review. The County Building Official may determine in this process that additional land use review and approval is required by County Planning. A construction plan review for Tenant Improvements may be processed simultaneously with the Tenant Review. Only after a construction permit has been issued, all work/installations completed, and a final inspection is signed will an "Occupancy Permit" be granted to individual tenants.
141. Tenant Improvements (>5.75'). Where applicable, tenants shall submit professionally prepared plans for display racks, counters and partitions greater than 5'9" in height.

LAND USE SERVICES - Planning (909) 387-8311

142. Notification. The developer shall provide a copy of these conditions of approval and a copy of the approved plot map to any future property owner, lessee, operator, and/or tenant to notify each interested party of the land use approval and conditions of operation, maintenance, the approved land use and any restrictions/requirements that have been imposed.
143. 75% Solid Waste Diversion Program (GHG Reduction Measure R2W6). The developer shall require all future tenants to institute a recycling program that provides separated recycling bins inside the proposed structure and a large external recycling collection bin at a central location on site (2 points).

COUNTY FIRE - Community Safety (909) 386-8465

135. High-Piled Storage. The applicant shall submit an application for high-piled storage (internal storage over 12' in height), three (3) sets of detailed plans and a commodity analysis report to the Fire Department for review and approval. The applicant shall submit the approved plan to Building and Safety for review with building plans. If the occupancy classification is designated as S-2, commodities to be stored will be limited to products of light hazard classification only. The required fees shall be paid at the time of plan submittal. Standard 8101 [F66]

136. Haz-Mat Approval. The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8400 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials. [F94]

END OF CONDITIONS

EXHIBIT C

Initial Study

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APN:	0298-063-07 and 03
APPLICANT:	800 Opal, LLC (Charles Walden)
COMMUNITY:	Mentone
LOCATION:	East side of Opal Ave., between Nice and Colton Avenues.
PROJECT NO:	P201700273
STAFF:	Chris Warrick
REP('S):	Thatcher Engineering & Assoc., Inc.
PROPOSAL:	General Plan Amendment to change the official land use zoning district from Single Residential (RS) to Community Industrial (IC) and a Conditional Use Permit to reestablish a manufacturing and warehouse operation, consisting of an existing 205,953 square foot manufacturing/warehouse building, with an 11,762 square foot office and a 35,600 square foot warehouse/storage building on 35.12 acres.

USGS Quad: Redlands
T, R, Section: T: 1S R: 2W Sec. 19

Planning Area: Mentone
Land Use Zoning: Single Residential (RS)

Overlays: FP

PROJECT CONTACT INFORMATION:

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

Contact person: Chris Warrick, Planner
Phone No: (909) 387-4112 **Fax No:** (909) 387-3223
E-mail: chris.warrick@lus.sbcounty.gov

PROJECT DESCRIPTION:

Summary

The proposed project consists of a is a General Plan Amendment (GPA) to change the Official Land Use Zoning District from Single Residential (RS) to Community Industrial (IC) and a Conditional Use Permit to reestablish a manufacturing and warehouse operation, consisting of an existing 205,953 square foot manufacturing/warehouse building, containing an 11,762 square foot office and a separate 35,600 square foot warehouse/storage building on 35.12 acres.

This site contains two existing warehouse buildings that were built in the 1970's. The buildings were operated by a furniture manufacturer for many years, until about five years

ago when the owner discontinued the manufacturing operations. The buildings have remained vacant and unused ever since. Soon after the business was discontinued the owner filed an application for a General Plan Amendment to change the land use designation from Community Industrial (IC) to Single Residential (RS) and a Tentative Tract Map to subdivide the property into 131 single family lots. The General Plan Amendment and Tentative Tract Map were approved by the Board of Supervisors in 2015. The owner has decided not to proceed with the residential project and now wants to reestablish the previous manufacturing use. This requires a new application for a General Plan Amendment to change the land use designation back to IC and Conditional Use Permit to reestablish the manufacturing use.

The subject property surrounds a small lot with an existing residential structure that is not a part of the project and is under separate ownership. Like the 800 Opal, LLC property, the land use designation of the residential lot was previously IC and was changed to RS when the previous General Plan Amendment and Tentative Map were approved. Although the land use designation was previously IC, the residential lot was considered to be a legal non-conforming use. The land use designation of this residential lot was changed to RS in order to be consistent with the previously approved Tentative Tract Map. Since the project proponent is now proposing to maintain the industrial buildings and revert back to the previous land use designation of IC, the County Planning Division is recommending that the designation of the residential lot also be reverted back to IC in order to be consistent with surrounding land use designations and uses. The residential lot will maintain its legal non-conforming status.

Local Setting

The area immediately surrounding the project site consists of industrial uses to the west, a residential housing and water reservoir to the north, a residential tract to the east, and Redlands East Valley High School to the South. The site is approximately 400 feet east of the City of Redlands jurisdictional boundary. Roadways in the project vicinity are paved. The site is bound on the west by Opal Avenue, the north by Nice Avenue and the south by Colton Avenue.

Project Site Location, Existing Site Land Uses and Conditions

The project site has previously been disturbed. There are two existing buildings on the site, which include a 205,953 square foot manufacturing/warehouse building, with 11,762 square feet office and a smaller 35,600 square foot storage building. Additionally, the site includes truck and passenger vehicle parking, fences, gates, hardscape areas, as well as some ornamental trees and vegetation. The site and surrounding vicinity is predominantly flat terrain. The project site has an elevation between 1650 and 1685 msl with a slight decrease in elevation to the east.

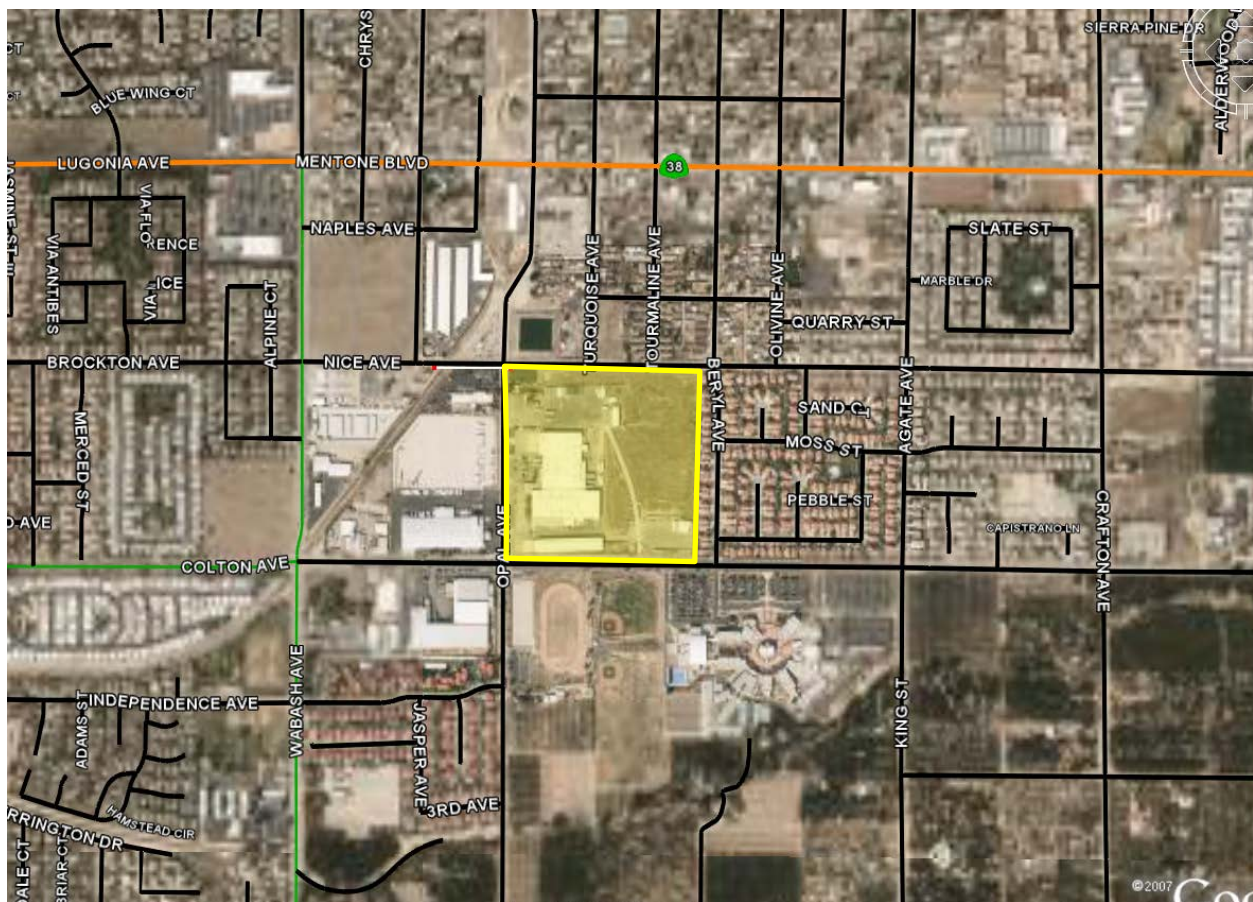
Existing General Plan Land Use Zoning Designations

Land uses on the project site and surrounding parcels are governed by the County's Zoning Code. The site's land use zoning designation is currently Single Residential (RS).

The project site is in the City of Redlands's Sphere of Influence Area. The City of Redlands's General Plan Land Use Designation and zoning for the site Industrial.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Warehouse, Office, Truck Parking, Outside Storage, Open Space	Single Residential (RS)
North	Residential and Vacant Land	Single Residential (RS) and Community Industrial (IC)
South	Redlands East Valley High School	Institutional (IN)
East	Residential	Single Residential (RS)
West	Industrial	Community Industrial (IC)

Exhibit 1: Vicinity Map



EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 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
--------------------------------	----------------------------------------------------	-----------------------	-----------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Signature (prepared by Chris Warrick, Planner)

Date

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

Date

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

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

- a) **No Impact.** The proposed project is not located within a Scenic Corridor. The site is also not located in the proximity of a scenic vista. There is little topography in the area or other features from which there would be views of the region. The proposed project is located within an area where surrounding lands are already substantially developed with residential neighborhoods, industrial, and institutional uses.
- b) **No Impact.** The site is not adjacent to a state scenic highway. There are no protected trees, rock outcroppings, or historic buildings on the project site; therefore, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings.
- c) **No Impact.** The proposed project would not substantially degrade the existing visual character of the site and its surroundings. The site is within an urbanized area with improved roadways, electrical poles and lines, streetlights, sidewalks, and ornamental landscaping (e.g., groundcover, shrubs and trees). The project site contains two existing industrial buildings that were built in 1977, which will remain. The site will not include the construction of additional buildings, although the site will be improved with the construction of new perimeter walls, landscaping and minor architectural improvements to the existing buildings. Therefore, the project would have a less than significant impact on the existing visual character and quality of the site and its surroundings.
- d) **Less than Significant Impact.** The proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Street lights are located immediately north of the site along Opal Avenue and in adjacent residential areas. Street and exterior lighting proposed on site would be similar to the surrounding uses and would be hooded and down-shielded to direct lighting onsite and

protect surrounding properties from any light glare. Therefore, the project would result in less than significant impacts relative to light and glare.

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

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

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

- a) **No Impact.** The Farmland Mapping and Monitoring Program of the California Department of Conservation is responsible with mapping Prime Farmland, Unique Farmland, Farmland of

Statewide Importance, and Farmland of Local Importance (Farmland) across the state. This site is designated as Urban/Built up land. The project would not convert Farmland, as shown on the FMMP maps, to non-agricultural use, since the project site is not designated as such.

- b) **No Impact.** The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. The current General Plan land use designation for the project area is Single Residential. The proposed project area is not under a Williamson Act contract. There is no impact and no further analysis is warranted.
- c) **No Impact.** The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The proposed project area has never been designated as forest land or timberland because the site is within the valley region which does not contain forested lands.
- d) **No Impact.** The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed project site is within the valley region of the county, and is predominantly disturbed with existing industrial uses. There is no impact and no further analysis is warranted.
- e) **No Impact.** The proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. The current General Plan land use designation for the project area is Single Residential. There is no impact and no further analysis is warranted.

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

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

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

The following analysis is based on the project Air Quality Impact Analysis (AQIA) dated May 31, 2017 prepared by Urban Crossroads. The AQIA evaluates emissions from construction and operations, focusing on criteria air pollutants, hazardous emissions, and greenhouse gases (GHG).

- a) **No Impact.** The 2016 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in County of San Bernardino General Plan (County General Plan) is considered to be consistent with the AQMP.
- **Construction Impacts.** Peak day emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of disturbance. Irrespective of the site’s land use designation, development of the site to its maximum potential would likely occur, with disturbance of the entire site occurring during construction activities.
 - **Operational Impacts.** The County currently designates the Project site as “Single Residential (RS).” The RS land use zoning district provides areas for single-family homes on individual lots, areas for accessory and non-residential uses that complement single residential neighborhoods. The Project is proposed to consist of 126,224 s.f. of

manufacturing and 115,329 s.f. of warehousing use within two currently vacant existing buildings, which is more intense than the existing RS land use designation. Though the Project proposes a more intense land use, it should be noted the Project would not exceed the applicable SCAQMD regional and localized significance thresholds. As such, the Project would not have the potential to conflict with the AQMP.

- **AQMP Consistency Conclusion.** The Project would not have the potential to cause NAAQS or CAAQS violations. Though the Project proposes land uses that are more intense than the existing land use designation, the Project would not exceed the applicable SCAQMD regional and localized significance thresholds. As such, the Project would not have the potential to conflict with the AQMP.
- b) **Less than Significant with Mitigation Incorporated.** The proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Air quality impacts would include construction exhaust emissions generated from diesel- and gasoline-powered equipment construction equipment, vegetation clearing, grading, construction worker commuting, construction material deliveries, and operational activities upon project completion. Fugitive dust emissions include particulate matter and are a potential concern because the project is in a non-attainment area for PM-10 and PM-2.5, as well as ozone.

Construction Phase

The SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 1113 (Architectural Coatings) (32); Rule 431.2 (Low Sulfur Fuel) (33); Rule 403 (Fugitive Dust) (34); and Rule 1186 / 1186.1 (Street Sweepers) (35). As such, credit for Rule 1113 and Rule 403 have been taken.

The estimated maximum daily construction emissions without mitigation are summarized on Table 3-4. Detailed construction model outputs are presented in Appendix 3.2. Under the assumed scenarios, emissions resulting from the Project construction would not exceed numerical thresholds established by the SCAQMD for any criteria pollutant. Therefore, a less than significant impact would occur and no mitigation is required.

**Table 3-4: Construction Activity Emissions
Maximum Daily Emissions (pounds/day)**

Maximal Construction Emissions	VOC	NOx	CO	SO₂	PM-10	PM-2.5
Peak Daily	72.93	76.30	69.27	0.19	2.78	4.76
SCAQMD Thresholds	75	100	550	150	150	55

Peak daily construction activity emissions are estimated to be below SCAQMD CEQA thresholds without the need for added mitigation. The only model-based mitigation measure applied for this project was watering exposed dirt surfaces at least three times per day as required per SCAQMD Rule 403 (Fugitive Dust), to minimize the generation of fugitive dust.

Based on the above analysis, project construction and operations would neither violate any air quality standard nor contribute substantially to an existing or projected air quality violation. Impacts are less than significant; nonetheless mitigation measures AQ-1 through AQ-3 are incorporated to facilitate monitoring and compliance with SCAQMD's Rule 403.

Operational Impacts

The estimated operation-source emissions are summarized on Table 3-5. Detailed operation model outputs are presented in Appendix 3.2. Under the assumed scenarios, emissions resulting from the Project operations would not exceed the numerical thresholds established by the SCAQMD for any criteria pollutant. Therefore, a less than significant impact would occur and no mitigation is required.

TABLE 3-5: SUMMARY OF OPERATIONAL EMISSIONS (1 OF 2)

Operational Activities – Summer Scenario	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	5.68	4.80E-04	0.05	0.00	1.80E-04	1.80E-04
Energy Source	0.13	1.18	0.99	7.09E-03	0.09	0.09
Mobile (Trucks)	1.62	47.30	11.82	0.14	4.78	1.60
Mobile (Passenger Cars)	1.42	2.01	28.02	0.08	8.94	2.40
Total Maximum Daily Emissions	8.85	50.49	40.88	0.23	13.81	4.09
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

TABLE 3-5: SUMMARY OF OPERATIONAL EMISSIONS (2 OF 2)

Operational Activities – Winter Scenario	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	5.68	4.80E-04	0.05	0.00	1.80E-04	1.80E-04
Energy Source	0.13	1.18	0.99	7.09E-03	9.00E-02	9.00E-02
Mobile (Trucks)	1.66	48.40	12.34	0.14	4.78	1.60
Mobile (Passenger Cars)	1.17	2.10	22.64	0.08	8.94	2.40
Total Maximum Daily Emissions	8.64	51.68	36.02	0.23	13.81	4.09
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

The project would not cause any operational emissions to exceed their respective SCAQMD CEQA significance thresholds. Based on the modeling analysis, operational emission impacts are judged to be less than significant.

- c) **Less than Significant with Mitigation Incorporated.** Although the County is in “severe non-attainment” for ozone and PM10, development of the project will not significantly contribute to this violation. As demonstrated in the Air Quality tables above, the subject development will not result in a cumulatively considerable net increase of any criteria pollutants. Nonetheless, in order to further reduce potential impacts to air quality, mitigation measures are set forth below.
- d) **Less than Significant.** The potential impact of Project-generated air pollutant emissions at sensitive receptors has also been considered. Sensitive receptors can include uses such as long term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors.

Results of the LST analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during construction. Therefore sensitive receptors would not be exposed to substantial pollutant concentrations during Project construction.

Results of the LST analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during operational activity. Further Project traffic would not create or result in a CO “hotspot.” Therefore sensitive receptors would not be exposed to substantial pollutant concentrations as the result of Project operations.

Potential Project-Related DPM Source Cancer and Non-Cancer Risks

Project-related DPM-source cancer and non-cancer risks for residential, worker, and school child exposure scenarios for the Project are considered herein and are summarized as follows.

- Residential Exposure Scenario: The residential land use with the greatest potential exposure to Project DPM source emissions is an existing residential home located adjacent to the east of the Project site. At the maximally exposed individual receptor (MEIR), the maximum incremental cancer risk attributable to Project DPM source emissions is estimated at 1.12 in one million, which is less than the SCAQMD threshold of 10 in one million. At this same location, non-cancer risks were estimated to be 0.0007, which would not exceed the applicable threshold of 1.0. As such, the Project will not cause a significant human health or cancer risk to adjacent residences.
- Worker Exposure Scenario: The worker receptor land use with the greatest potential exposure to Project DPM source emissions is located immediately adjacent to the north of the Project site. At the maximally exposed worker (MEIW), the maximum incremental cancer risk impact at this location is 0.25 in one million which is less than the threshold of 10 in one million. At this same location, non-cancer risks were estimated to be 0.001, which would not exceed the applicable threshold of 1.0. As such, the Project will not cause a significant human health or cancer risk to adjacent workers.
- School Child Exposure Scenario: The school site land use with the greatest potential exposure to Project DPM source emissions is located at the Redlands East Valley High School which is located immediately south of the Project site. It should be noted that there may be other schools in the general vicinity of the Project, however, any impacts at other

schools would be less than what has been disclosed for the Redlands East Valley High School. At the maximally exposed individual school child (MEISC), the maximum incremental cancer risk impact at this location is 0.25 in one million which is less than the threshold of 10 in one million. Maximum non-cancer risks at this same location were estimated to be 0.001 which would not exceed the applicable threshold of 1.0.

- e) **Less than Significant.** Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills or various heavy industrial uses. The Project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential sources of operational odors generated by the Project would include disposal of miscellaneous refuse. Moreover, SCAQMD Rule 402 acts to prevent occurrences of odor nuisances (1). Consistent with County requirements, all Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations. Potential operational-source odor impacts are therefore considered less-than significant.

SIGNIFICANCE: Possible significant adverse impacts have been identified or are anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level considered less than significant:

AIR QUALITY MITIGATION MEASURES:

AQ-1 AQ/Operational Mitigation. *The “developer” shall implement the following air quality mitigation measures, during operation of the approved land use: All on-site equipment and vehicles (off-road/ on-road), shall comply with the following:*

- a) *County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)]*
- b) *Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.*
- c) *All engines shall not idle more than five minutes in any one-hour period on the project site. This includes all equipment and vehicles.*
- d) *Engines shall be maintained in good working order to reduce emissions. Ultra low-sulfur diesel fuel shall be utilized.*
- e) *Electric, CNG and gasoline-powered equipment shall be substituted for diesel-powered equipment, where feasible.*
- f) *On-site electrical power connections shall be made available, where feasible.*
- g) *All transportation refrigeration units (TRU’s) shall be provided electric connections, when parked on-site.*
- h) *The loading docks shall be posted with signs providing the telephone numbers of the building facilities manager and the California Air Resources Board to report violations.*

[Mitigation Measure AQ-1] General Requirements/Planning

AQ-2 AQ-Dust Control Plan. *The “developer” shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:*

- a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.
- b) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.
- c) Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.
- d) Storm water control systems shall be installed to prevent off-site mud deposition.
- e) All trucks hauling dirt away from the site shall be covered.
- f) Construction vehicle tires shall be washed, prior to leaving the project site.
- g) Rumble plates shall be installed at construction exits from dirt driveways.
- h) Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.
- i) Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.

[Mitigation Measure AQ-2] Prior to Grading Permit/Planning

AQ-3 AQ - Construction Mitigation. The “developer” shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:

- a) Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.
- b) Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.
- c) Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.
- d) All gasoline-powered equipment shall have catalytic converters.
- e) Provide onsite electrical power to encourage use of electric tools.
- f) Minimize concurrent use of equipment through equipment phasing.
- g) Provide traffic control during construction to reduce wait times.
- h) Provide on-site food service for construction workers to reduce offsite trips.
- i) Implement the County approved Dust Control Plan (DCP)
- j) Suspend use of all construction equipment operations during second stage smog alerts.

NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside Counties).

[Mitigation Measure AQ-3] Prior to Grading Permit/Planning

AQ-4 AQ - Coating Restriction Plan. The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts

a condition that the contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of County Building and Safety:

- a) Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.
- b) Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
- c) High-Volume, Low Pressure (HVLP) spray guns shall be used to apply coatings.
- d) Precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings shall be used, if practical.
- e) Comply with SCAQMD Rule 1113 on the use or architectural coatings.

[Mitigation Measure AQ-4] Prior to Building Permit/Planning

AQ-5 AQ – Installation. The developer will submit for review and obtain approval from County Planning evidence that all air quality mitigation measures have been installed properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety.

[Mitigation Measure AQ-5] Prior to Occupancy/Planning

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Will 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

The following analysis is based on the project Biological Resources Study dated June, 2017, and the focused Burrowing Owl Survey Report dated September 6, 2017, prepared by Hernandez Environmental Services (HES).

- a) **Less than Significant with Mitigation Incorporated.** The site currently developed with a 205,953 square foot industrial building with offices, and a 35,600 square foot warehouse building. The site also includes truck and passenger vehicle parking, fences, gates, hardscape areas, as well as some ornamental trees and vegetation. The uses surrounding the project site primarily consist of industrial uses to the west, a residential housing and water reservoir to the north, a residential tract to the east, and Redlands East Valley High School to the South. The photos below show the existing site conditions.

Implementation of the proposed project will involve the use of 25.3 acres of developed industrial buildings, associated pavements, and landscaping, and 13 acres of ruderal fields dominated by non-native plants.

Impacts to Sensitive Species

The Biological Resources Study indicates that the Coast Horned Lizard, the Burrowing Owl and the San Diego Black-Tailed Jackrabbit have the potential to be impacted by the proposed project.

Coast Horned lizard

Coast Horned Lizard (*Phrynosoma blainvillii*) is a CDFW Species of Special Concern. It is found in open areas for sunning, bushes for cover and patches of loose soil for burial. The non-native vegetation dominant fields on the north and east part of the project site may have habitat. Project activities have potential to impact this species. A biological monitor will be present during ground disturbing activities to avoid direct impacts to the coast horned lizard.

Burrowing Owl

Burrowing owl (*Athene cunicularia*) is a CDFW Species of Special Concern. The species lives in dry open areas with no trees and short grass. Project activities have potential to disturb this species. The "General Biological Assessment prepared for the project, determined that focused surveys for Burrowing Owl (BUOA) would be required due to recorded historic observations in the surrounding area and the presence of suitable habitat documented during the July 12, 2017 habitat assessment. In accordance with the survey, non-breeding surveys were conducted in accordance with the Staff Report on Burrowing Owl Mitigation by the State of California Natural Resources Agency, Department of Fish and Game. Surveys were conducted on four separate days: July 12, July 25, August 4, and August 30, 2017.

The HES report concluded that the project site provides suitable burrows/nesting opportunities for BUOW. A total of 30 burrows were checked and recorded. The majority of suitable burrows identified occur on concrete rock piles within the boundaries of the project site. Although the project site supports fossorial mammal burrows and concrete rock piles capable of supporting BUOW, no BUOW or BUOW sign was observed within or adjacent to the study area. The HES report is recommended that a preconstruction survey be conducted within 30 days prior to the start of any ground disturbing activities to avoid potential impacts to BUOW or other nesting birds, and to ensure that no BUOW have moved onto the project site since the completion of this survey.

San Diego Black-Tailed Jackrabbit

San Diego black-tailed jackrabbit is a CDFW Species of Special Concern. It is found in coastal sage scrub habitats in Southern California. The non-native vegetation dominant fields on the north and east part of the project site may have habitat. Project activities have potential to impact this species. A biological monitor will be present during ground disturbing activities to avoid direct impacts to the black-tailed jack rabbit.

Impacts to Nesting Birds

The project site contains landscaped areas and open ruderal fields that can be used by nesting song birds during the nesting bird season of February 1 to September 15. If project activities will remove vegetation or buildings during the nesting season, nesting birds have a potential to be impacted.

Removal of vegetation shall be conducted outside of the nesting season for migratory birds to avoid direct impacts. The migratory bird nesting season is between February 1 and September 15.

If vegetation removal will occur during the migratory bird nesting season, between February 1 and September 15, it is recommended that pre-construction nesting bird surveys be performed within three days prior to vegetation removal. If active nests are found during nesting bird surveys, they shall be flagged and a 200-foot buffer shall be fenced around the nests.



Front of small warehouse building
from Opal Ave.



Front of main warehouse building
from Opal Ave.



Parking and storage area from Opal Ave.



Undeveloped northerly area of site adjacent to Nice Ave.



Looking west across undeveloped portion of site.

- b) **No Impact.** The site does not contain any riparian habitat. Vegetation on the site consists of predominantly ornamental vegetation. Neither desert plant species nor riparian plant species exist or have the potential to exist on the project site. There is no impact to riparian habitat.
- c) **No Impact.** No waters and/or wetlands under the jurisdiction of the federal government, through the U.S. Army Corps of Engineers (USACE) were identified on the site. The project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, and no mitigation measures are required. There is no impact to federally protected wetlands.
- d) **Less than Significant.** The site does not have native wildlife species and the likelihood for such species to breed on the site is extremely low. No native wildlife nurseries or breeding colonies exist on the site. No naturally occurring native fish populations are present within the project site because the project site has no standing water or significant hydrological drainages where water would be present for an extended period of time.
- e) **Less than Significant.** The project does not conflict with local policies or ordinances protecting biological resources that are applicable to the proposed project site. The project site is currently developed as an industrial use, and was long ago cleared of native vegetation. The project site contains approximately 13 acres of areas described as ruderal. These are mostly composed of disturbed vacant fields dominated by non-native herbaceous plant species. Common plant species observed in the habitat type include: slim oat (*Avena barbata*), black mustard (*Brassica nigra*), riggut brome (*Bromus diandrus*), foxtail brome (*Bromus madritensis* ssp. *Rubens*), goosefoot (*Chenopodium murale*), Jimson weed (*Datura stramonium*), mustard (*Hirschfeldia incana*), Russian thistle (*Salsola tragus*) and schismus (*Schismus barbatus*).
- f) **No Impact.** The project site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The project would have no significant impact relating to Habitat Conservation Plans, Natural Community Conservation Plans, and Recovery Plans. There would be no take of critical habitat and, therefore, no land use conflict with existing management plans would occur.

Significance: Possible significant adverse impacts have been identified or are anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level considered less than significant:

BIOLOGICAL RESOURCES MITIGATION MEASURES:

BIO-1 *Nesting Bird Mitigation – Pre-Construction Surveys.* Removal of vegetation shall be conducted outside of the nesting season for migratory birds to avoid direct impacts. The migratory bird nesting season is between February 1 and September 15. Within 3 days prior to vegetation clearing or ground disturbance associated with construction or grading that would occur during the nesting/breeding season (February 1 through September 15), the Applicant shall retain a qualified biologist to determine if active nests of species protected by

the Migratory Bird Treaty Act or the California Fish and Game Code are present within or adjacent to the disturbance zone or within 100 feet (300 feet for raptors) of the disturbance zone. The surveys will be conducted no more than three days prior to initiation of disturbance work within active project areas. If ground disturbance activities are delayed, then additional pre-disturbance surveys will be conducted such that no more than three days will have elapsed between the survey and ground disturbance activities. If ground disturbance will be phased across the project site, pre-disturbance surveys may also be phased to conform to the development schedule.

If active nests are found, clearing and construction within 200 feet of the nest (or a lesser distance if approved by the U.S. Fish & Wildlife Service) will be postponed or halted, until the nest is vacated and juveniles have fledged, as determined by the biologist. Avoidance buffers will be established in the field with highly visible construction fencing or flagging, and construction personnel will be instructed on the sensitivity of nest areas. A qualified biologist will serve as a construction monitor during those periods when construction activities will occur near active nests to ensure that no inadvertent impacts on these nests occur.

The results of pre-construction nesting bird surveys, including graphics showing the locations of any nests detected, and documentation of any avoidance measures taken, will be submitted to the County of San Bernardino and the California Department of Fish & Wildlife within 14 days of completion of the pre-construction surveys or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds. [Mitigation Measure BIO-1] Prior to Land Disturbance or Grading Permit/Planning

- BIO-2** *Burrowing Owl Mitigation – Pre-Construction Surveys.* *Within 30 days prior to ground disturbance, the Applicant shall retain a qualified biologist to conduct burrowing owl surveys within the area to be disturbed. The survey will be performed by walking parallel transects spaced no more than 20 meters apart, and will be focused on detecting burrows that are occupied, or are suitable for occupation, by the burrowing owl. The results of the surveys, including graphics showing the locations of any active burrows detected and any avoidance measures required, will be submitted to the County of San Bernardino and the California Department of Fish & Wildlife (CDFW) within 14 days following completion of the surveys. If active burrows are detected, the following take avoidance measures will be implemented:*
- a) *If burrowing owls are observed using burrows on-site during the non-breeding season (September through January, unless determined otherwise by a qualified biologist based on field observations in the region), occupied burrows will be left undisturbed, and no construction activity will take place within 300 feet of the burrow where feasible (see below).*
 - b) *If avoiding disturbance of owls and owl burrows on-site is infeasible, owls will be excluded from all active burrows through the use of exclusion devices placed in occupied burrows in accordance with protocols established in CDFW's Staff Report on Burrowing Owl Mitigation (2012). Specifically, exclusion devices, utilizing one-way doors, will be installed in the entrance of all active burrows. The devices will be left in the burrows for at least 48 hours to ensure that all owls have been excluded from the burrows. Each of the burrows will then be excavated by hand and/or mechanically and*

refilled to prevent reoccupation. Exclusion will continue until the owls have been successfully excluded from the disturbance area, as determined by a qualified biologist.

- c) Any active burrowing owl burrows detected on-site during the breeding season (February through August, unless determined otherwise by a qualified biologist based on field observations in the region), will not be disturbed. Construction activities will not be conducted within 300 feet of an active on-site burrow at this season.

[Mitigation Measure BIO-2] Prior to Land Disturbance or Grading Permit/Planning

BIO-3 Burrowing Owl Mitigation – Management Plan. If burrowing owl are determined to occupy the project site, prior to issuance of a grading permit, a habitat management plan for the burrowing owl will be developed. The plan will include provisions for protecting foraging habitat and replacing any active burrows from which owls may be passively evicted as allowed by Mitigation Measure BIO-2. The Burrowing Owl Management Plan will be submitted to the County of San Bernardino and the California Department of Fish and Wildlife for review and approval prior to issuance of a grading permit for the Project. At a minimum, the plan will include the following elements:

- a) If occupied burrows are to be removed, the plan will contain schematic diagrams of artificial burrow designs and a map of potential artificial burrow locations that would compensate for the burrows removed.
- b) All active on-site burrows excavated as described in Mitigation Measure BIO-2 will be replaced with suitable natural or artificial burrows within the preservation areas approved by the County of San Bernardino.
- c) Measures prohibiting the use of rodenticides during the construction process if any active on-site burrows are identified.
- d) The plan will ensure that adequate suitable burrowing owl foraging habitat is provided in proximity to natural or artificial burrows within off-site mitigation areas.

[Mitigation Measure BIO-3] – Prior to Land Disturbance or Grading Permit/Planning

BIO-4 Coast Horned Lizard and Black-tailed Jack Rabbit Mitigation – Management Plan. A biological monitor shall be present during ground disturbing activities to avoid direct impacts to coast horned lizard and black-tailed jack rabbit.

[Mitigation Measure BIO-4] – Prior to Land Disturbance or Grading Permit/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>
V. CULTURAL RESOURCES - Will the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input 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"/>

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

The proposed project is not located in a Cultural or Paleontological Resources Overlay area. The analysis in this section is based on the Cultural Resources Assessment, dated July 2014 and prepared by LSA & Associates.

- a) **Less than Significant.** There are no known historic resources on the project site. The Cultural field survey conducted on the project site identified no historic-period resources. Therefore, development of the subject property is not expected to result in any adverse impacts to historical or archaeological resources.
- b) **Less than Significant.** There were no archaeological resources discovered on the project site. A standard condition of approval would be applied to the project that requires the applicant or assignee to contact the County Museum for a determination of appropriate measures if any archeological resources are discovered during project construction. This condition would reduce the project's impacts to a level considered less than significant.
- c) **Less than Significant.** This project is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no resources of significance have been identified in the cultural resources survey of the site. The standard condition of approval mentioned above in V.b) would further reduce the potential for impacts, if anything should be found during project construction.
- d) **Less than Significant.** It is not anticipated that this project would disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are known to exist on the project site. If any human remains are discovered during construction of this project, standard requirements in the Conditions of Approval would require the developer to contact the County Coroner and the County Museum for a determination of appropriate measures to be taken. A Native American representative shall also be consulted

if the remains are determined to be of potential Native American origin pursuant to Section 15064.5(e) of the CEQA Guidelines.

No historical resources were identified on the project site, thus the impact is less than significant. A standard condition of approval will be applied to the project to require the developer to contact the County Museum in the event of discovery of any artifact during construction, for instructions regarding evaluation for significance as a cultural or paleontological resource. No significant adverse impacts are identified or anticipated and therefore no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VI. GEOLOGY AND SOILS - Will 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

The following analysis is based on the project Report of Limited Geotechnical Study dated June 6, 2017 prepared by Hilltop Geotechnical, Inc.

- a) i) **Less than Significant.** The proposed project site is not located within an Alquist-Priolo Earthquake Fault Zone. While the potential for onsite ground rupture cannot be totally discounted (e.g., unmapped faults could conceivably underlie the project site), the likelihood of such an occurrence is considered low due to the absence of known faults within the site. There is no impact related to the exposure of persons or structures to rupture of a known earthquake fault.

ii) **Less than Significant.** The project site is within a seismically active region and is potentially subject to strong ground acceleration from earthquake events along major regional faults in southern California. The nearest identified fault line to the project site is the Redlands Fault which is capable of generating seismic activity. The known regional active and potentially active faults that could produce the most significant ground shaking at the site include the Redlands-Elsinore fault zone, San Jose, Cucamonga, Sierra Madre, Puente Hills, San Jacinto, and San Andreas faults.

The design of any structures on-site would incorporate measures to accommodate projected seismic loading, pursuant to existing California Building Code (CBC) and local building regulations. Specific measures that may be used for the proposed project include proper fill composition and compaction; anchoring (or other means of for securing applicable structures); and the use of appropriate Opal materials, dimensions, and flexible joints. Based on the incorporation of applicable measures into project design and construction to comply with CBC, potential project impacts associated with strong seismic ground shaking would be less than significant.

iii) **Less than Significant.** Liquefaction is the phenomenon whereby soils lose shear strength and exhibit fluid-like flow behavior. The project site is not located in a Geologic Hazard Overlay, nor is it located on soils known to expose people or structures to liquefaction.

iv) **No Impact.** The proposed project would not have any risks associated with landslides. Landslides are the downslope movement of geologic materials. The stability of slopes is related to a variety of factors, including the slope's steepness, the strength of geologic materials, and the characteristics of bedding planes, joints, faults, vegetation, surface water, and groundwater conditions. The project area is relatively flat terrain where landslides have not historically been an issue; therefore, no significant impacts are anticipated with respect to seismic-related (or other) landslide hazards, and no further analysis is warranted.

b) **Less than Significant.** Construction activities could result in substantial soil erosion if the sites are not properly designed. The potential impacts of soil erosion would be minimized through implementation of Development Code requirements. Specifically, the applicant would prepare a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the requirements of the National Pollutant Discharge Elimination System (NPDES) General Construction Permit. The SWPPP would prescribe temporary Best Management Practices (BMPs) to control wind and water erosion during and shortly after construction of the project. A preliminary Water Quality Management Plan has been prepared, which specifies permanent BMPs to control erosion and sedimentation once construction is complete. A final WQMP is required prior to building permits, which will affirm the proposed BMPs on the construction plans. The impact on soil erosion is less than significant and no further analysis is warranted.

c) **Less than Significant.** The site is not expected to be prone to adverse effects of slope instability or adverse differential settlement from cut/fill transition.

During construction, the geotechnical engineer would provide on-site observation of site preparation and grading, fill placement and foundation installation, thus ensuring that geotechnical conditions are as anticipated and that the contractor's work meets with the criteria in the approved plans and specifications. Any underground obstructions should be removed, as should large trees and their root systems. Resulting cavities should be properly backfilled and compacted. Efforts should be made to locate existing utility lines. Those lines should be removed or rerouted if they interfere with the proposed construction, and the resulting cavities should be properly backfilled and compacted.

- d) **Less than Significant.** Expansive (or shrink-swell) behavior is attributable to the water-holding capacity of clay minerals and can adversely affect the structural integrity of facilities. In general, compliance with Building Code requirements would minimize potential impacts to project facilities. Site soils are determined by the Geotechnical Investigation to be typically stiff or medium dense, are deemed to be low expansive potential. Prior to placing any fills or constructing any overlying improvements, loose surface soils would be scarified and compacted according to Geotechnical Investigation specifications. Impacts would be less than significant and no further analysis is warranted.
- e) **No Impact.** The project does not propose to use septic tanks or alternative wastewater disposal systems; therefore, no impacts would occur. No further analysis is warranted.

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

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

SUBSTANTIATION:

- a) **Less than Significant.** The County's Greenhouse Gas Emissions Reduction Plan (GHG Plan) was adopted on December 6, 2011 and became effective on January 6, 2012. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is 15 percent below 2007 emissions. The plan is consistent with AB 32 and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG Plan will not be cumulatively considerable.

In 2007, the California State Legislature adopted Senate Bill 97 (SB97) requiring that the CEQA Guidelines be amended to include provisions addressing the effects and mitigation of GHG emissions. New CEQA Guidelines have been adopted that require: inclusion of a GHG analyses in CEQA documents; quantification of GHG emissions; a determination of significance for GHG emissions; and, adoption of feasible mitigation to address significant impacts. The CEQA Guidelines [Cal. Code of Regulations Section 15083.5 (b)] also provide that the environmental analysis of specific projects may be tiered from a programmatic GHG plan that substantially lessens the cumulative effect of GHG emissions. If a public agency adopts such a programmatic GHG Plan, the environmental review of subsequent projects may be streamlined. A project's incremental contribution of GHG emissions will not be considered cumulatively significant if the project is consistent with the adopted GHG plan.

Implementation of the County's GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new development is required to quantify the project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year is used to identify and mitigate project emissions. Based on a CalEEMod statistical analysis, warehouse projects that exceed 53,000 square feet typically generate more than 3,000 MTCO_{2e}. For projects exceeding 3,000 MTCO_{2e} per year of GHG emissions, the developer may use the GHG Plan Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance finding. Projects that garner 100 or more points in the Screening Tables do not require quantification of project-specific GHG

emissions. The point system was devised to ensure project compliance with the reduction measures in the GHG Plan such that the GHG emissions from new development, when considered together with those from existing development, will allow the County to meet its 2020 target and support longer-term reductions in GHG emissions beyond 2020. Consistent with the CEQA Guidelines, such projects are consistent with the Plan and therefore will be determined to have a less than significant individual and cumulative impact for GHG emissions.

The proposed project garnered 103 points on the Screening Tables through the application of Energy Efficient Reduction measures, Renewable Fuel/Low Emissions Vehicles Measures, and Per Capita Water use Reductions, and as a result, the project is considered to be consistent with the GHG Plan and is therefore determined to have a less than significant individual and cumulative impact for GHG emissions. The GHG reduction measures proposed by the developer through the Screening Tables Review Process have been included in the project design or will be included as Conditions of Approval for the project.

- b) **Less than Significant.** The proposed project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. In January of 2012, the County of San Bernardino adopted a Greenhouse Gas Emissions Reduction Plan (GHG Plan). The proposed project is consistent with the GHG Plan because more than 100 points were garnered through the Screening Table Analysis as described in Section a) above.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VIII HAZARDS AND HAZARDOUS MATERIALS - Will the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, will it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, will 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, will 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.** The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because no use approved on the site is anticipated to be involved in such activities.

The intended use of the proposed project is general manufacturing warehousing of non-hazardous materials. Prior to occupancy of the site, the applicant is required to submit a Business Emergency/Contingency Plan for emergency release or threatened release of

hazardous materials and waste or a letter of exemption to the Hazardous Materials Division of County Fire. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review.

- b) **Less than Significant.** The project will not 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, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- c) **Less than Significant.** Prior to occupancy of the site, the applicant is required to submit a Business Emergency/Contingency Plan for emergency release or threatened release of hazardous materials and waste or a letter of exemption to the Hazardous Materials Division of County Fire. If such uses are proposed on-site in the future, the applicant will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review.
- d) **Less than Significant.** The project site is not located on a known site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed project shall not create a significant hazard to the public or the environment. No impacts to this topic shall occur as a result of implementing the proposed project and, therefore, no mitigation measures are required.
- e) **No Impact.** The proposed project area is located in the vicinity of the Redlands Municipal Airport. The site is not within the boundaries of the airport land use plan and would not impose safety hazards for people working in the project area as a result of proximity to an airport.
- f) **No Impact.** The proposed project area is not located within the vicinity of a private airstrip; therefore, it would not result in a safety hazard for people residing or working in the project area.
- g) **No Impact.** Activities associated with the proposed project would not impede existing emergency response plans for the project site and/or other land uses in the project vicinity. The project would not result in any closures of existing roadways that might have an effect on emergency response or evacuation plans in the vicinity of the project site. In addition, all vehicles and stationary equipment would be staged off public roads and would not block emergency access routes. Accordingly, implementation of the proposed project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. There is no impact and no further analysis is warranted.
- h) **No Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because there are no wildlands adjacent to this site. The project site is in an urban area and is not located in or adjacent to wildlands or near the wildlands/urban interface. Therefore, people and infrastructure will not be exposed to wildland fires.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX HYDROLOGY AND WATER QUALITY - Will the project:				
a) Violate any water quality standards or waste discharge requirements?	<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 will 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 will 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 will 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 will 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, tsunamis, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant.** The project would not violate any water quality standards or waste discharge requirements, because a final WQMP would be required to be prepared and approved by the Land Development Division as part of the building permit(s) process.

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- b) **Less than Significant.** The project would not 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. Groundwater infiltration will still occur as discussed in section IX. a) above. Potable water would be provided by the City of Redlands not from groundwater wells at the site. The City of Redlands currently serves the existing structures located on the project site.
- c) **Less than Significant.** The project would not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. The project does not propose any substantial alteration to a drainage pattern. Drainage will continue to leave the site on Opal Avenue. The proposed development will decrease all flow events from their pre-development conditions for flow and volume. 100 year flows will be reduced by 30 percent and 100 year volume will be reduced by 16.68 percent. There is no stream or river on the site or in the vicinity that would be affected by construction of the project. The project is required to submit and implement an erosion control plan, and construction would be subject to a Storm Water Pollution Protection Plan (SWPPP) to prevent erosion or sedimentation during project construction.
- d) **Less than Significant.** As described in c.), above, the project would not impact any drainages, and the project would not otherwise result in any noteworthy change in the drainage pattern of the site or area. As shown on the hydrology plan, the project would not result in a substantial alteration to the drainage pattern of the site or area, nor would it result in any substantial increase in runoff that could cause flooding on- or off-site. The site is currently relatively flat and would remain flat after construction is completed.
- e) **Less than Significant.** Refer to response IX. a) above. The project would not 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, because County has reviewed the proposed project Post-Developed Hydrology Map and has determined that the proposed on-site storm water retention systems are adequate to handle the anticipated flows. All necessary drainage improvements both on and off site would be required as conditions of the construction of the project, and would be subject to the same dust control measures, Best Management Practices for water quality and other standards and requirements that apply to on-site construction. There would be adequate capacity in the local and regional drainage systems so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of storm water flows originating from or altered by the project. Less than significant impacts would result and no further analysis is warranted.
- f) **Less than Significant.** Refer responses to IX. a) – e). The proposed project would not otherwise substantially degrade water quality because appropriate measures relating to water quality protection, including erosion control measures have been required. No further analysis is warranted.

- g) **No Impact.** The project would not 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, because the subject property is not mapped as occurring within that flood hazard zone. No further analysis is warranted.
- h) **No Impact.** The project would not place structures within a 100-year flood hazard area which would impede or redirect flood flows, because the site is not located within a 100-year flood hazard area and any area identified as being potentially affected by a 100-year storm. The structures would be subject to a flood hazard review and would be required to be elevated a minimum of one foot above the base flood elevation.
- i) **No Impact.** 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, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation. There is no impact and no further analysis is warranted.
- j) **No Impact.** The project site would not be subject to inundation by seiche, tsunami, or mudflow. A tsunami is a series of ocean waves generated in the ocean by an impulsive disturbance. Due to the inland location of the proposed project, tsunamis are not considered a threat. A seiche is an oscillating surface wave in a restricted or enclosed body of water generated by ground motion, usually during an earthquake. Inundation from a seiche can occur if the wave overflows a containment wall or the banks of a water body. No impacts are expected to occur because the project is not adjacent to any marine or inland water bodies. The soils in the project area are well-drained, the terrain is relatively flat, and mudflows have not historically been an issue in the proposed project area. No further analysis is warranted.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
X. LAND USE AND PLANNING - Will the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) **Less Than Significant.** The proposed project would not physically divide an established community, because the property is already developed with two existing industrial buildings. Until recently, the project site has been operated by a manufacturing use since the late 1970's. Also, much of the adjacent surrounding property to the west and north is already developed with industrial warehouse buildings and other commercial uses, so the proposed land use district amendment to Community Industrial (IC) is consistent with the established land uses in the surrounding area.
- b) **Less Than Significant.** The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because project approval includes a General Plan Amendment to change the site's Land Use District to Community Industrial. The project would be consistent with all applicable land use policies and regulations of the County Development Code and General Plan.
- c) **No Impact.** The proposed project does not conflict with any applicable habitat conservation plans or natural community conservation plans. No such plan exists in the area.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XI. MINERAL RESOURCES - Will the project:				
a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) **No Impact.** The project would not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site and the site is not within a Mineral Resource Zone Overlay. No further analysis is warranted.
- b) **No Impact.** The proposed project would not 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 (see discussion in Item XI.a). There is no impact and no further analysis is warranted.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII. NOISE - Will 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, will 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"/>
f) For a project within the vicinity of a private airstrip, will 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):

A Noise Impact Analysis was prepared for this project by Urban Crossroads dated May 31, 2017, which serves as the bases for the analysis below

- a) **Less than Significant with Mitigation Incorporated.** The project Noise Impact Analysis presents a summary of the combined total Project-only operational noise level projections at the nearby sensitive receiver locations for a comparison local jurisdiction exterior noise level standards. The Project operational noise levels at the nearby sensitive receiver locations are shown to range from 42.1 to 60.3 dBA Leq, 37.9 to 53.0 dBA L₅₀, 42.3 to 61.8 dBA L₂₅, 46.3 to 65.4 dBA L₈, 49.6 to 68.1 dBA L₂, and 53.8 to 70.6 dBA L_{max}. Based on the results of this analysis, the operational noise levels associated with the Project will exceed the County of San Bernardino Development Code daytime exterior noise level standards at the existing residential house located near the corner of Opal Ave. and Nice Avenue. The Project operational noise levels at all other receiver locations are shown to satisfy the County of San Bernardino Development Code daytime exterior noise level standards. The operational noise level calculations are included in Noise Impact Analysis (Appendix 9.2.) demonstrates compliance with the County of San Bernardino's criteria for residential development. In

addition, this analysis provides specific noise mitigation measures to ensure that the noise levels comply with the required County standards.

- b) **Less than Significant with Mitigation Incorporated.** Groundborne vibration and groundborne noise could originate from earth movement during the construction phase of the proposed project. Construction activities may result in short term impacts to the noise environment including groundbourne vibration and noise. The impacts at the site of the closest sensitive receivers are unlikely to be sustained during the entire construction period, but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project site perimeter. Construction at the Project site will be restricted to daytime hours consistent with County requirements thereby eliminating potential vibration impact during the sensitive nighttime hours. At buildout the project is not expected to generate groundbourne vibration or noise that is excessive. Short-term impacts associated with construction would be limited to the greatest extent practicable with the implementation of the mitigation measures outlined below.
- c) **Less than Significant with Mitigation Incorporated.** The noise impact analysis demonstrates that the Project will not contribute a long-term operational noise level impact to the existing ambient noise environment at any of the sensitive receiver locations. Therefore, the operational noise level impacts associated with the proposed 24-hour seven days per week Project activities, such as the idling trucks, delivery truck activities, backup alarms, as well as loading and unloading of dry goods, parking lot vehicle movements, roof-top air conditioning units, and outdoor storage activities for finished products, are considered less than significant with mitigation incorporated.
- d) **Less than Significant.** Construction noise represents a short-term increase on the ambient noise levels. Construction-related noise impacts are expected to create temporary and intermittent high-level noise conditions at receivers surrounding the Project site. Using sample reference noise levels to represent the planned construction activities of the Project site, this analysis estimates the Project-related construction noise levels at nearby sensitive receiver locations. The Project related short-term construction noise levels are expected to approach 80.7 dBA Leq and will satisfy the 85 dBA Leq threshold identified by the National Institute for Occupational Safety and Health (NIOSH) at all receiver locations. Therefore, based on the results of this analysis, all nearby sensitive receiver locations will experience *less than significant* impacts due to Project construction noise levels.
- e) **No Impact.** The proposed project area is located within the boundaries of an airport land use plan, and is in the vicinity of the Redlands Municipal, located approximately 1.5 miles to the north. The project is outside of the adopted noise contours as the airport runway runs in an east –west direction.
- f) **No Impact.** The proposed project area is not located within the vicinity of a private airstrip.

SIGNIFICANCE: Possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant:

NOISE MITIGATION MEASURES:

- N-1** *Noise Study.* If at the time a tenant is identified for the Project site, a tenant-specific noise study shall be required for any special noise generators or equipment which are not already included in this analysis: idling trucks, delivery truck activities, backup alarms, as well as loading and unloading of dry goods, parking lot vehicle movements, roof-top air conditioning units, and outdoor storage activities for finished products. [Mitigation Measure N-1] Prior to Final Occupancy/Planning
- N-2** *Noise Buffer Zone.* A 75-foot buffer zone shall be enforced at the Project site, as shown on the site plan, in which the following activities shall not be allowed within 75 feet of the eastern property line of the residential home in the northwestern portion of the Project site:
- Truck activity of any kind, including the pick-up or drop-off of finished products or storage materials, the use of back-up alarms, idling, and parking
 - Back-up alarms for any alternative transport methods used to store finished products or materials within the buffer zone.
- [Mitigation Measure N-2] – General Requirement/Planning
- N-3** *Equipment Maintenance.* All on-site operating equipment under the control of the building user that is used in outdoor areas (including but not limited to trucks, tractors, forklifts, and hostlers), shall be operated with properly functioning and well-maintained mufflers.
- [Mitigation Measure N-3] – General Requirement/Planning
- N-4** *Operational Signage.* The truck access gates and loading docks within the truck court on the Project site shall be posted with signs which state:
- Truck drivers shall turn off engines when not in use;
 - Diesel trucks servicing the Project shall not idle for more than five (5) minutes; and
 - Telephone numbers of the building facilities manager and the California Air Resources Board (CARB) to report violations.
- [Mitigation Measure N-4] – General Requirement/Planning
- N-5** *Temporary Noise Control Barrier.* Install minimum 10-foot high temporary construction noise barriers at the Project's western site boundaries adjacent to sensitive receivers on Opal Avenue for the duration of Project construction. Prior to issuance of Grading or Building permits, the applicant shall submit a Temporary Noise Control Plan that is subject to review and approval by County Planning and Building and Safety. The noise control barriers must have a solid face from top to bottom. The noise control barriers must meet the minimum height and shall be constructed as follows:
- The temporary noise barriers shall provide a minimum transmission loss of 20 dBA (Federal Highway Administration, Noise Barrier Design Handbook). The noise barrier shall be

constructed using an acoustical blanket (e.g. vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts;

- The noise barrier must be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired;
- The noise control barrier and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity.

[Mitigation Measure N-5] – Prior to Grading and/or building Permit/Planning

N-6 Construction Noise Measures. The developer shall comply with the following noise mitigation measures for the duration of Project construction. Prior to approval of grading and/or building permits, the applicant shall include the following noise reduction mitigation measures on all construction documents:

- The use of dozers shall be prohibited within 150 feet of the two nearby occupied sensitive residential homes on Opal Avenue.
- Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating Project construction activities shall only occur between the hours of 7:00 a.m. to 7:00 p.m.; with no activity on Sundays and Federal holidays (Section 83.01.080(g)(3) of the County of San Bernardino Development Code).
- During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site (i.e., to the center) during all Project construction.
- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 7:00 a.m. to 7:00 p.m.; with no activity on Sundays and Federal holidays). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise, consistent with County of San Bernardino General Plan Noise Element, Policy N 1.5.

[Mitigation Measure N-6] – Prior to Grading and/or Building Permit/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>
XIII. POPULATION AND HOUSING - Will 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant.** The proposed project is not expected to induce substantial population growth in the area, either directly or indirectly, because the project only proposes 131 lots. Growth induced by a project could be considered a significant impact if it directly or indirectly affects the ability of public agencies to provide services. Public services for this project would be provided by a number of public agencies, including the County of San Bernardino and the City of Redlands. No service provider has indicated inability to serve the project. Therefore, the population growth associated with the proposed project is less than significant. The project would not result in a substantial adverse effect related to substantial population growth in the area, and no mitigation measures are required.
- b) **No Impact.** The proposed project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere because the project site contains no existing housing that will be removed.
- c) **No Impact.** The proposed project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project site is currently not developed with any homes that will be demolished. No significant adverse impacts are anticipated and, therefore, no mitigation measures are required.

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

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

a) Will the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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

SUBSTANTIATION:

Due to the project site being located within an urbanized/developed area, a full range of urban public services is available to serve the project site.

a) **Less than Significant.** The proposed project would not 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, including fire and police protection, schools, parks or other public facilities. Construction 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.

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

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

SUBSTANTIATION:

- a) **Less than Significant.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, because the project will not generate any new residential units and the impacts to parks generated by the employees of this project will be minimal.
- b) **Less than Significant.** This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, because the type of project proposed will not result in an increased demand for recreational facilities.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVI. TRANSPORTATION/TRAFFIC – Will 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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:

The following analysis is based on the project Traffic Impact Analysis, dated May 26, 2017 prepared by Urban Crossroads.

- a) **Less than Significant.** The three roadways adjacent to the project site are fully improved to County standards. Two new driveways, providing direct access to Nice Avenue, will be constructed. No additional street improvements are proposed or required and no impacts to circulation or emergency vehicles is anticipated.

This project falls within the Regional Transportation Development Mitigation Fee Plan for the Redlands Subarea. The Plan fees shall be computed in accordance with the Plan fees in effect as of the date that the building plans are submitted and the building permit is applied for.

b) **Less than Significant with mitigation Incorporated.** For the purposes of this traffic study, potential impacts to traffic and circulation have been assessed for each of the following conditions:

- Existing traffic conditions (2017);
- Existing plus Project (E+P);
- Opening year Cumulative (2018) without Project;
- Opening year Cumulative (2018) with Project;
- Horizon Year (2040) without Project;
- Horizon Year (2040) with Project.

The proposed Project is anticipated to generate a net total of 1,150 passenger car equivalent (PCE) trips-ends per day with 162 PCE AM peak hour trips and 165 PCE PM peak hour trips. In comparison, the proposed Project is anticipated to generate a net total of 893 actual vehicle trip-ends per day with 127 AM peak hour trips and 129 PM peak hour trips.

The study area intersections are currently operating at an acceptable LOS during the peak hours under Existing (2017) traffic conditions, with the exception of Judson Street at Colton Avenue. The intersection analysis results indicate that the study area intersections are anticipated to continue to operate at acceptable LOS during the peak hours, with the exception of the intersection of Judson Street and Colton Avenue, consistent with Existing traffic conditions. The addition of Project traffic at the intersection of Judson Street at Colton Avenue is anticipated to result in a significant cumulative impact as it contributes to the existing deficiency.

The intersection of Dearborn Street at Colton Avenue is anticipated to operate at an unacceptable LOS during the peak hours under Opening Year Cumulative (2018) Without Project traffic conditions, in addition to those previously identified under Existing traffic conditions. The intersection analysis results indicate that the addition of Project traffic is not anticipated to result in any additional LOS deficiencies from those previously identified under Opening Year Cumulative (2018) Without Project traffic conditions. However, the addition of Project traffic at the intersections of Judson Street at Colton Avenue and Dearborn Street at Colton Avenue is anticipated to result in a significant cumulative impact at both locations.

The following additional study area intersections are anticipated to operate at an unacceptable LOS during the peak hours under Horizon Year (2040) Without Project conditions, in addition to those previously identified under Opening Year Cumulative (2018) Without Project traffic conditions:

- Wabash Avenue / Colton Avenue – LOS F AM and PM peak hours
- Opal Avenue / Mentone Boulevard (SR-38) – LOS F AM and PM peak hours

- Opal Avenue / Colton Avenue – LOS F AM peak hour only

The intersection analysis results indicate that the addition of Project traffic is not anticipated to result in any additional LOS deficiencies under Horizon Year (2040) With Project traffic conditions, in addition to those previously identified under Horizon Year (2040) Without Project traffic conditions. However, the addition of Project traffic at the intersections listed above is anticipated to result in a significant cumulative impact.

The total fair share contribution for this project is required based on the traffic report dated May 26, 2017 from Urban Crossroads. The fair share breakdown for these improvements is shown below. The total fair share contribution will be based on the fair share percentages listed above and the estimated construction costs at the time of application for a building permit and shall be paid to the Department of Public Works - Traffic Division. At the present time, the estimated cost is \$261,651.00. This amount will be adjusted to reflect actual construction costs incurred, if available, or will be adjusted to account for future construction costs using the Caltrans Construction Cost Index:

INTERSECTION	ESTIMATED COST	FAIR SHARE PERCENTAGE	ESTIMATED CONTRIBUTION
Judson at Colton (Redlands)			
Install traffic signal	\$ 600,000.00	7.743	\$ 46,460.00
Restripe EB lanes	\$ 50,000.00		\$ 3,872.00
Restripe WB lanes	\$ 50,000.00		\$ 3,872.00
Intersection Total	\$ 700,000.00		\$ 4,204.00
Dearborn at Colton (Redlands)			
Install traffic signal	\$ 600,000.00	12.777	\$ 76,662.00
Restripe EB lanes	\$ 50,000.00		\$ 6,388.00
Restripe WB lanes	\$ 50,000.00		\$ 6,388.00
Intersection Total	\$ 700,000.00		\$ 89,438.00
Opal at Mentone Blvd (County/Caltrans)			
Install traffic signal	\$ 600,000.00	4.733	\$ 28,399.00
Intersection Total	\$ 600,000.00		\$ 28,399.00
Opal at Colton (County)			
Install traffic signal	\$ 600,000.00	14.935	\$ 89,610.00
Intersection Total	\$ 600,000.00		\$ 89,610.00
TOTAL FAIR SHARE			\$261,651.00

- c) **No Impact.** The proposed project would not affect air traffic patterns. The project is not expected to 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, because there is no

anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed uses and no new air traffic facilities are proposed.

- d) **Less than Significant.** The project would not substantially increase hazards due to a design feature or incompatible uses because there are no incompatible uses proposed by the project that would impact surrounding land uses. Therefore, less than significant impacts related to roadway design features or incompatible uses would result from implementation of the project and no further analysis is warranted.
- e) **Less than Significant.** The proposed project would not result in inadequate emergency access to the project area. During project construction, public roads would remain open and available for use by emergency vehicles and other traffic. The proposed project would not result in any roadway closures in the vicinity of the project site. The project site includes three access paths and an additional emergency access path as approved by the County Fire Department. Less than significant impacts would result from implementation of the project and no further analysis is warranted.
- f) **Less than Significant.** The project would not conflict with adopted policies, plans, or programs regarding public transit and alternative or non-motorized transportation (e.g., transit amenities) because all alternative transportation improvements have been included in the project design or would be addressed through standard conditions of approval regarding pedestrian access improvements. Less than significant impacts would result from implementation of the project and no further analysis is warranted.

SIGNIFICANCE: Possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant:

TRANSPORTATION/TRAFFIC MITIGATION MEASURES:

T-1 Fair Share Contribution. *A fair share contribution for this project is required and will be based on the fair share percentages calculated in the Urban Crossroads traffic study dated May 26, 2017. The total fair share contribution shall be paid to the Department of Public Works - Traffic Division. At the present time, the total estimated fair share contribution is \$261,651. When an application for a building permit is filed, this amount will be adjusted to reflect actual construction costs incurred, if available, or will be adjusted to account for future construction costs using the Caltrans Construction Cost Index.*
[Mitigation Measure T-1] Prior to Building Permit or Occupancy/County Traffic

T-2 Regional Transportation Fee. *This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Redlands Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid by a cashier's check to the Land Use Services Department. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$5.38 per square foot for Industrial Use, which includes the 241,553 sq. ft. building per the site plan dated 08/17/2017.*

Therefore, the estimated Regional Transportation Fees for the Project is \$1,299,555.14. This fee includes existing structures onsite in accordance with the Regional Transportation Development Mitigation Plan, Section 9(A)(4), for abandoned or vacant buildings/structures. The current Regional Transportation Development Mitigation Plan can be found at the following website:
<http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>
[Mitigation Measure T-2] Prior to Building Permit or Occupancy/Land Development

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVII. TRIBAL CULTURAL RESOURCES				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

The proposed project is not located in a Cultural or Paleontological Resources Overlay area. The analysis in this section is based on the Cultural Resources Assessment, dated July 2014 and prepared by LSA & Associates.

- a) **Less than Significant with Mitigation Incorporation.** Assembly Bill (AB) 52 took effect on July 1, 2015. AB 52 requires a lead agency to make best efforts to avoid, preserve, and protect tribal cultural resources. The bill states that tribal cultural resources are:
1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either (i) included or determined to be eligible for inclusion in the California Register of Historical Resources; or included in a local register of historical resources;
 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in PRC Section 5024.1(c);
 3. A cultural landscape that meets one of the criteria of 1), above, and is geographically defined in terms of the size and scope of the landscape; and/or
 4. A historical resource described in PRC 21084.1, a unique archaeological resource described in PRC 21083.2(g), or a non-unique archaeological resource as defined in PRC 21083(h) if it conforms with the criteria of 1), above.

Prior to the release of the CEQA document for a project, AB 52 requires the lead agency to initiate consultation with a California Native American tribe that is traditionally and culturally

affiliated with the geographic area of the proposed project if: (1) the California Native American tribe requested the lead agency, in writing, to be informed by the lead agency through formal notification of proposed project in the geographic area that is traditionally and through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.

As the lead agency under CEQA, the County is responsible for and will be performing formal government-to-government consultation with Native American Tribes under California Assembly Bill 52. The County will conduct formal consultation, and any information obtained through those processes may be included in the EIR.

The project does have the potential to impact resources defined Public Resources Code section 21074. While there are no known resources identified in the area of disturbance, earth-moving activities such as grading, site clearing and perimeter wall construction do possess the potential to impact resources described above through inadvertent discovery. The proposed project area exists within Serrano ancestral territory and, therefore, is of interest to the San Manuel Band of Mission Indians (SMBMI). The project site lies directly within a portion of the Zanja, a listed site on the National Register of Historic Places, which was built by Serrano's and is of extremely high cultural sensitivity. The Zanja has been state-listed since 1932 and federally-listed since 1977.

With the participation of affected California Native Tribes, it has been determined that a significant impact can be avoided with onsite tribal monitoring during such earth-moving activities. The County of San Bernardino ("Lead Agency") will continue to conduct Government-to-Government consultation in accordance with, CEQA, AB52, and/or SB18 for the life of the Project, including the timely and comprehensive dissemination of all project-related information and documentation to the SMBMI. The following mitigation measures have been incorporated to reduce impacts to less than significant:

SIGNIFICANCE: Possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant:

TRIBAL CULTURAL RESOURCES MITIGATION MEASURES:

TCR-1 Archaeological and Tribal Monitoring. *Due to the heightened cultural sensitivity of the proposed project area, both an archaeological monitor that meets Secretary of Interior (SOI) qualifications for archaeology and Tribal monitors representing SMBMI shall be present for all ground-disturbing activities that occur within the proposed project APE (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation (benches, signage, boulders, walls, seat walls, fountains, etc.), and archaeological surveys, testing, and data recovery. A sufficient number of archaeological and Tribal monitors shall be present each*

work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

The Lead Agency shall inform the Project developer/applicant of its responsibility to provide compensation (hourly wages, per diem, mileage, lodging, etc.) for all archaeological and Tribal monitors and the services these individuals provide as part of the monitoring effort for the Project and the need for a Monitoring Plan to be developed prior to the issuance of permits.

Prior to the issuance of any ground disturbance-related permits (such as grading permits), the Lead Agency shall contact and coordinate with SMBMI to facilitate communications with the Project developer/applicant so that all Parties can develop a mutually-acceptable Archaeological and Tribal Monitoring Plan. This Plan shall be approved and adopted by the Lead Agency prior to the issuance of any ground disturbance-related permits. The Plan's implementation in the field shall be enforced by the Lead Agency for the life of the Project

[Mitigation Measure TCR-1] Prior to Grading or Land Disturbance/Planning

TCR-2 Discovery Protocol and Treatment. If an archaeological deposit or tribal cultural resource is discovered within the Project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. Representatives from SMBMI, the Archaeological Monitor, the Project applicant/developer, and the Lead Agency shall confer regarding treatment of the discovered resource(s). A treatment plan shall be prepared, reviewed and adopted by all Parties, and then implemented to protect the identified resources from damage and destruction. The treatment plan shall contain a research design to evaluate the resource for significance under both NHPA and CEQA criteria. This research design shall (1) acknowledge the necessity for additional, internal Tribal deliberations and culturally-appropriate treatments for all tribal cultural resources and (2) for archaeological resources, include fieldwork and sampling procedures appropriate to ascertain the boundaries, nature, and content of the resource in accordance with current, professional archaeological best practices, as agreed upon by SMBMI.

Should the resource be determined to be significant under either federal- or state-level criteria, avoidance and preservation in place shall be the preferred treatment. Should the resource not be a candidate for avoidance or preservation in place, a resource-specific mitigation plan shall be developed, reviewed by all Parties, and implemented. Should the mitigation plan include archaeological data recovery, a research design shall be developed that exhausts the research potential of the resource in accordance with current professional archaeology standards. Any mitigation plan that results in the removal of cultural resources (artifacts, ecofacts, features, etc.) from their original provenience shall also include a comprehensive discussion of resource processing, analysis, curation, and reporting protocols and obligations.

a) All mitigation, treatment, and data recovery plans shall be developed in consultation with SMBMI.

- b) *All fieldwork related to treatment, mitigation, and data recovery plans shall require monitoring by an SMBMI Tribal Monitor.*
- c) *All draft reports containing the significance and treatment findings and data recovery results shall be prepared by an SOI-qualified archaeologist hired by the applicant/developer and submitted to the Lead Agency and SMBMI for their review and comment.*
- d) *All final reports are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.*

[Mitigation Measure TCR-2] General Requirement/Planning

TCR-3 *Treatment and Disposition of Artifacts, Ecofacts, Cultural Deposits.* *SMBMI requests that culturally-appropriate and professionally proper procedures shall be followed with respect to all artifacts and remains affiliated with Native peoples—whether prehistoric, protohistoric, or historic.*

- a) *Any sacred/ceremonial objects or objects of cultural patrimony discovered within the project area are to be offered to the MLD of record for appropriate treatment and all claims of ownership to such materials waived by the applicant/developer/landowner.*
- b) *SMBMI requests that all other artifacts be permitted to be either (1) left in situ should avoidance or protection in place be guaranteed or (2) reburied, on site, in a location that will be protected from future disturbance. A fully executed reburial agreement shall be developed with SMBMI. This agreement shall include measures and provisions to protect the future reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, deed riders, etc.). Reburial shall not occur until all ground-disturbing activities associated with the Project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and SMBMI.*
- c) *Should it occur that avoidance, preservation in place, or on-site reburial are not an option for some artifacts, SMBMI requests that the landowner relinquish all ownership and rights to this material and consult with the Tribes to identify an American Association of Museums (AAM)-accredited facility within San Bernardino County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.*
- d) *Where appropriate and agreed upon in advance by SMBMI, the SOI-qualified archaeologist hired by the applicant/developer may conduct analyses of certain artifact classes (including, but not limited to, shell, non-human bone, ceramic, stone) if required by CEQA, the Project's mitigation measures, and/or conditions of approval for the Project. Upon completion of authorized and mandatory analyses, the applicant/developer shall provide said artifacts to SMBMI for reburial on site or to the aforementioned, identified curation facility within sixty (60) days from the completion of*

analyses and not to exceed one hundred and twenty (120) days after the initial recovery of the items from the field.
[Mitigation Measure TCR-3] General Requirement/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>
XVIII. UTILITIES AND SERVICE SYSTEMS - Will 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.** Wastewater sewer service for the project would be provided by the City of Redlands. Sewage would be conveyed in public sewer lines in the public street rights-of-way on the project site to the existing sewer lines. As such, the proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Santa Ana Region, as determined by County Public Health – Environmental Health Services. The project would comply with all regulation and requirements established by the Regional Water Quality Control Board.
- b) **Less than Significant.** The proposed project would not require or result in a need for new water or wastewater treatment facilities or expansion of existing facilities. There is sufficient capacity in the existing system for the proposed use. The proposed project would be served by existing sewer and water lines in proximity to the project, provided by the City of Redlands.

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- c) **Less than Significant.** A Final WQMP is required prior to issuance of a grading permit, which would ensure that the project design complies with regulations and requirements associated with hydrology and water quality. The project is not expected to significantly alter drainage patterns off-site and no expansion or new storm drain facilities beyond what is already planned for area-wide drainage would be required. No further analysis is warranted.
 - d) **Less than Significant.** Sufficient water supplies are available to serve the project from existing entitlements and resources. Due to the relatively small scale project in comparison to the City of Redlands's current service area, the City has adequate capacity to accommodate the project and the impact of the project on water supplies would be less than significant.
 - e) **Less than Significant.** The proposed project would not require or result in the construction of new wastewater treatment facilities or the expansion of existing wastewater treatment facilities. The City of Redlands has adequate capacity to serve the projected wastewater treatment demand for the project, in addition to the provider's existing commitments. Accordingly, no impacts are anticipated from implementation of the proposed project.
 - f) **Less than Significant.** The County of San Bernardino Solid Waste Management Division (SWMD) is responsible for the operation and management of the County of San Bernardino's solid waste disposal system which consists of five regional landfills and nine transfer stations. According to the 2007 San Bernardino Countywide Integrated Waste Management Plan, the County of San Bernardino continues to have disposal capacity available for solid waste generated, but not diverted, in excess of 15 years as required under Public Resources Code Section 41701. The systemwide characteristics indicate that the County has an estimated site-life capacity of 38 years; however, the projected site life is calculated at 26 years of refuse capacity. Existing landfills serving the project area are the Mid-Valley Landfill in Rialto and San Timoteo Landfill in Redlands. The Mid-Valley Landfill has a maximum permitted capacity of 20,400,000 cubic yards and 7,500.00 tons per day of throughput with approximately 13,605,488 cubic yards of remaining capacity. The San Timoteo Landfill has a maximum permitted capacity of 101,300,000 cubic yards and 2,000.00 tons per day of throughput with approximately 67,520,000 cubic yards of remaining capacity. Due to the relatively small amount of waste generated by the project compared with the capacity in the system the project would result in less than significant impacts
 - g) **Less than Significant.** The proposed project would comply with all federal, state, and local statutes and regulation related to solid waste. The project would consist of short-term construction activities (with short-term waste generation limited to minor quantities of construction debris). Solid waste produced during the construction phase of this project would be disposed of in accordance with all applicable regulations, including the County construction and demolition debris reduction ordinance.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

a) **Less than Significant.** The project would not significantly degrade the overall quality of the region’s environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or 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. No potential impact on rare or endangered species or other species of plants or animals or habitat identified by the California Natural Diversity Database (CNDDDB) has been identified in the analysis of the proposed project, based on the disturbed condition of the project site. There are no identified historic or prehistoric resources identified on this site.

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

The project would not have impacts that are individually limited, but cumulatively considerable. Special studies prepared to analyze impacts of the proposed project consider and evaluate existing and planned conditions of the surrounding area and the region. Existing and planned

infrastructure in the surrounding area has been planned to accommodate planned build out of the area, including the project site with the planned uses.

- c) **Less than Significant.** The design of the project, with application of County policies, standards, and design guidelines ensure that there would be no substantial adverse effects on human beings, either directly or indirectly. Impacts of the proposed project would be less than significant.

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

XX. MITIGATION MEASURES:

(Any mitigation measures which are not “self-monitoring” will have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval. Condition compliance will be verified by existing procedure [CCRF].)

AIR QUALITY MITIGATION MEASURES:

AQ-1 AQ/Operational Mitigation. The “developer” shall implement the following air quality mitigation measures, during operation of the approved land use: All on-site equipment and vehicles (off-road/ on-road), shall comply with the following:

- a) County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)]
- b) Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.
- c) All engines shall not idle more than five minutes in any one-hour period on the project site. This includes all equipment and vehicles.
- d) Engines shall be maintained in good working order to reduce emissions. Ultra low-sulfur diesel fuel shall be utilized.
- e) Electric, CNG and gasoline-powered equipment shall be substituted for diesel-powered equipment, where feasible.
- f) On-site electrical power connections shall be made available, where feasible.
- g) All transportation refrigeration units (TRU's) shall be provided electric connections, when parked on-site.
- h) The loading docks shall be posted with signs providing the telephone numbers of the building facilities manager and the California Air Resources Board to report violations.

[Mitigation Measure AQ-1] General Requirements/Planning

AQ-2 AQ-Dust Control Plan. The “developer” shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:

- a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.

- b) *During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.*
- c) *Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.*
- d) *Storm water control systems shall be installed to prevent off-site mud deposition.*
- e) *All trucks hauling dirt away from the site shall be covered.*
- f) *Construction vehicle tires shall be washed, prior to leaving the project site.*
- g) *Rumble plates shall be installed at construction exits from dirt driveways.*
- h) *Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.*
- i) *Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.*

[Mitigation Measure AQ-2] Prior to Grading Permit/Planning

AQ-3 *AQ - Construction Mitigation.* *The “developer” shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:*

- a) *Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.*
- b) *Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.*
- c) *Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.*
- d) *All gasoline-powered equipment shall have catalytic converters.*
- e) *Provide onsite electrical power to encourage use of electric tools.*
- f) *Minimize concurrent use of equipment through equipment phasing.*
- g) *Provide traffic control during construction to reduce wait times.*
- h) *Provide on-site food service for construction workers to reduce offsite trips.*
- i) *Implement the County approved Dust Control Plan (DCP)*
- j) *Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside Counties).*

[Mitigation Measure AQ-3] Prior to Grading Permit/Planning

AQ-4 *AQ - Coating Restriction Plan.* *The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts*

a condition that the contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of County Building and Safety:

- a) Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.
- b) Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
- c) High-Volume, Low Pressure (HVLV) spray guns shall be used to apply coatings.
- d) Precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings shall be used, if practical.
- e) Comply with SCAQMD Rule 1113 on the use or architectural coatings.

[Mitigation Measure AQ-4] Prior to Building Permit/Planning

AQ-5 AQ – Installation. The developer will submit for review and obtain approval from County Planning evidence that all air quality mitigation measures have been installed properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety.

[Mitigation Measure AQ-5] Prior to Occupancy/Planning

BIOLOGICAL RESOURCES MITIGATION MEASURES:

BIO-1 Nesting Bird Mitigation – Pre-Construction Surveys. Removal of vegetation shall be conducted outside of the nesting season for migratory birds to avoid direct impacts. The migratory bird nesting season is between February 1 and September 15. Within 3 days prior to vegetation clearing or ground disturbance associated with construction or grading that would occur during the nesting/breeding season (February 1 through September 15), the Applicant shall retain a qualified biologist to determine if active nests of species protected by the Migratory Bird Treaty Act or the California Fish and Game Code are present within or adjacent to the disturbance zone or within 100 feet (300 feet for raptors) of the disturbance zone. The surveys will be conducted no more than three days prior to initiation of disturbance work within active project areas. If ground disturbance activities are delayed, then additional pre-disturbance surveys will be conducted such that no more than three days will have elapsed between the survey and ground disturbance activities. If ground disturbance will be phased across the project site, pre-disturbance surveys may also be phased to conform to the development schedule.

If active nests are found, clearing and construction within 200 feet of the nest (or a lesser distance if approved by the U.S. Fish & Wildlife Service) will be postponed or halted, until the nest is vacated and juveniles have fledged, as determined by the biologist. Avoidance buffers will be established in the field with highly visible construction fencing or flagging, and construction personnel will be instructed on the sensitivity of nest areas. A qualified biologist will serve as a construction monitor during those periods when construction activities will occur near active nests to ensure that no inadvertent impacts on these nests occur.

The results of pre-construction nesting bird surveys, including graphics showing the locations of any nests detected, and documentation of any avoidance measures taken, will be submitted

to the County of San Bernardino and the California Department of Fish & Wildlife within 14 days of completion of the pre-construction surveys or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds. [Mitigation Measure BIO-1] Prior to Land Disturbance or Grading Permit/Planning

BIO-2 Burrowing Owl Mitigation – Pre-Construction Surveys. Within 30 days prior to ground disturbance, the Applicant shall retain a qualified biologist to conduct burrowing owl surveys within the area to be disturbed. The survey will be performed by walking parallel transects spaced no more than 20 meters apart, and will be focused on detecting burrows that are occupied, or are suitable for occupation, by the burrowing owl. The results of the surveys, including graphics showing the locations of any active burrows detected and any avoidance measures required, will be submitted to the County of San Bernardino and the California Department of Fish & Wildlife (CDFW) within 14 days following completion of the surveys. If active burrows are detected, the following take avoidance measures will be implemented:

- a) If burrowing owls are observed using burrows on-site during the non-breeding season (September through January, unless determined otherwise by a qualified biologist based on field observations in the region), occupied burrows will be left undisturbed, and no construction activity will take place within 300 feet of the burrow where feasible (see below).
- b) If avoiding disturbance of owls and owl burrows on-site is infeasible, owls will be excluded from all active burrows through the use of exclusion devices placed in occupied burrows in accordance with protocols established in CDFW's Staff Report on Burrowing Owl Mitigation (2012). Specifically, exclusion devices, utilizing one-way doors, will be installed in the entrance of all active burrows. The devices will be left in the burrows for at least 48 hours to ensure that all owls have been excluded from the burrows. Each of the burrows will then be excavated by hand and/or mechanically and refilled to prevent reoccupation. Exclusion will continue until the owls have been successfully excluded from the disturbance area, as determined by a qualified biologist.
- c) Any active burrowing owl burrows detected on-site during the breeding season (February through August, unless determined otherwise by a qualified biologist based on field observations in the region), will not be disturbed. Construction activities will not be conducted within 300 feet of an active on-site burrow at this season.

[Mitigation Measure BIO-2] Prior to Land Disturbance or Grading Permit/Planning

BIO-3 Burrowing Owl Mitigation – Management Plan. If burrowing owl are determined to occupy the project site, prior to issuance of a grading permit, a habitat management plan for the burrowing owl will be developed. The plan will include provisions for protecting foraging habitat and replacing any active burrows from which owls may be passively evicted as allowed by Mitigation Measure BIO-1. The Burrowing Owl Management Plan will be submitted to the County of San Bernardino and the California Department of Fish and Wildlife for review and approval prior to issuance of a grading permit for the Project. At a minimum, the plan will include the following elements:

- a) If occupied burrows are to be removed, the plan will contain schematic diagrams of artificial burrow designs and a map of potential artificial burrow locations that would compensate for the burrows removed.

- b) *All active on-site burrows excavated as described in Mitigation Measure BIO-1 will be replaced with suitable natural or artificial burrows within the preservation areas approved by the County of San Bernardino.*
- c) *Measures prohibiting the use of rodenticides during the construction process if any active on-site burrows are identified.*
- d) *The plan will ensure that adequate suitable burrowing owl foraging habitat is provided in proximity to natural or artificial burrows within off-site mitigation areas.*

[Mitigation Measure BIO-3] – Prior to Land Disturbance or Grading Permit/Planning

BIO-4 *Coast Horned Lizard and Black-tailed Jack Rabbit Mitigation – Management Plan.* *A biological monitor shall be present during ground disturbing activities to avoid direct impacts to coast horned lizard and black-tailed jack rabbit.*

[Mitigation Measure BIO-4] – Prior to Land Disturbance or Grading Permit/Planning

NOISE MITIGATION MEASURES:

N-1 *Noise Study.* *If at the time a tenant is identified for the Project site, a tenant-specific noise study shall be required for any special noise generators or equipment which are not already included in this analysis: idling trucks, delivery truck activities, backup alarms, as well as loading and unloading of dry goods, parking lot vehicle movements, roof-top air conditioning units, and outdoor storage activities for finished products. [Mitigation Measure N-1] Prior to Final Occupancy/Planning*

N-2 *Noise Buffer Zone.* *A 75-foot buffer zone shall be enforced at the Project site, as shown on the site plan, in which the following activities shall not be allowed within 75 feet of the eastern property line of the residential home in the northwestern portion of the Project site:*

- *Truck activity of any kind, including the pick-up or drop-off of finished products or storage materials, the use of back-up alarms, idling, and parking*
- *Back-up alarms for any alternative transport methods used to store finished products or materials within the buffer zone.*

[Mitigation Measure N-2] – General Requirement/Planning

N-3 *Equipment Maintenance.* *All on-site operating equipment under the control of the building user that is used in outdoor areas (including but not limited to trucks, tractors, forklifts, and hostlers), shall be operated with properly functioning and well-maintained mufflers.*

[Mitigation Measure N-3] – General Requirement/Planning

N-4 *Operational Signage.* *The truck access gates and loading docks within the truck court on the Project site shall be posted with signs which state:*

- *Truck drivers shall turn off engines when not in use;*
- *Diesel trucks servicing the Project shall not idle for more than five (5) minutes; and*
- *Telephone numbers of the building facilities manager and the California Air Resources Board (CARB) to report violations.*

[Mitigation Measure N-4] – General Requirement/Planning

N-5 Temporary Noise Control Barrier. Install minimum 10-foot high temporary construction noise barriers at the Project's western site boundaries adjacent to sensitive receivers on Opal Avenue for the duration of Project construction. Prior to issuance of Grading or Building permits, the applicant shall submit a Temporary Noise Control Plan that is subject to review and approval by County Planning and Building and Safety. The noise control barriers must have a solid face from top to bottom. The noise control barriers must meet the minimum height and shall be constructed as follows:

- The temporary noise barriers shall provide a minimum transmission loss of 20 dBA (Federal Highway Administration, Noise Barrier Design Handbook). The noise barrier shall be constructed using an acoustical blanket (e.g. vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts;
- The noise barrier must be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired;
- The noise control barrier and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity.

[Mitigation Measure N-5] – Prior to Grading and/or building Permit/Planning

N-6 Construction Noise Measures. The developer shall comply with the following noise mitigation measures for the duration of Project construction. Prior to approval of grading and/or building permits, the applicant shall include the following noise reduction mitigation measures on all construction documents:

- The use of dozers shall be prohibited within 150 feet of the two nearby occupied sensitive residential homes on Opal Avenue.
- Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating Project construction activities shall only occur between the hours of 7:00 a.m. to 7:00 p.m.; with no activity on Sundays and Federal holidays (Section 83.01.080(g)(3) of the County of San Bernardino Development Code).
- During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site (i.e., to the center) during all Project construction.
- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 7:00 a.m. to 7:00 p.m.; with no activity on Sundays and Federal holidays). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise, consistent with County of San Bernardino General Plan Noise Element, Policy N 1.5.

[Mitigation Measure N-6] – Prior to Grading and/or Building Permit/Planning

TRANSPORTATION/TRAFFIC MITIGATION MEASURES:

T-1 Fair Share Contribution. A fair share contribution for this project is required and will be based on the fair share percentages calculated in the Urban Crossroads traffic study dated May 26, 2017. The total fair share contribution shall be paid to the Department of Public Works - Traffic Division. At the present time, the total estimated fair share contribution is \$261,651. When an application for a building permit is filed, this amount will be adjusted to reflect actual construction costs incurred, if available, or will be adjusted to account for future construction costs using the Caltrans Construction Cost Index. [Mitigation Measure T-1] Prior to Building Permit or Occupancy/County Traffic

T-2 Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Redlands Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid by a cashier's check to the Land Use Services Department. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$5.38 per square foot for Industrial Use, which includes the 241,553 sq. ft. building per the site plan dated 08/17/2017.

Therefore, the estimated Regional Transportation Fees for the Project is \$1,299,555.14. This fee includes existing structures onsite in accordance with the Regional Transportation Development Mitigation Plan, Section 9(A)(4), for abandoned or vacant buildings/structures. The current Regional Transportation Development Mitigation Plan can be found at the following website:

<http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>

[Mitigation Measure T-2] Prior to Building Permit or Occupancy/Land Development

TRIBAL CULTURAL RESOURCES MITIGATION MEASURES:

TCR-1 Archaeological and Tribal Monitoring. Due to the heightened cultural sensitivity of the proposed project area, both an archaeological monitor that meets Secretary of Interior (SOI) qualifications for archaeology and Tribal monitors representing SMBMI shall be present for all ground-disturbing activities that occur within the proposed project APE (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation (benches, signage, boulders, walls, seat walls, fountains, etc.), and archaeological surveys, testing, and data recovery. A sufficient number of archaeological and Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

The Lead Agency shall inform the Project developer/applicant of its responsibility to provide compensation (hourly wages, per diem, mileage, lodging, etc.) for all archaeological and Tribal monitors and the services these individuals provide as part of the monitoring effort for

the Project and the need for a Monitoring Plan to be developed prior to the issuance of permits.

Prior to the issuance of any ground disturbance-related permits (such as grading permits), the Lead Agency shall contact and coordinate with SMBMI to facilitate communications with the Project developer/applicant so that all Parties can develop a mutually-acceptable Archaeological and Tribal Monitoring Plan. This Plan shall be approved and adopted by the Lead Agency prior to the issuance of any ground disturbance-related permits. The Plan's implementation in the field shall be enforced by the Lead Agency for the life of the Project.
[Mitigation Measure TCR-1] Prior to Grading or Land Disturbance/Planning

TCR-2 Discovery Protocol and Treatment. If an archaeological deposit or tribal cultural resource is discovered within the Project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. Representatives from SMBMI, the Archaeological Monitor, the Project applicant/developer, and the Lead Agency shall confer regarding treatment of the discovered resource(s). A treatment plan shall be prepared, reviewed and adopted by all Parties, and then implemented to protect the identified resources from damage and destruction. The treatment plan shall contain a research design to evaluate the resource for significance under both NHPA and CEQA criteria. This research design shall (1) acknowledge the necessity for additional, internal Tribal deliberations and culturally-appropriate treatments for all tribal cultural resources and (2) for archaeological resources, include fieldwork and sampling procedures appropriate to ascertain the boundaries, nature, and content of the resource in accordance with current, professional archaeological best practices, as agreed upon by SMBMI.

Should the resource be determined to be significant under either federal- or state-level criteria, avoidance and preservation in place shall be the preferred treatment. Should the resource not be a candidate for avoidance or preservation in place, a resource-specific mitigation plan shall be developed, reviewed by all Parties, and implemented. Should the mitigation plan include archaeological data recovery, a research design shall be developed that exhausts the research potential of the resource in accordance with current professional archaeology standards. Any mitigation plan that results in the removal of cultural resources (artifacts, ecofacts, features, etc.) from their original provenience shall also include a comprehensive discussion of resource processing, analysis, curation, and reporting protocols and obligations.

- a) All mitigation, treatment, and data recovery plans shall be developed in consultation with SMBMI.
- b) All fieldwork related to treatment, mitigation, and data recovery plans shall require monitoring by an SMBMI Tribal Monitor.
- c) All draft reports containing the significance and treatment findings and data recovery results shall be prepared by an SOI-qualified archaeologist hired by the applicant/developer and submitted to the Lead Agency and SMBMI for their review and comment.

- d) *All final reports are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.*

[Mitigation Measure TCR-2] General Requirement/Planning

TCR-3 *Treatment and Disposition of Artifacts, Ecofacts, Cultural Deposits.* *SMBMI requests that culturally-appropriate and professionally proper procedures shall be followed with respect to all artifacts and remains affiliated with Native peoples—whether prehistoric, protohistoric, or historic.*

- a) *Any sacred/ceremonial objects or objects of cultural patrimony discovered within the project area are to be offered to the MLD of record for appropriate treatment and all claims of ownership to such materials waived by the applicant/developer/landowner.*
- b) *SMBMI requests that all other artifacts be permitted to be either (1) left in situ should avoidance or protection in place be guaranteed or (2) reburied, on site, in a location that will be protected from future disturbance. A fully executed reburial agreement shall be developed with SMBMI. This agreement shall include measures and provisions to protect the future reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, deed riders, etc.). Reburial shall not occur until all ground-disturbing activities associated with the Project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and SMBMI.*
- c) *Should it occur that avoidance, preservation in place, or on-site reburial are not an option for some artifacts, SMBMI requests that the landowner relinquish all ownership and rights to this material and consult with the Tribes to identify an American Association of Museums (AAM)-accredited facility within San Bernardino County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.*
- d) *Where appropriate and agreed upon in advance by SMBMI, the SOI-qualified archaeologist hired by the applicant/developer may conduct analyses of certain artifact classes (including, but not limited to, shell, non-human bone, ceramic, stone) if required by CEQA, the Project's mitigation measures, and/or conditions of approval for the Project. Upon completion of authorized and mandatory analyses, the applicant/developer shall provide said artifacts to SMBMI for reburial on site or to the aforementioned, identified curation facility within sixty (60) days from the completion of analyses and not to exceed one hundred and twenty (120) days after the initial recovery of the items from the field.*

[Mitigation Measure TCR-3] General Requirement/Planning

GENERAL REFERENCES

California Department of Resources Recycling and Recovery (CalRecycle) website. Accessed January 27, 2014. <http://www.calrecycle.ca.gov/>

CEQA Guidelines, Appendix G.

The Community Foundation. County of San Bernardino 2012 Community Indicators Report. Available at: http://www.sbcounty.gov/uploads/cao/feature/content/2012_cir_sb.pdf

County of San Bernardino. (2007, March 13). *County of San Bernardino 2007 Development Code*. Amended July 25, 2013. Available at <http://cms.sbcounty.gov/lus/Planning/DevelopmentCode.aspx>

County of San Bernardino. (2007, March 13). *County of San Bernardino 2007 General Plan*. Amended July 18, 2013. http://www.co.san-bernardino.ca.us/landuseservices/general_plan/Default.asp.

County of San Bernardino Geologic Hazards Overlays Map FH30C (Redlands).

County of San Bernardino Hazard Overlay Map FH30C (Redlands).

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998.

County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995.

County of San Bernardino, Greenhouse Gas Emissions Reduction Plan, January 6, 2012.

County of San Bernardino, *San Bernardino County Storm Water Program, Model Water Quality Management Plan Guidance*.

County of San Bernardino Road Planning and Design Standards.

Environmental Impact Report, San Bernardino County General Plan, 2007.

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map.

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993.

U.S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey. Available at <http://websoilsurvey.nrcs.usda.gov/>.

PROJECT SPECIFIC STUDIES

AIR QUALITY STUDY

Air Quality Impact Analysis for 800 Opal, LLC, prepared by Urban Crossroads, May 31, 2017.

GREENHOUSE GAS ANALYSIS

Greenhouse Gas Analysis for 800 Opal, LLC, prepared by Urban Crossroads, May 31, 2017.

HEALTH RISK ASSESSMENT

Mobile Source Diesel Health Risk Assessment for 800 Opal, LLC, prepared by Urban Crossroads, May 31, 2017.

BIOLOGICAL RESOURCES STUDY

Biological Resources Study for 800 Opal, LLC, Mentone, unincorporated San Bernardino County, California,” prepared by Hernandez Environmental Services, June 2017.

BIOLOGICAL RESOURCES STUDY

Focused Burrowing Owl Survey Report for 800 Opal, LLC, Mentone, unincorporated San Bernardino County, California,” prepared by Hernandez Environmental Services, September 6, 2017.

CULTURAL STUDY

Cultural Resources Assessment for 800 Opal, LLC, Mentone, unincorporated San Bernardino County, California,” prepared by LSA, July, 2014.

DRAINAGE STUDY

GEOLOGY/SOILS STUDY

Report of Limited Geotechnical Study and Infiltration Testing for 800 Opal, LLC, Mentone Area of San Bernardino County, California, prepared by Hilltop Geotechnical, Inc., June 6, 2017.

NOISE STUDY

Noise Impact Analysis County of San Bernardino, California,” prepared by Urban Crossroads, Inc., May 31, 2017.

WATER QUALITY MANAGEMENT PLAN

FISCAL IMPACT ANALYSIS

Fiscal Impact analysis for 800 Opal, LLC, Mentone, prepared by The Natelson Dale Group, Inc., May 31, 2017.

EXHIBIT D

Caltrans Correspondence

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING (MS 725)
464 WEST 4th STREET, 6thFLOOR
SAN BERNARDINO, CA 92401-1400
PHONE (909) 388-7017
FAX (909) 383-5936
TTY 711
www.dot.ca.gov/dist8

FISCAL ADMIN

2017 DEC -1 AM 8:55



*Making Conservation
a California Way of Life.*

November 27, 2017

File: 08-SBd-38-PM 3.427

Chris Warrick
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

Subject: Manufacturing & Warehouse @ Nice & Opal Avenues – Mitigated Negative Declaration

Dear Mr. Warrick:

Thank you for providing the California Department of Transportation (Caltrans) the opportunity to review and comment on the Mitigated Negative Declaration for the Manufacturing & Warehouse @ Nice & Opal Avenues (Project), located north of Nice Avenue, west of Opal Avenue and south of Colton Avenue, in the City of Redlands' Sphere of Influence Area. The project proposes to operate an existing 205,953 square foot manufacturing and warehouse building.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act, it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of San Bernardino, due to the project's potential impact to the State facilities, it is also subject to the policies and regulations that govern the SHS. We offer the following comments:

- 1) **Submit two hard copies and one electronic file of all Traffic Impact Analysis (TIA) documents for review.** All State facilities within 5-mile radius of the Project should be analyzed in the TIA. The data used in the TIA should not be more than 2 years old, and shall be based on the Southern California Association of Governments 2012 or 2016 Regional Transportation Plan Model. Use the Highway Capacity Manual 6 methodology for all traffic analyses. (See *Caltrans Guide for the Preparation of Traffic Impact Studies* at http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)
- 2) Provide truck-turning templates for all movements at State Route (SR) 38/Mentone Blvd intersections.

Mr. Warrick
November 27, 2017
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- 3) The Project traffic will result in a significant cumulative impact as it contributes to the existing deficiency. For this reason, we recommend the installation of traffic signal where traffic signal warrants are met at Opal Avenue/Mentone Blvd intersection, as recommended mitigation improvements in the analysis, prior to the completion of the project. This could be paid for by things like fair share fees previously collected, the developer's fair share and reimbursement to the developer paid for by future development. If no signal is provided, we recommend denial of the project with a finding that service is not available at this time.
- 4) Caltrans is committed to providing a safe transportation system for all users. We encourage the City to embark a safe, sustainable, integrated and efficient transportation system and complete street to enhance California's economy and livability. A pedestrian/bike-friendly environment served by multimodal transportation would reduce traffic congestion prevalent in the surrounding areas. (See *Complete Street Implementation Action Plan 2.0* at http://www.dot.ca.gov/hq/tpp/offices/ocp/docs/CSIAP2_rpt.pdf).

These recommendations are preliminary and summarize our review of materials provided for our evaluation. If this project is later modified in any way, please forward copies of revised plans as necessary so that we may evaluate all proposed changes for potential impacts to the SHS. If you have any questions regarding this letter, please contact Jacob Mathew (909) 806-3928 or myself at (909) 383-4557.

Sincerely,



MARK ROBERTS
Office Chief, AICP
Intergovernmental Review, Community and Regional Planning