



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: March 23, 2017

AGENDA ITEM # 4

Project Description:

APNs: 0230-091-02, 03
Applicant: Gregg Lord
Community: Fontana/2nd Supervisorial District
Location: South side of Arrow Route, approximately 320 feet east of Mulberry Avenue.
Project No.: P201600413
Staff: Reuben J. Arceo, Contract Planner
App Rep.: Gregg Lord
Proposal: A) General Plan Amendment from Multiple Residential (RM) to Community Industrial (IC) on 2.1 acres
 B) Conditional Use Permit to construct an 18,100 square foot industrial building on 2.1 acres.



Newspaper Publication Date: March 12, 2017

Report Prepared By: Reuben J. Arceo

SITE INFORMATION

Parcel Size: 2.1 Acres
 Terrain: Relatively flat with gentle slopes
 Vegetation: Sparse vegetation

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
Site	Vacant Property	Multiple Residential (RM)
North	Single Family Residence	Multiple Residential (RM)
South	Industrial Development	Community Industrial (IC)
East	Single Family Residence	Multiple Residential (RM)
West	Apartment Complex	Multiple Residential (RM)

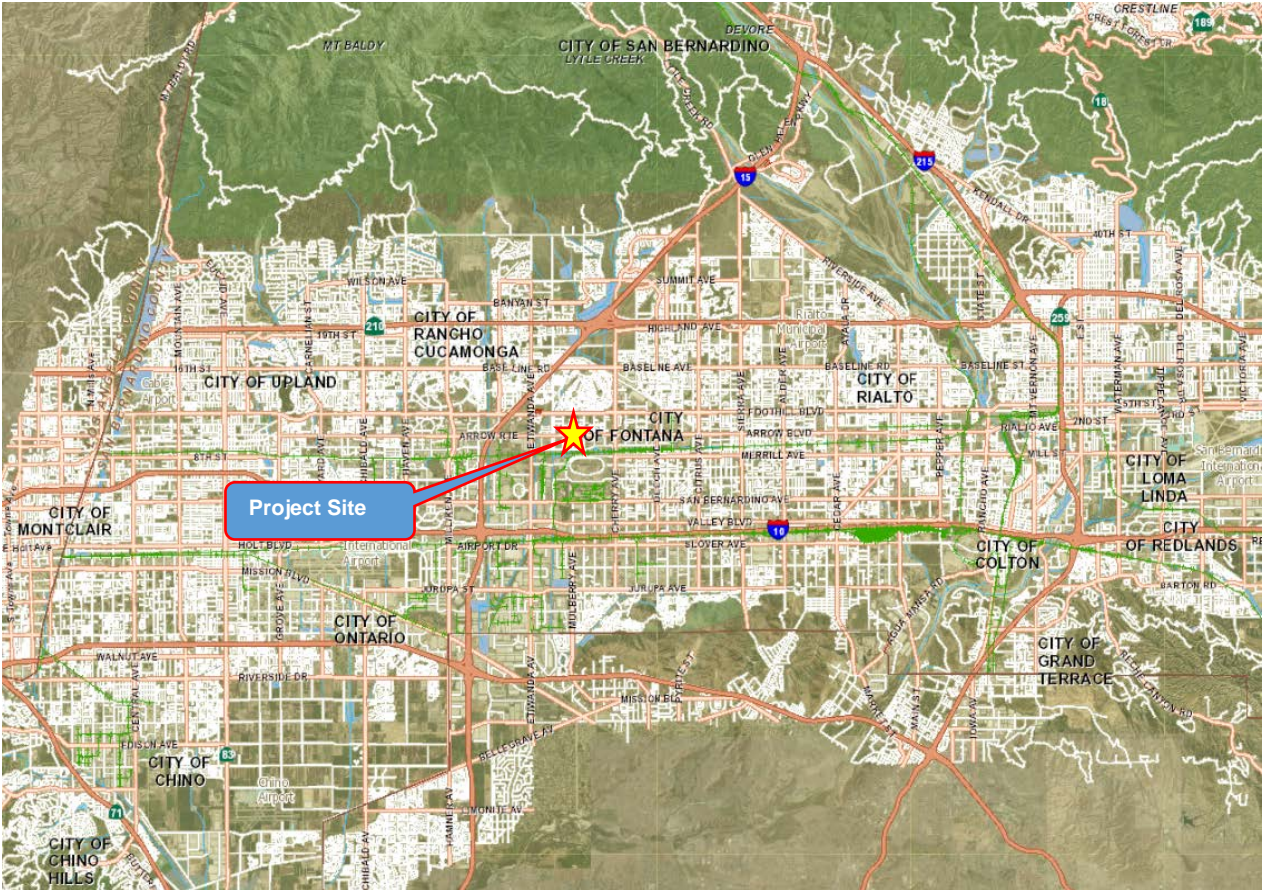
	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	City of Fontana	None
Water Service:	Fontana Water Company	Presently Served
Sewer Service:	Private on-site septic system	EHS Approval Required

STAFF RECOMMENDATION: That the Planning Commission **RECOMMEND** that the Board of Supervisors **APPROVE** the General Plan Amendment and Conditional Use Permit based on the proposed findings and subject to the proposed .

In accordance with Section 86.05.010 of the Development Code, the Planning Commission will forward a recommendation for final action by the Board of Supervisors. Therefore, this action of the Planning Commission is not appealable.

REGIONAL MAP

Project Site

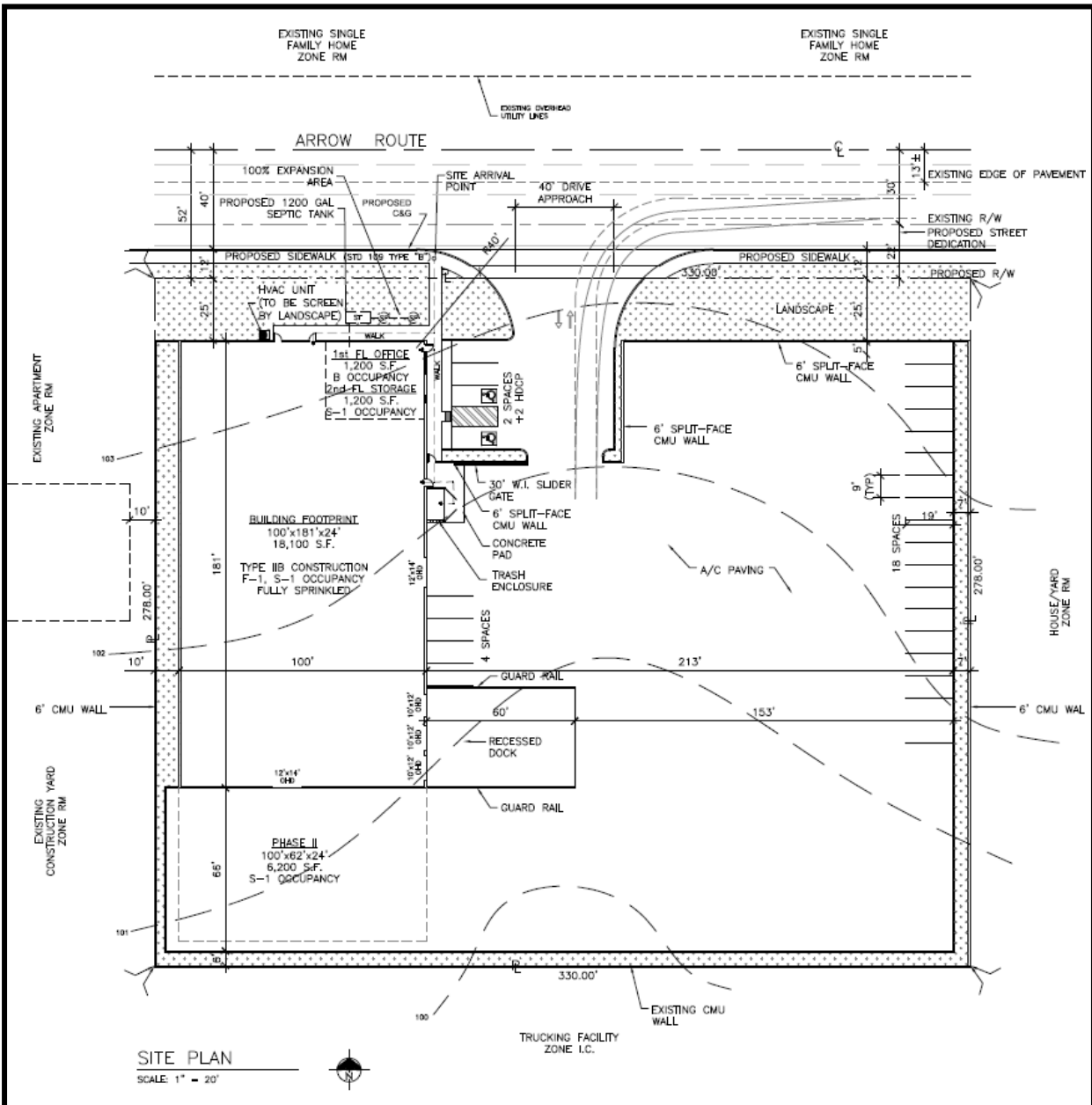


OFFICIAL LAND USE DISTRICT MAP

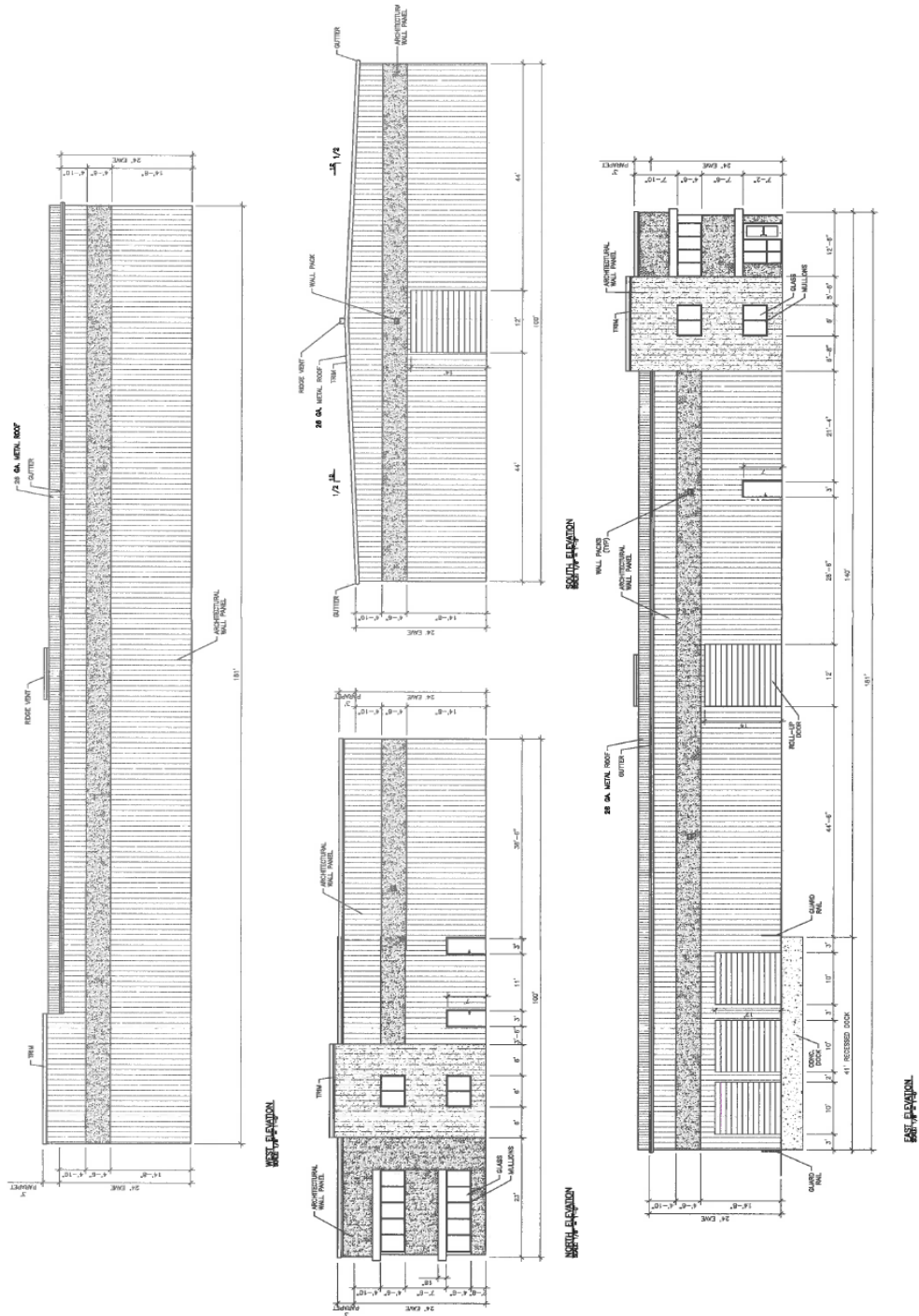
LUS GIS Viewer showing the Project Site zoned
Multiple Residential (RM)



DISPLAY 1
Site Plan
Proposed Industrial Development



DISPLAY 2
 Project Elevations



DISPLAY 3
Site Photos



Project Site
South View



Project Site
Southeast View



BACKGROUND:

Project: The Applicant is requesting approval of a General Plan Land Use District Amendment (GPA) from Multiple Residential (RM) to Community Industrial (IC) on a 2.1 acre vacant parcel. The applicant has also submitted a Conditional Use Permit (CUP) to construct an 18,100 square foot industrial building. The General Plan Land Use District Amendment and Conditional Use Permit are collectively herein referred to as the “Project.”

Location: The 2.1 acre property is located in the unincorporated area of Fontana. The site is situated on the south side of Arrow Route, approximately 320 feet east of Mulberry Avenue.

Environmental Setting: The site is vacant and consists of compacted soil with minimal or very sparse vegetation as shown in the Photos in Display 3. Given the vacant and undeveloped status of the site, no significant disturbance has occurred with the exception of human encroachment on the property. The site is relatively flat with a gentle slope of less than 1%. Access to the site is off Arrow Route which is a paved 2-lane roadway with a painted median. Curb and gutter, including sidewalk are interspersed along Arrow Route. The site is situated between a single family residential unit to the east and apartment complex to the west. Industrial development is situated south of the property.

Conditional Use Permit: The applicant has submitted a CUP to allow the construction of an 18,100 square foot industrial facility as noted in Display 1 for the 1st phase of the Project. A 6,200 square foot extension of the facility is proposed for the 2nd phase. Pursuant to Section 82.06.040, Table 82-17 of the County Development Code, a CUP is required when the maximum building coverage exceeds 10,000 square feet; the use will have more than 20 employees per shift; or a project is not exempt from the California Environmental Quality Act (CEQA). In this particular matter, the Project footprint exceeds 10,000 square feet by 8,100 square feet and could also not satisfy any of the CEQA exemption provisions.

Site Function and Operation: The 1st Phase of the Project consists of the 18,100 square foot industrial facility. The facility will contain 1,200 square feet of office on the first floor and 1,200 square feet of storage area on the second floor. The facility will be served by Fontana Water Company and by a septic system. As the site currently consists of two separate parcels, a condition of approval requires that the parcels be merged to accommodate the proposed industrial facility. Howard Packing, the facility operator, intends to employ four employees and will operate from 8:00 am to 5:00 pm, Mondays through Friday. The facility will be enclosed by a six (6) foot high block wall and gated for security.

Access & Parking: As shown in Display 1, a forty (40) foot wide driveway approach will provide ingress and egress for vehicles and trucks. The Project exceeds the minimum 23 parking stalls required for the site. The site contains 26 parking spaces, of which five (5) parking spaces are assigned for office, one parking space for Storage, and 20 spaces assigned for Storage/Manufacturing. Twenty-four spaces are standard stalls and two assigned for handicapped parking. The facility also provides three 10' x 12' truck docks. The site's interior provides adequate space for vehicle circulation and truck turn-around and backup.

Site Plan and Building Layout: The Project meets the County Development Code requirements as to building setbacks, landscaping, density and building height as noted in Table 1.

Table 1
Project Development Parameters

Development Standards Community Industrial (IC)	Required	Project Design Parameters Provided
Setbacks	Front 25' Side –Street – 15' Side Interior – 10' Rear – 10'	25 ' N/A 10' N/A – Project Provides 6' landscape setback
Landscaping	15%	15%
Building Height	45'	27'
Parking	23 stalls	26 stalls
Lot Width	60' Width 100 ' Depth	330' Width (upon lot merger) 278' Depth (upon lot merger)

The Project site is not within a community plan area and consequently there are no building design standards established for the area. The building design is typical of existing structures within the Community Industrial zoning district. The building design as shown in Display 2 is similar to existing industrial design structures as noted in the Display 4 photo below. The existing industrial structure shown in the photo is located south of Arrow Route on Mulberry Avenue. The proposed Project's building design is similar to existing industrial development in the area.

DISPLAY 4
Existing Industrial Structure



ANALYSIS:

General Plan Amendment

A GPA is required in conjunction with the proposed CUP as the site's Multiple Residential Zoning designation does not permit industrial development. The proposed Community Industrial (IC) zoning/General Plan designation is consistent with IC development located to the south and both east and west of the Project site. The general area of the IC zone adjacent to the Project is highly industrialized. The area south of the Project in general is highly industrialized with a majority of the sites operating as industrial truck and material storage operations.

County General Plan – Community Industrial

The proposed Project meets both the purpose and the locational criteria of the Community Industrial land use designation. According to the General Plan (Section II, Part I):

Purpose: To provide opportunities for the concentration of industrial uses to enable efficient use of transportation, circulation, and energy facilities.

Locational Criteria: Areas located within urban areas where full urban services are available, including:

- *Areas of existing industrial uses;*
- *Areas physically suited for industrial activities;*
- *Areas that are at the intersection or have direct access to major arterial, major divided streets, or a freeway, or are served by railroad access; and*
- *Areas where industrial traffic is not routed through residential or other areas not compatible with industrial traffic.*

The Project represents an industrial use that is able to maximize the locations benefits of lying adjacent to a major arterial. Located along a major thoroughfare, it does not conflict with industrial or multiple residential uses along the highway. Moreover, it is compatible with the existing industrial development located to the south and is not located within a city's sphere of influence.

In addition, the Project satisfies the goals and policies of the General Plan in that it meets the criteria of being compatible and harmonious, fiscally viable industrial facility that meets the general social and economic needs of the residents.

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.

Policy LU 1.2 The design and siting of new development will meet locational and development standards to ensure compatibility of the new development with adjacent land uses and community character.

Policy LU 1.3 Promote a mix of land uses that are fiscally self-sufficient.

Policy LU 4.1 Protect areas best suited for industrial activity by virtue of their location and other criteria from residential and other incompatible uses.

Policy LU 5.2 Provide sufficient incentives to encourage development of areas designated for commercial and industrial uses to be developed to provide employment opportunities.

The proposed Project will not conflict with the uses of surrounding properties, which are extensively developed for industrial uses. Site design and planned operation of the facility will maintain compatibility with adjacent residential uses, which already experience some impacts from industrial uses in the immediate area. During the company's operating hours, noise levels are restricted to meet Development Code standards that are also in the conditions of approval, which require quiet time after 10:00 p.m. The design and layout of the facility meets the IC development standard and adequate parking is available onsite. The facility is located along a major arterial and stands to benefit from the existing industrial economies of scale in the general vicinity.

State law requires cities and counties to consider potential impacts on the housing supply whenever a zoning change would reduce the capacity for housing development identified as necessary to meet the jurisdiction's share of regional housing needs, as identified in the General Plan housing element of the city or county. The subject site is currently designated RM, which in the sphere of influence of the City of Fontana permits a maximum density of 24 units per acre. At 2.1 acres, the maximum yield of a residential project on the subject site without a density bonus would be 50 units. The County General Plan Housing Element was certified by the California Department of Housing and Community Development in 2014 for the planning period of 2014 – 2021. This element identifies capacity for development of housing exceeding the target assigned by the state by over 49,000 units. Therefore, conversion of the subject property to an industrial land use designation will not impact the County's Housing Element compliance.

Public Comment

One comment letter objecting to the Project was received which is attached as Exhibit C. The Project's conditions of approval, attached as Exhibit B are intended to mitigate potential impacts of the Project on the surrounding community. The comment letter refers to the existing high traffic volumes on Arrow Route. The trip generation of the Project is expected to be minimal, and would not be anticipated to have a noticeable effect on existing conditions on Arrow Route.

California Environmental Quality Act Compliance

In accordance with the CEQA, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and posted on the County website and made available at the County Planning Department counter for the twenty (20) day review and comment period which commenced on February 17, 2017. The IS/MND is attached as Exhibit D. The Notice of Availability/Notice of Intent to adopt a MND was also mailed to property owners within 300 feet of the Project site. The Planning Division did not receive comments regarding the Project's IS/MND.

SUMMARY:

The proposed GPA and CUP are consistent with the General Plan and County Development Code. The Project's conditions of approval and mitigation measures address potential environmental impacts of the Project. Therefore, staff recommends approval of the GPA and the CUP.

RECOMMENDATION:

That the Planning Commission **RECOMMEND** that the Board of Supervisors:

- A. **ADOPT** the Mitigated Negative Declaration;
- B. **ADOPT** a General Plan Amendment to Community Industrial (IC)
- C. **APPROVE** the Conditional Use Permit for the construction of an 18,100 square foot industrial building on 2.1 acres, based on the Findings contained in the Staff Report and subject to the Conditions of Approval; and
- D. **FILE** a Notice of Determination.

ATTACHMENTS:

- Exhibit A: Findings
- Exhibit B: Conditions of Approval
- Exhibit C: Public Comment Letter
- Exhibit D: CEQA Initial Study/MND

EXHIBIT A

Findings

PROJECT FINDINGS

The proposed project (Project) is a General Plan Amendment (GPA) to change the Official Land Use Zoning District from Multiple Residential (RM) to Community Industrial (IC) and a Conditional Use Permit to construct an 18,100 square foot industrial building on a 2.1 acre vacant parcel.

GENERAL PLAN AMENDMENT [SBCC 86.12.060]

1. **The proposed GPA is internally consistent with all other provisions of the San Bernardino County General Plan (General Plan),** as it is consistent with the following goals and policies:

General Plan

General Plan – Community Industrial

Purpose: The purpose of the Community Industrial zoning district is to identify and establish areas suited to industrial activities and provide opportunities for the concentration of industrial uses that are mutually supportive and to maximize the use of transportation modes, vehicular and truck circulation, and energy facilities. The intent is to also protect adjacent land uses from harmful influences, as well as to prevent the intrusion of incompatible uses into industrial areas.

Locational Criteria: The proposal meets the criteria of being located within a developed and expanding commercially/industrialized area. The location is heavily populated by similarly zoned light Industrial development, including storage and distribution yards and other light manufacturing uses and office uses south of the site. The site is served by a major arterial road and collector streets that provide efficient access to the surrounding industrial uses which are designed to accommodate high volume vehicular traffic and trucks used by employees, customers and office staff working in the area. The site and general area is served by existing infrastructure whose capacity and volume is designed for supporting and facilitating high commercial and industrial businesses and uses.

Application: The proposed Project meets both the purpose and the locational criteria of the Community Industrial land use designation. The future operation is intended to coexist without conflict among dissimilar uses existing adjacent to the site and in the vicinity. Located along a major arterial, the project does not conflict with Multiple Residential Zoned property located along the arterial, but to ensure use separation, a six (6) foot high block wall will provide a barrier to protect sensitive uses adjacent to the site.

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

Policy LU 4.1 Protect areas best suited for industrial activity by virtue of their location and other criteria from residential and other incompatible uses.

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.

Policy LU 9.1 Encourage infill development in unincorporated areas and sphere of influence areas.

Goal and Policy Implementation: The proposed Project meets the criteria of being industrially compatible, fiscally viable, facility that fulfills fundamental needs of promoting the establishment of commercial/industrial uses in the unincorporated areas of the County and maintaining development in a contiguous manner as possible to minimize environmental and other industrial impacts to adjacent uses. Subject to the San Bernardino County Development Code (Development Code) requirements for noise, odor, lighting, and use requirements, the operation will be compatible with adjacent uses even if multiple residential and low density residential uses exist nearby. Given the facilities hours of operation from Monday through Friday between the hours of 8:00 am to 5:00 pm, which is characteristic of similar commercial/industrial uses operating hours in the vicinity, no incompatibly is expected to arise that would affect adjacent uses. The design and layout of the facility is consistent with other commercial industrial uses in the vicinity and provides adequate parking onsite. To ensure use separation and mitigate any potential operational impacts, a six (6) foot high block wall will provide a barrier to shield sensitive uses adjacent to the site.

Housing Element Compliance: The subject site is currently designated Multiple Residential (RM), which in the sphere of influence of the City of Fontana permits a maximum density of 24 units per acre. At 2.1 acres, the maximum yield of a residential project on the subject site without a density bonus would be 50 units. The County General Plan Housing Element was certified by the California Department of Housing and Community Development in 2014 for the planning period of 2014 – 2021. This element identifies capacity for development of housing exceeding the target assigned by the state by over 49,000 units. Therefore, conversion of the subject property to an industrial land use designation will not impact the County's Housing Element compliance.

2. **The proposed GPA would not be detrimental to the public interest, health, safety, convenience, or welfare of the County**, because the amendment facilitates a Project that has incorporated appropriate conditions of approval and mitigation measures to protect and enhance public health and safety, while promoting commercial and industrial development along a major arterial designed to accommodate such uses.
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.** The proposed GPA is the continuation of an existing successful commercial operation that supports the community and brings benefit to the surrounding area. The GPA does not compromise existing or other planned uses, but enhances the goal of facilitating commercial/industrial development within existing and mature industrial districts, and which are collocated along major arterials that service these uses.

4. **The proposed land use zoning district change will provide a reasonable and logical extension of the existing land use pattern in the surrounding area.** The Community Industrial zoning designation is an extension of similarly zoned areas and properties within the site's sphere of influence that are also bounded by major arterials and collector streets developed to facilitate the needs of these industries. The amendment to Commercial Industrial for the property is both functionally and operationally a logical extension of the Commercial Industrial district as the site is bounded by a major arterial to service the operation; the two separate parcels will be merged to maximize the site's utility; and, is adjacent to an existing and developed Commercial Industrial district.
5. **The proposed land use zoning district change does not conflict with provisions of the Development Code,** because the Project site conforms to the size and location criteria specified for the Commercial Industrial land use district and all future construction will be required to conform to the development standards and other applicable land use regulations of the Commercial Industrial district.
6. **The proposed land use zoning district change will not have a substantial adverse effect on surrounding property.** The Project site is an extension of the Commercial Industrial development that lies to the south and extends both east and west within this sub region. The region itself is a fully developed sector containing similar commercial, industrial, distribution and office uses. Pursuant to the development requirements of the Commercial Industrial zoning district, the project itself shall adhere to the Development Code requirements regarding noise, odor, lighting and use requirements that will mitigate impacts to adjacent uses.
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 has been evaluated and conditioned to provide a safe and accessible site for the proposed operation. Fire and police protection will also be provided by the County Fire Department and the Sheriff's Department and appropriate emergency vehicle access has been incorporated into the site design. Water service is provided by Fontana Water Company and the onsite septic system will operate and be maintained in accordance with Public Health, Environmental Health Services. With regard to solid waste, there is sufficient solid waste storage and landfill capacity to accommodate the Project's solid waste disposal needs. The County has evaluated all aspects of the Project and determined that the Project does not constitute a hazard to neighboring properties.
8. **An Initial Study/Mitigated Negative Declaration for the Project 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 implementation of all required conditions of approval and mitigation measures.

CONDITIONAL USE PERMIT
[SBCC 85.06.040]

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 2.1 acre site contains ample area necessary for site improvements associated with the development of the 18,100 square foot facility, including parking and landscaping. The Project incorporates conditions to construct offsite improvements including curb and gutter, pedestrian sidewalk and provision for adequate vehicle entry onto the site from Arrow Route. The Project as proposed satisfies all applicable standards and requirements of the Development Code.
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 Project is located along Arrow Route, a County-maintained street, which provides adequate legal and physical access to the Project site. No changes will occur to the existing parking facility, nor to its entry and exit points.
3. **The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance.** The Project has sufficiently demonstrated compliance with the appropriate site design requirements and development standards such as setbacks, wastewater improvements, and off street parking. Compliance with these requirements, as well as all applicable conditions of approval, will ensure that the Project will have no substantial adverse effect upon abutting properties. Additionally, 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 General Plan and any applicable Community or Specific Plan.** The Project is consistent with the General Plan. The Project specifically implements the following goals, as previously described above:

General Plan

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

Policy LU 4.1 Protect areas best suited for industrial activity by virtue of their location and other criteria from residential and other incompatible uses.

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.

Policy LU 9.1 Encourage infill development in unincorporated areas and sphere of influence areas.

Goal and Policy Implementation: The proposed Project meets the criteria of being industrially compatible, fiscally viable, facility that fulfills fundamental needs of promoting the establishment of commercial/industrial uses in the unincorporated areas of the County and maintaining development in a contiguous manner as possible to minimize environmental and other industrial impacts to adjacent uses. Subject to the Development Code requirements for noise, odor, lighting, and use requirements, the operation will be compatible with adjacent uses even if multiple residential and low density residential uses exist nearby. Given the facilities hours of operation from Monday through Friday between the hours of 8:00 am to 5:00 pm, which is characteristic of similar commercial/industrial uses operating hours in the vicinity, no incompatibly is expected to arise that would affect adjacent uses. The design and layout of the facility is consistent with other commercial industrial uses in the vicinity and provides adequate parking onsite. To ensure use separation and mitigate any potential operational impacts, a six (6) foot high block wall will provide a barrier to shield sensitive uses adjacent to the site

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.** Infrastructure, such as wet and dry utilities and street improvements, has been sufficiently accommodated in the development proposal pursuant to the requirements of the Development Code. Following review of the Project site plan and supporting documents, Staff has concluded that adequate services levels for infrastructure will be maintained when considering the development as proposed.
6. **The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare.** All conditions are proposed to implement requirements of the Development Code and ensure the safe and orderly development of the Project.
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.** The orientation and design of the proposed structures may take advantage of passive solar heating capabilities, should future projects be approved. There is ample area with sun exposure available on the site at full build out of the Project.

ENVIRONMENTAL FINDING

In conformance with the requirements of the CEQA, an Initial Study (IS) was prepared to evaluate the environmental impacts of the Project. Mitigation measures were incorporated as part of the Project's conditions of approval, reducing the impacts to less than significant and justifying a Mitigated Negative Declaration (MND) as appropriate for adoption. The IS/MND represents the independent judgment of the County acting as lead agency for the Project.

EXHIBIT B

Conditions of Approval

CONDITIONS OF APPROVAL

Lord Constructors
Conditional Use Permit

GENERAL REQUIREMENTS

Conditions of Operation and Procedure

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

1. Project Approval Description. The Project is a General Plan Land Use Zoning District Amendment (GPA) from Multiple Residential (RM) to Community Industrial (IC) and Conditional Use Permit (CUP) to construct an 18,100 square foot industrial building on 2.1 acres in unincorporated Fontana, in compliance with the San Bernardino County Code (SBCC), the San Bernardino County Fire Code (SBCFC) California Building Codes (CBC) San Bernardino County Fire Code, the following conditions of approval, the approved site plan and all other required and approved reports and/or displays (e.g. elevations).

The developer shall provide a copy of the approved conditions and approved site plan to every current and future developer to facilitate compliance with these conditions of approval and continuous use requirements for the project site.

2. Project Location. The Project site is located on the south side of Arrow Route, approximately 320 feet east of Mulberry Avenue in unincorporated Fontana.
3. Revisions. Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. 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.

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)
 - c) Occupancy of approved land use 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:
 - 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.
 - The land use is determined by the County to be abandoned or non-conforming.
 - 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 this approval’s expiration date. The developer is responsible to initiate any Extension of Time application.

6. Continuous Effect/Revocation. All Conditions of Approval applied to this Project shall be effective continuously throughout the operative life of the Project for the approved use. Failure of the property owner, tenant, applicant, developer, or any operator 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.
7. 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)

Gregg Lord, Lord Constructors
 APN: 0230-091-02, 03/P201600413
 Planning Commission Hearing: March 23, 2017

Effective Date: XXXXXXXX
 Expiration Date: XXXXXXXX

8. Project Account. The Job Costing System (JCS) account number is P201600413. 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 expense 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 \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

9. Condition Compliance: In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through the Planning Division in accordance with the directions stated in the Approval letter. The Planning Division 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 Occupancy: a copy of the signed CCRF for final inspection of each respective building or use of the land, after an on-site compliance inspection by the Planning Division.

10. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.

11. Cultural Resources. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.

12. Additional Permits. The property owner, 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: None Identified
 - c) COUNTY: Land Use Services/Building and Safety/Code Enforcement/Land Development and Planning, County Fire; Public Health/Environmental Health Services (DEHS), Public Works Traffic, Solid Waste Management, AND
 - d) LOCAL: Fontana Water Company

13. Continuous Maintenance. The Project property owner 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 property owner 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: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
- b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance.
- c) Landscaping: The developer shall maintain landscaping 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) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
- e) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
- f) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
- g) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
- h) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.
- i) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules.
- j) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations.
- k) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations 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.

15. Lighting. 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

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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, an alternating message no more than once every five seconds.

16. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
 - a) Waste Stream Reduction. The developer shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.
 - b) Vehicle Trip Reduction. The developer shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: public transit information, participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides.
 - c) Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services.
 - d) Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

17. Operating Hours. The facility will operate from 8:00 am to 5:00 pm, Mondays through Friday.

18. 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.

19. Underground Utilities. No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.

20. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.

21. Construction Noise. The following measures shall be adhered to during the construction phase of the project:
 - a) All construction equipment shall be muffled in accordance with manufacturer's specifications.

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- b) All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits.
- c) All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.

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

- 22. 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.
- 23. 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).

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

- 24. 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.
- 25. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
- 26. 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.
- 27. 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 assure 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.
- 28. 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

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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.

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

- 29. Noise. Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, please call DEHS at 1-00-442-2283.
- 30. Septic System Maintenance. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a Department of Environmental Health Services (DEHS) permitted pumper. For information, please call DEHS/Wastewater Section at: 1-800-442-2283.
- 31. Refuse Storage and 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 DEPARTMENT– Community Safety (909) 386-8465

- 32. Construction Permit. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permits 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 within 180 day 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 (1) 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.
- 33. 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 applicant 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.
- 34. Additional Requirements. In addition to the Fire requirements stated herein, other on-site and off- site improvements may be required which cannot be determined from tentative

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plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

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

- 35. 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.
- 36. 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 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.
- 37. 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.

PUBLIC WORKS – Traffic (909) 387-8186

- 38. Raised Median. The property currently has temporary full turning movement access to Arrow Route. The County reserves the right in the future to construct and/or install a raise median on Arrow Route or other appropriate safety measures/traffic control devices for the purposes of protecting public health and safety, which could result in the property having only right-in and right-out access to Arrow Route.
- 39. Back-out. Project vehicles shall not back into the public roadway.

**PRIOR TO ISSUANCE OF GRADING PERMITS
 OR LAND DISTURBING ACTIVITIES**

The Following Shall Be Completed

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

- 40. Geotechnical (Soil) Report. A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
- 41. Grading Plans. Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance.
- 42. Erosion & Sediment Control Plan. An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official.
- 43. Erosion Control Installation. Erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
- 44. NPDES Permit. 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. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov
- 45. Regional Board Permit Letter. CONSTRUCTION projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
- 46. Retaining Wall Plans. Submit plans and obtain separate building permits for any required walls or retaining walls.

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

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

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- “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”
 - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
- e) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flag person shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
- f) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
- g) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.

48. NO1-1 Construction Noise. *Prior to grading permit issuance, the County shall verify that the following mitigation measures are included on the Grading and Building Plans:*

“Note 1: Construction Equipment Controls: During all project site excavation and grading on-site, 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.”

“Note 2: Noise Ordinance. To minimize potential impacts to adjacent sensitive receptors, project construction shall only be performed during the hours construction activities are exempt. Temporary construction, maintenance or demolition activities shall only be conducted between the hours of 7:00 a.m. and 7:00 p.m. except for Sundays and Federal holidays.

“Note 3: Equipment Staging. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.”

49. Air Quality. Although the Project does not exceed the South Coast Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the as the South Coast Air Quality Basin is in non-attainment status for ozone and suspended particulates [PM₁₀ and PM_{2.5}(State)]. To limit dust production, the Project proponent must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures:

- a) The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
1. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.

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- 2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion.
- 3. The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour.

50. Excavation. If human remains are encountered on the property, the San Bernardino County Coroner’s Office Must be contacted within 24 hours of the find, and all work halted until a clearance is given by that office and any other involved agencies. Contact the County Corner at 175 South Lena Road, San Bernardino, CA 92415-0037 or (909) 387-2543.

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

- 51. Drainage Improvements. A Registered Civil Engineer 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 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.
- 52. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
- 53. Grading Plans. Grading plans shall be submitted for review and approval obtained. 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.
- 54. On-site Flows. On-site flows need to be directed to the drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
- 55. San Sevaine Fee. The project site is located with the San Sevaine drainage Fee area and is subject to a fee of \$4,405 per net developed acre that is to be paid prior to issuance of any grading or building permit. (SBC Ord, No. 3358)

Total net developed acreage is 2.11 acres and the fee shall be **\$9,294.55**.

- 56. 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>
- 57. 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.

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PUBLIC WORKS – Surveyor – 909-387-8148

- 58. 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.

- 59. 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 DEPARTMENT - Building and Safety Division (909) 387-8311

60. Construction Plans. Any building, sign, or structure to be constructed or located on site, will require professionally prepared plans based on the most current County and California Building Codes, submitted for review and approval by the Building and Safety Division.

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

61. Lighting Plans. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.

62. Architecture. Architectural elevations are considered conceptual.

63. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning that the following measures have been incorporated into the design of the project. These are to reduce potential project impacts on greenhouse gases (GHGs): Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.

- a) Meet Title 24 Energy Efficiency requirements implemented July 1, 2014. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended January 24, 2013; Cool Roof Coatings performance standards as amended January 24, 2013):

- Incorporate dual paned or other energy efficient windows.
- Incorporate energy efficient space heating and cooling equipment.
- Incorporate energy efficient light fixtures, photocells, and motion detectors.
- Incorporate energy efficient appliances.
- Incorporate energy efficient domestic hot water systems.
- Incorporate solar panels into the electrical system.
- Incorporate cool roofs/light colored roofing.
- Incorporate other measures that will increase energy efficiency.
- Increase insulation to reduce heat transfer and thermal bridging.
- Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.

- b) Plumbing. All plumbing shall incorporate the following:
- All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.

- Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
 - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
 - If possible, utilize grey water systems and dual plumbing for recycled water.
- c) Lighting. Lighting design for building interiors shall support the use of:
- Compact fluorescent light bulbs or equivalently efficient lighting.
 - Natural day lighting through site orientation and the use of reflected light.
 - Skylight/roof window systems.
 - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
 - A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
 - The developer shall ensure that a minimum of 2.5 percent of the project's electricity needs is provided by on-site solar panels.
- d) Building Design. Building design and construction shall incorporate the following elements:
- Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
 - Roofing materials shall have a solar reflectance index of 78 or greater.
 - All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
 - Energy Star or equivalent equipment shall be installed.
 - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units.
- e) Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- f) Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
- g) Recycling. Exterior storage areas for recyclables and green waste shall be provided. Adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
- h) Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. If available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program

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shall ensure that appropriate bus route information is available to tenants and homeowners.

64. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following:
- a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five (5) percent.
 - b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.
 - c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.
65. Signs. All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards:
- a) All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
 - b) All sign lighting shall not exceed 0.5 foot-candle.
 - c) No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
 - d) Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

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

66. Road Dedication/Improvements. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California.

Arrow Route (Major Highway -104')

- Road Dedication. A 22 foot grant of easement is required to provide a half-width right-of-way of 52 feet.
- Street Improvements. Design curb and gutter with match up paving 40 feet from centerline.
- Sidewalks. Design sidewalks per County Standard 109 Type “B”.
- Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, and located per Standard 130.

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67. Road Standards and Design. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Valley Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.
68. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County. Street improvement plans shall not be approved until all necessary right-of-way is acquired.
69. Construction Permits. Prior to installation of road and drainage improvements, a construction 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. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.
70. Encroachment Permits. Prior to installation of driveways, 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.
71. Soils Testing. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.
72. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
73. Street Gradients. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.
74. Slope Tests. Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of County Public Works.

COUNTY FIRE DEPARTMENT– Community Safety (909) 387-4140

- 75. Fire Fee. The required fire fee (currently \$1,532) shall be paid to the San Bernardino County Fire Department/Community Safety Division (909) 386-8400.
- 76. Access. The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes.
 - 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.
- 77. Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
- 78. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed as 12% grade and have a minimum of fort five (45) foot radius for all turns.
- 79. Combustible Protection. Prior to combustibles being placed on the project site, an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.
- 80. Water System 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. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure.
- 81. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required, prior to any combustibles being stored on the site. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure.
- 82. 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.
- 83. 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.

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

- 84. Water Purveyor. Water Purveyor shall be **Fontana Water Company**.
- 85. Verification Letter-Water. 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 1-800-442-2293.
- 86. Sewage Disposal. Method of sewage disposal shall be EHS approved onsite wastewater treatment system (OWTS).
- 87. Verification Letter-Sewer Applicant shall procure a verification letter from 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 Assessor’s Parcel Number.
- 88. Wastewater Treatment Systems. If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: A soil percolation report shall be submitted to DEHS for review and approval. If the percolation report cannot be approved, the project may require an alternative OWTS. For information, please contact the Wastewater Section at 1-800-442-2283.
- 89. Existing Septic Systems. Existing septic system can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.) Registered Environmental Health Specialist (REHS), C42 Contractor, Certified Engineering Geologist (C.E.G.), etc) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function.
- 90. Acoustical Study. 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 1-800 442-2283.

PUBLIC WORKS - Traffic (909) 386-8186

- 91. Fees Phase 1. This project falls within the Regional Transportation Development Mitigation Fee Plan for the Fontana Subarea. This fee shall be paid by a cashier’s check to the Department of Public Works Business Office. 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. These fees are subject to change periodically. Currently, the fee is \$5.12 per square foot for industrial use. The building is 19,300 sq. ft. per the site plan dated 01/16/2017. Therefore, the estimated Regional Transportation Fee for the warehouse building is \$98,816.00 (\$5.12 per sq. ft. x 19,300 sq. ft.)

Gregg Lord, Lord Constructors
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92. Fees Phase 2. This project falls within the Regional Transportation Development Mitigation Fee Plan for the Fontana Subarea. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. 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. These fees are subject to change periodically. Currently, the fee is \$5.12 per square foot for industrial use. The building is 6,200 sq. ft. per the site plan dated 01/16/2017. Therefore, the estimated Regional Transportation Fee for the warehouse building is \$31,744.00 (\$5.12 per sq. ft. x 6,200 sq. ft.

PRIOR TO FINAL INSPECTION OR OCCUPANCY

The Following Shall Be Completed

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

- 93. Condition Compliance Release Form Sign-off. Prior to occupancy all Department/Division requirements and sign-off's shall be completed.

LAND USE SERVICES DEPARTMENT - Planning Division (909) 387-8311

- 94. Fees Paid. Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number P201600413.
- 95. Shield Lights. Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).
- 96. CCRF/Occupancy. Prior to occupancy/use, all Condition Compliance Release Forms (CCRF) shall be completed to the satisfaction of County Planning with appropriate authorizing signatures from each reviewing agency.
- 97. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
- 98. Landscaping/Irrigation. All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.
- 99. Installation of Improvements. All required on-site improvements shall be installed per approved plans.
- 100. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met.

LAND USE SERVICES DEPARTMENT – Land Development Division– Drainage Section (909) 387-8178

- 101. 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.

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- 102. 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 – Road Section (909) 387-8311

- 103. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.
- 104. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works. Completion of road and drainage improvements does not imply acceptance for maintenance by the County.
- 105. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.
- 106. Structural Section Testing. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to County Public Works.
- 107. Parkway Planting. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by County Public Works and Current Planning and shall be maintained by the adjacent property owner or other County-approved entity.

COUNTY FIRE DEPARTMENT – Community Safety (909) 387-4140

- 108. Inspection by Fire Department. Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for “fire final”.
- 109. Commercial Addressing. Commercial and industrial developments of 100,000 sq. ft. or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) 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.
- 110. 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.
- 111. 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

CONDITIONS OF APPROVAL

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approved central monitoring service. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock.

END OF CONDITIONS

EXHIBIT C

Public Comment Letter

EXHIBIT D

CEQA Initial Study/MND

**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:	0230-091-02
APPLICANT:	Gregg Lord – Lord Constructors
COMMUNITY:	Fontana/2 nd Supervisorial District
LOCATION:	South side of Arrow Route; approximately 320 feet east of Mulberry Avenue in the Fontana Ave.
PROJECT No:	P201600413
STAFF:	Reuben J. Arceo, Contract Planner
REP(S):	Gregg Lord, Lord Constructors
PROPOSAL:	General Plan Amendment to change the official Land Use Zoning District from Multiple Residential (RM) to Community Industrial (IC), and Conditional Use Permit to construct an 18,100 square foot industrial building on 2.1 acres.

USGS Quad: FONTANA, CALIF
T, R, Section: O1S, 06W, Section: 10
Thomas Bros.: Page:, Grid:

Planning Area:

CORRIDOR INDUSTRIAL

Overlays:

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department - Current Planning
385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

Contact person: Reuben J. Arceo, Contract Planner
Phone No: (909) 387-4374
E-mail: reuben.arceo@lus.sbcounty.gov

Fax No: (909) 387-3249

Project Sponsor: Gregg Lord
c/o
Lord Constructors
1920 W. 11th Street
Upland, CA 91786

Phone No: (909) 946-6729
E-mail: glord@lordconstructors.com

Fax No: (909) 946-3626

PROJECT DESCRIPTION:

A General Plan Amendment (GPA) to change the official Land Use Zoning District on two parcels currently zoned Multiple Residential (RM) to Community Industrial (IC) concurrent with a Conditional Use Permit (CUP) to permit the construction of an 18,100 square foot industrial building within a total project area of 2.1 acres.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Vacant	RM
North	Single Family Dwellings	RM
South	Industrial Development	IC
East	Single-Family Dwelling	RM
West	Apartment Complex and Single Family Dwelling	RM

The site is vacant and consists of compacted soil with minimal or very sparse vegetation. Given the vacant and undeveloped status of the site, no significant disturbance have occurred with the exception of human encroachment on the property. The site is relatively flat with a gentle slope of less than 1%. Access to the site is off Arrow Route which is a paved 2-lane roadway with a painted median. Cur and gutter, including sidewalk are interspersed along Arrow Route.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

Federal: None; State of California: None; County of San Bernardino: Land Use Services - Building and Safety and Code Enforcement, Public Works. County Fire, LAFCO: None, Local: Fontana Water, Sewer, Septic

EVALUATION FORMAT

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

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

1. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. 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 mitigation measures)
4. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (Listing 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 would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input 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 |

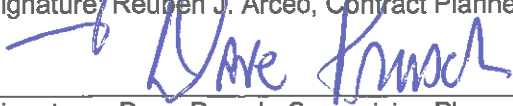
DETERMINATION: (To be completed by the Lead Agency)

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

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



Signature: Reuben J. Arceo, Contract Planner



Signature : Dave Prusch, Supervising Planner

2/13/2017

Date

2/13/2017

Date

APPENDICES (On Compact Disk or Under Separate Cover)

A.

B.



Gregg Lord
P201600413

Location Map

Exhibit 1

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
I. AESTHETICS - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- I a) **No Impacts.** Pursuant to the Chapter VI of the County of San Bernardino General Plan Open Space Element, GOAL OS 5.3, the site is not adjacent to a state scenic highway. A "scenic route" is a roadway that has scenic vistas and other scenic and aesthetic qualities that over time have been found to add beauty to the County. Arrow Route is not listed as such a route among those routes listed in OS 5.3 "Valley Region"
- 1 b) **No Impacts.** There are no trees, rock outcroppings, or historic buildings on the project site. As such, the project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a County Scenic Corridor. As such, there will be no impact with respect to substantially damaging scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a County Scenic Corridor
- I c) **No Impact.** The proposed project will not degrade the existing visual character of the site and its surroundings because the proposed project will be consistent with the existing industrial character of the area and will incorporate the design development standards required for landscaping, buffering, and screening as appropriate. With implementation of these design features, impacts to visual character and quality to the site and surroundings are considered to have No Impact.
- I d) **No Impact.** Pursuant to Chapter 83.07.030 (a) Glare and Outdoor Lighting for the Valley Region:

"Light Trespass Prohibited. Outdoor lighting of commercial or industrial land uses shall be fully shielded to preclude light pollution or light trespass on any of the following uses:
 (1) An abutting residential land use zoning district"

Adherence to this performance standard will ensure that the project will not create a new source of substantial light or glare trespass onto adjacent properties. As such, no impacts from lighting will result.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | |
|--|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- II a) **No Impact.** The subject property is not identified as 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. As such, there will be no impact to farmland as a result of the project.
- II b) **No Impact.** The subject property and surrounding properties are designated as Community Industrial (IC), General Commercial, (CG) and Multiple Residential (RM). Future industrial uses are proposed along the arterial corridor as properties are rezoned. As such, there will be no conflict with existing zoning for agricultural use.

According to the County Assessor's office, there is no Williamson Act Contract covering the site. As such, there is no conflict with a Williamson Act land conservation contract and consequently no impact.

- II c) **No Impact.** The project site is currently zoned Multiple Residential (RM). The project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the project site. Because no lands on the project site are zoned for forestland or timberland, the project has no potential to impact such zoning. Therefore, no impact would occur.
- II d) **No Impact.** The project site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the *General Plan*. Because forest land is not present on the project site or in the immediate vicinity of the project site, the project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. Therefore, no impact would occur.
- II e) **No Impact.** Implementation of the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of other farmland to non-agricultural use because the site is located in an area which provides sites for industrial development. The site and surrounding properties are developed with residential, commercial and industrial uses. Therefore, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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III. **AIR QUALITY** - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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

The following responses are based in part on SCAQMD regulations and the California Emissions Estimator Model (CalEEMod) printouts Please reference CalEEMod document for further details (Appendix A).

III a) **Less Than Significant Impact.** A significant impact could occur if the proposed project conflicts with or obstructs the implementation of South Coast Air Basin 2012 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. A consistency review is presented below:

1. The project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD as demonstrated in Section IIIb of this Initial Study Checklist; therefore, the project could not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

2. The project includes construction of 18,100 square foot industrial building on 2.1 acres. Predicated on the General Plan Amendment to rezone the property from Multiple Residential (RM) to Community Industrial (IC), the proposed industrial building will be consistent with the development and use standards of the San Bernardino County Development Code.

Based on the consistency analysis presented above, the proposed project will not conflict with the 2012 AQMP.

- III b) **Less Than Significant Impact.** The CEQA Guidelines indicate that a significant impact would occur if the proposed project would violate any air quality standard or contribute significantly to an existing or projected air quality violation. The applicable thresholds of significance for air emissions generated by the project are established by the South Coast Air Quality Management District (SCAQMD) and are described in Table 1.

Table 1. SCAQMD Significant Emission Thresholds

Criteria Pollutant	Daily Threshold (pounds)
Carbon Monoxide (CO)	550
Oxides of Nitrogen (NOx)	100
Volatile Organic Compounds (VOC)	75
Oxides of Sulphur (SOx)	150
Particulate Matter (PM10)	82
Particulate Matter (PM2.5)	82

Source: SCAQMD Air Quality Management District

Emissions generated by the project for both construction and operation were modeled using the California Emissions Estimator Model (CalEEMod). The results are shown in Tables 2 and 3 below.

Construction Emissions

Short-term criteria pollutant emissions will occur during site preparation, grading, building construction, paving, and painting activities. Emissions will occur from use of equipment, worker, vendor, and hauling trips, and disturbance of onsite soils (fugitive dust). To determine if construction of the proposed building could result in a significant air quality impact, the California Emissions Estimator Model (CalEEMod) has been utilized to determine if emissions would exceed South Coast Air Quality Management District (SCAQMD) Thresholds. The results of the CalEEMod outputs are summarized in Table 2 (Maximum Daily Construction Emissions). Based on the results of the model, without control measures, maximum daily emissions from the construction of the project will not exceed SCAQMD Thresholds and no mitigation is required.

Table 2. Maximum Daily Construction Emissions (lbs/day)

Maximum Daily Emissions	ROG	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
	55.95	12.85	9.17	0.13	1.59	1.13
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: California Emissions estimator Model.

Operational Emissions

Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the project site. The California Emissions Estimator Model (CalEEMod) was utilized to estimate mobile source emissions.

The results of the CalEEMod outputs are summarized in Table 3 (Maximum Daily Construction Emissions). Based on the results of the model, without control measures, maximum daily emissions from the operation of the project will not exceed SCAQMD Thresholds

Table 3. Operational Daily Emissions (lbs/day)

Source	ROG	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	0.31	Negligible	Negligible	0.00	0.00	0.00
Energy Demand	0.01	0.1	0.09	Negligible	Negligible	Negligible
Mobile Sources	0.32	1.0	4.33	0.01	0.80	0.22
Total Emissions	0.65	1.19	4.42	0.01	0.81	0.23
SCAQMD Threshold	75	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: California Emissions estimator Model.

- III c) **Less Than Significant Impact.** The project area is designated as a non-attainment area for ozone, PM_{2.5}, and PM₁₀. The Project would comply with the mandatory requirements of SCAQMD's Rule 403 (fugitive dust control) during construction, as well as all other adopted AQMP emissions control measures. The project is also required to comply with California Code of Regulations Title 13, Division 3, and specifically Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants, from In- Use Heavy-Duty Diesel-Fueled Vehicles" and Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling." Per SCAQMD rules and mandates, and California Code of Regulation requirements, as well as the CEQA requirement that significant impacts be mitigated to the

extent feasible, these same requirements are imposed on all projects in the South Coast Air Basin.

In determining whether or not the project would 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), the non-attainment pollutants of concern for this impact are ozone, PM_{2.5}, and PM₁₀. In developing the thresholds of significance for air pollutants disclosed above under Issue IIIb, SCAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. As shown in Tables 2 and 3 above, the project does not exceed the identified significance thresholds. As such, emissions would not be cumulatively considerable,

III d) **Less Than Significant Impact.** A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant. The following are land uses (sensitive sites) where sensitive receptors are typically located:

- Schools, playgrounds and childcare centers
- Long-term health care facilities
- Rehabilitation centers
- Convalescent centers
- Hospitals
- Retirement homes
- Residences

The nearest sensitive receptor to the project site include single-family residences located to the north and east and an apartment unit complex to the west. The following provides an analysis of the project's potential to expose sensitive receptors to substantial pollutant concentrations during project construction and long-term operation. The analysis is based on the applicable localized significance thresholds established by the South Coast Air Quality Management District.

Localized Significance Thresholds (LST) Analysis

A Localized Significance Thresholds (LST) analysis was conducted pursuant to SCAQMD methodology. LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOX), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM₁₀) and particulate matter less than 2.5 microns in aerodynamic diameter (PM_{2.5}).

LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

For this project, the appropriate Source Receptor Area (SRA) for the LST is the Central San Bernardino Valley Area. The SCAQMD produced *Mass Rate Look-Up Tables* for projects that disturb less than or equal to 5 acres in size was used in the analysis to determine impacts.

LST Construction Analysis

Table 4 below describes the results of the LST Construction Analysis

Table 4. LST Construction Emissions

Phase	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM 2.5
Site Preparation	17.68	7.23	1.3	0.7
Grading	10.47	8.58	1.47	1.10
Building Construction	12.67	8.03	0.85	0.78
Paving	9.83	7.24	0.60	0.55
Architectural Coating	2.18	1.86	0.17	0.17
Total Emissions	47.83	32.94	4.39	3.3
SCAQMD Threshold for 25 meters (82 feet) or less.	270	1,746	14	8
<i>Exceeds Threshold?</i>	NO	NO	NO	NO

Source: SCAQMD and California Emissions Estimator Model Outputs.

As shown in Table 4 above, emissions are forecast not to exceed the LST Significance Thresholds. No mitigation is required.

LST Operational Analysis

Table 5 below describes the results of the LST Operational Analysis.

Table 5. LST Operational Emissions

Activity	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM ₁₀	PM _{2.5}
Area Source	Negligible	Negligible	0.00	0.00
Energy Usage	0.10	0.09	Negligible	Negligible
Vehicle Emissions	1.08	4.33	0.80	0.20
Total Emissions	1.18	4.42	0.80	0.20
SCAQMD Threshold for 25 meters (82 feet) or less.	270	1,746	4	2
Exceeds Threshold?	NO	NO	NO	NO

Source: SCAQMD and California Emissions Estimator Model Outputs (Appendix A).

As shown in Table 5 above, emissions are forecast not to exceed the LST Significance Thresholds. No mitigation is required.

Carbon Monoxide (CO) Hotspot Analysis

CO Hot Spots are typically associated with idling vehicles at extremely busy intersections (i.e., intersections with an excess of 100,000 vehicle trips per day). There are no intersections in the vicinity of the project site which exceed the 100,000 vehicle per day threshold typically associated with CO Hot Spots. In addition, the South Coast Air Basin has been designated as an attainment area for CO since 2007. Therefore, project-related vehicular emissions would not create a Hot Spot and would not substantially contribute to an existing or projected CO Hot Spot.

- IIIe) **Less Than Significant Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The proposed industrial building is intended for light industrial and warehousing and is not anticipated to produce odors that would substantially affect the residential sensitive receptor to the northwest and west of the project site. The project is also required to comply with the provisions of South Coast Air Quality Management District Rule 402 "Nuisance." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.

Odors

Operations or activities shall not be permitted to emit odorous fumes, gasses or other odorous matter in such amounts as to be dangerous, injurious, noxious, or otherwise objectionable and readily detectable without the aid of instruments beyond the site boundary.

Adherence to this mandatory performance standard will ensure that the project will not create objectionable odors affecting a substantial number of people. As such, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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IV. BIOLOGICAL RESOURCES - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

IV a) **Less Than Significant Impact.** A field inspection confirmed that although the site is vacant, it has been disturbed by pedestrian traffic and contains little to no vegetation. The soils on the site have been compacted due to the ongoing disturbance. Therefore, a biological report was not required.

Based on the above analysis, the project will have a less than significant effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

IV b) **No Impact.** The site is vacant and consists of compacted soil with minimal or no vegetation. The site has been disturbed by human activities. The project site does not contain riparian habitat or other sensitive natural communities.

IV c) **No Impact.** Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.” [Ref. EPA Regulations listed at 40 CFR 230.3(t)].

The California Department of Fish and Wildlife found the U.S. Fish and Wildlife Service (Section 404 definition above) wetland definition and classification system to be the most biologically valid. The Department of Fish and Wildlife staff uses this definition as a guide in identifying wetlands. The site is vacant and consists of compacted soil with minimal or no vegetation. The site has been disturbed by human activities. Based on a field survey, the site does not contain any features that meet the definition of “wetlands.”

IV d) **Less Than Significant Impact.**

Wildlife Corridors

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human development. Corridors effectively act as links between different populations of a species. Interference with the movement of native resident migratory fish or wildlife species occurs through the fragmentation of open space areas caused by urbanization

As noted in the responses to Issues IV a-c above, the site does not have habitat or features that would support a wildlife corridor or a wildlife nursery site. In addition, the project site is surrounded by development to the north, south, east and west that continues along the Arrow Route Corridor. The corridor’s developed state prevents the use of the project site and surrounding area as a wildlife corridor.

Wildlife Nursery Sites

Wildlife nursery sites are areas that provide valuable spawning and nursery habitat for fish and wildlife. Wildlife nursery sites occur in a variety of settings, such as trees, wetlands, rivers, lakes, forests, woodlands and grasslands to name a few. The use of a nursery site would be impeded if the use of the nursery site was interfered with directly or indirectly by a project’s development or activities.

A field inspection confirmed that although the site is vacant, it has been disturbed by pedestrians and contains little or no vegetation. The soils on the site have been compacted due to the ongoing disturbance. Therefore, project does not act as a wildlife nursery and a biological report was not required.

Based on the above analysis, the project will not 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. Therefore, impacts are less than significant.

- IV e) **No Impact.** A field inspection confirmed that although the site is vacant, it has been disturbed by pedestrians and contains little or no vegetation. The soils on the site have been compacted due to the ongoing disturbance. As such, the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts to policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance would result.
- IV f) **No Impact.** The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. The County of San Bernardino has not adopted a Habitat Conservation Plan for the region. Likewise, there is no local, regional or state habitat conservation plan that governs the project site or vicinity. No impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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V. CULTURAL RESOURCES - Would 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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):

V a) **No Impact.** Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

CEQA Guidelines §15064.5(a) clarifies that historical resources include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

The site is vacant and consists of compacted soil and has been disturbed by human activities. There is no evidence of surface structures or features which meet the definition of a historic resource as described above. As such, there are no impacts to historic resources.

V b) **Less than Significant.**

Archaeological Resources

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

The project site is located within the commercially and residentially developed Arrow Route Corridor. The site consists of compacted soil and has been disturbed by human activities. As such, it is not anticipated that subsurface archaeological resources will be encountered during construction.

Tribal Cultural Resources

On July 1, 2015 AB 52 (Gatto, 2014) went into effect. According to its author:

"[E]xisting laws lack a formal process for tribes to be involved in the CEQA process as tribal governments. CEQA projects that impact tribal resources have experienced uncertainty and delays as lead agencies attempt to work with tribes to address impacts on tribal resources. With this bill, it is the author's intent to "Set forth a process and scope that clarifies California tribal government involvement in the CEQA process, including specific requirements and timing for lead agencies to consult with tribes on avoiding or mitigating impacts to tribal cultural resources."

"Tribal cultural resources" are either of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

(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 subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project.

The Land Use Services Department notified the appropriate California Native American Tribes per the requirements of AB52 based on information provided by the Native American Heritage commission and SB-18 requirements given that a General Plan Amendment is required in conjunction with a conditional use permit. No tribes responded within the 30-day and 90 day response period requesting consultation or provided information relative to potential impacts to tribal cultural resources.

As such, it is not anticipated that subsurface tribal cultural resources will be encountered during construction. Impacts are less than significant.

- V c) **No Impact.** The project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature because the site and surrounding area surface is characterized as alluvial fan deposits of the Pliocene to Holocene era. Sediments from this more recent era of geologic activity do not typically contain fossil or other paleontological resources. While later aged sediments may exist beneath the surface deposits on the site, the minimal amount of grading proposed for the project is not anticipated to disturb any potential paleontological resources that may exist beneath the surface since such resources have been disturbed by previous development along the Arrow Route corridor. This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no such resources have been identified on the site.
- V d) **Less than Significant Impact.** No formal cemeteries are known to be located on the project site. Disturbance of subsurface soils has the potential to uncover buried remains. If buried remains are discovered, the project proponent is required to comply with Section 5097.98 of the California Public Resources Code and Section 7050.5-7055 of the California Health and Safety Code, requiring halting of construction activities until a County coroner can evaluate the find and notify a Native American Representative if the remains are of Native American origin. Upon compliance with these regulations, impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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VI. GEOLOGY AND SOILS - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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):

VI ai) Less than Significant Impact. The project site is not located within a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area. The site is located approximately three (3) miles from the Fontana Fault but the site itself is not on the fault line. Adherence to standards and requirements contained in the building code for the design of the proposed structure will ensure that any impacts are less than significant by ensuring that the structure does not

collapse during strong ground shaking. Consequently, impacts will be less than significant.

VI aii) **Less Than Significant Impact.** The project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. An earthquake produced from nearby faults could result in strong ground shaking; however, the project will be reviewed and approved by the County Building and Safety Department with appropriate seismic standards implemented. Adherence to standards and requirements contained in the building code for the design of the proposed structure will ensure that any impacts are less than significant by ensuring that the structure does not collapse during strong ground shaking.

VI aiii) **Less Than Significant Impact.** Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The factors controlling liquefaction are:

- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions have to occur:
 - Intense seismic shaking;
 - Presence of loose granular soils prone to liquefaction; and
 - Saturation of soils due to shallow groundwater.

The soils on the project site consist of sandy/gravelly soils. As such, the liquefaction potential is considered "low" and impacts are considered less than significant.

VI aiv) **No Impact.** Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes.

The site is relatively flat and contains no slopes that may be subject to landslides. Therefore the site is not considered susceptible to seismically induced landslides. As such, there are no impacts.

VI b) **Less Than Significant Impact.** The Project site has been disturbed by human activities. Therefore, the loss of topsoil is not a significant impact.

The Project will not result in substantial soil erosion or the loss of topsoil, because the site will be paved and landscaped after it is developed. To control soil erosion during construction the project proponent is required to comply with California Green Building Standards Code Section 5.106.1, Storm Water Pollution Prevention. This code section

requires newly constructed projects to prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

- Comply with a lawfully enacted storm water management and/or erosion control Ordinance.
- Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping Best Management Practices (BMPs).

With mandatory compliance of the California Green Building Standards Code, impacts related to substantial soil erosion will be less than significant.

VI c) Less Than Significant Impact.

Landslide

As noted in the response to Issue VI aiv above, the site is relatively flat and contains no slopes that may be subject to landslides. Therefore the site is not considered susceptible to landslides

Lateral Spreading

Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by earthquakes but it is also caused by landslides. As noted in the response to Issue VI aiv above, the site is relatively flat and contains no slopes that may be subject to landslides. Therefore the site is not considered susceptible to lateral spreading.

Subsidence

Subsidence is the downward movement of the ground caused by the underlying soil conditions. Certain soils, such as clay soils are particularly vulnerable since they shrink and swell depending on their moisture content. Subsidence is an issue if buildings or structures sink which causes damage to the building or structure. Subsidence is usually remedied by excavating soil to the depth of the underlying bedrock and then recompacting the soil so that it is able to support buildings and structures.

The soils on the site consist of sandy/gravelly soils based on the findings of the Preliminary Water Quality Management Plan prepared by Land Development Design Company, LLC dated November 21, 2016. Based on these factors, the subsidence potential is considered "low" and can be attenuated with adherence to standards and requirements contained in the Building Code for the design of the proposed structure will ensure that any impacts are less than significant. Compliance with the Building Code is a mandatory requirement.

Liquefaction

The soils on the site consist of sandy/gravelly soils. Based on these factors, the liquefaction potential is "low" and can be attenuated with adherence to standards and requirements contained in the Building Code for the design of the proposed structure will ensure that any impacts are less than significant. Compliance with the Building Code is a mandatory requirement.

Collapse

The soils on the site consist of sandy/gravelly soils. Based on these factors, the collapse potential is "low" and can be attenuated with adherence to standards and requirements contained in the Building Code for the design of the proposed structure will ensure that any impacts are less than significant. Compliance with the Building Code is a mandatory requirement.

- VI d) **Less Than Significant Impact.** The expansion potential of the near surface soils are expected to be "very low."

- VI e) **No Impact.** A septic tank system is proposed for the collection of solid waste and waste water disposal systems. The septic system will operate and function in accordance with Environmental Health Services (EHS) conditions and requirements. With implementation of EHSD conditions, no impacts are anticipated to result to the soil from wastewater.

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

SUBSTANTIATION *The following responses are based in part on SCAQMD regulations and the California Emissions Estimator Model (CalEEMod) printouts Please reference CalEEMod document for further details (Appendix A).*

VII a) **Less Than Significant Impact.** In December September 2011, the County of San Bernardino adopted the "*Greenhouse Gas Emissions Reduction Plan*" ("GHG Plan"). The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current (2011) levels by year 2020 consistent with State climate change goals pursuant to AB32. The GHG Plan has been designed in accordance with Section 15183.5 of the State CEQA Guidelines which provides for streamline review of climate change issues related to development projects when found consistent with an applicable greenhouse gas emissions reduction plan.

Section 5.6 of the GHG Plan identifies the procedures for reviewing development projects for consistency with the GHG Plan. The GHG Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related to greenhouse gas emissions or otherwise comply with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines. The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalent (MTCO₂E) per year or more. Projects that do not exceed this threshold require no further climate change analysis but are required to implement mandatory reducing measures in the project's conditions of approval.

A GHG emissions inventory was conducted for the project utilizing the California Emissions Estimator Model (CalEEMod). The results of the emissions inventory are shown in Table 7 below.

Table 6. Total Project Greenhouse Gas Emissions (Annual) (Metric Tons Per Year)

Source	GHG Emissions MT/yr
	CO ₂ e
Operational	199.64
30-year Amortized Construction GHG	2.08
TOTAL	201.72
County Screening Threshold	3,000
Exceed Threshold?	NO
<i>Source: California Emissions estimator Model</i>	

As shown in Table 6, the project is estimated to emit approximately 201.72 MTCO₂e per year, including amortized construction-related emissions which is below the 3,000 MTCO₂E/YR screening threshold used by the County to determine if greenhouse gas emissions require further analysis. Therefore, impacts are less than significant and no mitigation measures are required.

However, according to the *County of San Bernardino Greenhouse Gas Emissions Plan*, although the project is below the 3,000 MTCO₂E/YR screening threshold for GHG emissions as shown in Table 6 and no further climate change analysis is necessary, the project is required to implement mandatory reducing measures in the project's conditions of approval as required by the *Greenhouse Gas Emissions, Development Review Processes, County of San Bernardino, California, Updated March 2015*.

VII b) **Less Than Significant Impact.** In September 2011, the County of San Bernardino adopted the "*Greenhouse Gas Emissions Reduction Plan*" (GHG Plan). The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current (2011) levels by year 2020 in consistency with State climate change goals pursuant to AB32. The specific objectives of the GHG Plan are as follows:

- Reduce emissions from activities over which the County has jurisdictional and operational control consistent with the target reductions of Assembly Bill (AB) 32 Scoping Plan;
- Provide estimated GHG reductions associated with the County's existing sustainability efforts and integrate the County's sustainability efforts into the discrete actions of this Plan;
- Provide a list of discrete actions that will reduce GHG emissions; and approve a GHG Plan that satisfies the requirements of Section 15183.5 of the California Environmental Quality Act (CEQA) Guidelines, so that compliance with the GHG Plan can be used in appropriate situations to determine the significance of a project's effects relating to GHG emissions, thus providing streamlined CEQA analysis of future projects that are consistent with the approved GHG Plan.

The GHG Plan identifies goals and strategies to obtain the 2020 reduction target. Reduction measures are classified into broad classes based on the source of the reduction measure.

Class 1 (R1) reduction measures are those adopted at the state or regional level and require no additional action on behalf of the County other than required implementation. Class 2 (R2) reflect quantified measures that have or will be implemented by the County as a result of the GHG Plan. Class 3 (R3) measures are qualified measures that have or will be implemented by the County as a result of the GHG Plan.

As analyzed and discussed in Issue VIIa, the project will not exceed the 3,000 MTC2OE/YR screening threshold identified in the GHG Plan and will implement reduction measures that are consistent with the Screening Tables shown in the GHG Plan. Therefore, the project is not in conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS -

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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

- VIII a) **Less Than Significant Impact.** During construction, there would be a minor level of transport use and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. All hazardous materials are required to be utilized and transported in accordance with their labeling pursuant to federal and state law. Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up will be sufficient to reduce potential impacts to a less than significant level.

If hazardous materials are proposed on-site for operational purposes in large quantities, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, as required by Health and Safety Code Section 25507, which requires a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Health and Safety Code Section 25503.

- VIII b) **Less Than Significant Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable situations and accident conditions involving the release of hazardous materials into the environment, because any use or construction activity that might use hazardous materials will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. In addition as noted in the response to Issue VIIIa above, if hazardous materials are proposed on-site for operational purposes in large quantities, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, as required by Health and Safety Code Section 25507, which requires a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Health and Safety Code Section 25503.

Lastly, operations, activities or equipment involving the storage of flammable or explosive materials shall be provided with adequate safety devices against the hazard of fire or explosion. Safety procedures associated with such hazards shall be clearly posted and personnel shall be properly trained in these procedures. Adequate fire alarms, fire-fighting and fire suppression equipment and devices must be provided on-site in accordance with the requirements of the California Building Code and the California Fire Code.

- VIII c) **No Impact.** The project site is not located within ¼ mile of an existing or proposed school.
- VIII d) **No Impact.** The project site is not included on the list of hazardous materials sites compiled in accordance with Government Code No. 65962.5.
- VIII e) **No Impact.** The project site is not 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.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.

- VIII g) **Less Than Significant Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project will not result in any substantial alteration to road design or capacity that would affect implementation of evacuation procedures nor result in any substantial increase in natural or man-made hazards that would increase the potential for evacuation. In addition, the project has adequate emergency access via Arrow Route.
- VIII h) **No Impacts.** The project site is not located within a Fire Safety Overlay area.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
IX. HYDROLOGY AND WATER QUALITY - Would the project:				
IX a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX 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 which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX 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"/>
IX f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX 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"/>
IX 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"/>

- IX 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?
- IX j) Inundation by seiche, tsunami, or mudflow?

SUBSTANTIATION

The following responses are based in part on the Preliminary Water Quality Management Plan prepared by Land Development Design Company, LLC dated, November 21, 2016.

- IX a,b) **Less Than Significant Impact.** The project will not violate any water quality standards or waste discharge requirements, because the project's design incorporates measures to diminish impacts to water quality to an acceptable level as required by state and federal regulations. The project required the preparation of a Water Quality Management Plan (WQMP) to determine the project's potential impacts on water quality caused by storm event runoff. The project applicant and/or its construction contractor would use best Management Practices (BMPs) as described in the WQMP. These BMPs would be used to prevent the degradation of water quality in the construction area and during operation of the project.

With regard to drainage, water run-off is designed to drain towards the rear property line and collected to percolate within the landscaping and rip-rap planted along the entire south property line. Excess on-site runoff will be channeled to the southeast corner of the property where it will drain into an underground water infiltration chamber. The perforated chamber will be designed to meet San Bernardino County's Water Quality Management Plan (WQMP) requirements. Based on the on-site drainage plan, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in the rates of erosion or siltation on or off site.

In addition, the project site is proposed to be served by Fontana Water for potable water and is subject to independent regulation by local and state agencies that ensure compliance with both water quality and waste discharge requirements. A septic tank system is intended to address the solid waste effluent arising from the project. The septic tank system will operate and function in accordance with the requirements and conditions of Environmental Health Services.

- IX c) **Less Than Significant Impact.** As cited in IX b above, water run-off is designed to drain towards the rear property line and collected to percolate within the landscaping and rip-rap planted along the entire south property line. Excess on-site runoff will be channeled to the southeast corner of the property where it will drain into an underground water infiltration chamber. The perforated chamber will be designed to meet San Bernardino County's Water Quality Management Plan (WQMP) requirements.

Based on the on-site drainage plan, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in the rates of erosion or siltation on or off site.

- IX d) **Less Than Significant Impact.** As discussed in IX c, water run-off is designed to drain towards the rear property line and collected to percolate within the landscaping and rip-rap

planted along the entire south property line. Excess on-site runoff will be channeled to the southeast corner of the property where it will drain into an underground water infiltration chamber. The perforated chamber will be designed to meet San Bernardino County's Water Quality Management Plan (WQMP) requirements.

- IX e) **Less Than Significant Impact.** As discussed under Issue IXd above, water run-off is designed to drain towards the rear property line and collected to percolate within the landscaping and rip-rap planted along the entire south property line. Excess on-site runoff will be channeled to the southeast corner of the property where it will drain into an underground water infiltration chamber. The perforated chamber will be designed to meet San Bernardino County's Water Quality Management Plan (WQMP) requirements.
- IX f) **Less Than Significant Impact.** There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in Responses IXa, IXc, and IXe.
- IX g) **No Impact.** The project will 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 project does not propose housing and is not within identified FEMA designated flood hazard areas as shown on *San Bernardino County's General Plan Hazard Overlays Map* and FEMA FIRM Panel No. 06071C8635J.
- IX h) **No Impact.** The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows, because the site is not within an identified FEMA designated flood hazard area as shown on *San Bernardino County's General Plan Hazard Overlays Map* and FEMA FIRM Panel No. 06071C8635J.
- IX i) **No Impact.** According to the *County of San Bernardino Hazards Overlay Map* the project site and surrounding area is not located within a designated dam inundation area. 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, as no levee or dam is located in the vicinity of the project.
- IX j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami. Based on the responses to Issues VIa and VIc of this Initial Study Checklist, the project site is not located in an area prone to landslides, soil slips, or slumps. Therefore, the proposed project would have no impacts from mudflows.

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

- X a) **No Impact.** The project will not physically divide an established community because the project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. The site is adjacent to Arrow Route and developed land.
- X b) **Less Than Significant Impact.** As demonstrated throughout this Initial Study Checklist, the project would otherwise not conflict with any applicable goals, objectives, and policies of the General Plan, San Bernardino County Development Code, or any plans whose purpose is to avoid or mitigate an environmental effect. The project has mitigated any potential impacts potentially arising from the Project to a less than significance. The Project incorporates conditions that ensures the operation operate in a manner that minimizes impacts to the environment and the existing urbanized area.
- X c) **No Impact.** The project site is not located within any habitat conservation plan or natural community conservation plan, therefore no conflict will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XI. MINERAL RESOURCES - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <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 checked="" type="checkbox"/> |

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

XI a) **No Impact.** The site is vacant and consists of compacted soil with minimal or no vegetation. The site has been heavily disturbed by human activities. The project site is 2.1 acres in size and abuts Arrow Route to the north. It is adjacent to developed parcels on the east and west north and south. No mines, oil or gas wells, or other resource extraction activity occurs on the property or is known to have ever occurred on the property. Extraction of mineral resources in the project area is not supported by the future land use classification of Community Industrial which is the proposed designation for the site upon approval of the General Plan Amendment.

Based on the above analysis, there is no impact related to the loss of known, valuable mineral resources.

XI b) **No Impact.** The project will 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, because there are no identified locally important mineral resources on the project site.

XII. NOISE - Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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 ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

XII a) **Less Than Significant Impact with Mitigation Incorporated.** Noise generated at the project site under existing conditions is limited to activities associated with vacant land. There are no known unusual or loud noises that occur on the property on a regular basis. Primary noise sources near the site include vehicular noise from along Arrow Route and Mulberry Avenue to the West, and existing ambient noise from industrial uses to the south. Development of the project site as an industrial use has the potential to expose persons to or result in elevated noise levels from both near-term construction activities and under long-term operational conditions.

Construction Noise

The most significant source of short-term noise impact is related to noise generated during construction activities on the project site which would result in potential noise impacts to the single-family homes located to the north and apartment unit and adjacent single family unit to the west.

Construction is performed in discrete steps, each of which has its own mix of equipment and consequently its own noise characteristics. Thus, noise levels will fluctuate depending upon the construction phase, equipment type, duration of equipment use, distance between the noise source and receptor, and the presence or absence of noise attenuation structures. As shown on Table 8 below, noise levels generated by heavy construction equipment can range from approximately 75 dBA to 99 dBA when measured at 50 feet.

Table 8. Typical Construction Equipment Noise Levels

Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)
Pile Drivers	81 to 96
Rock Drills	83 to 99
Jack Hammers	75 to 85
Pneumatic Tools	78 to 88
Pumps	68 to 80
Dozers	85 to 90
Tractors	77 to 82
Front-End Loaders	86 to 90
Graders	79 to 89
Air Compressors	76 to 86
Trucks	81 to 87

Source: "Noise Control for Buildings and Manufacturing Plants", Bolt, Beranek & Newman, 1987, as cited in the General Plan EIR.

Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during the grading phase. A likely worst-case construction noise scenario during grading assumes the use of construction equipment operating at 50 feet from the nearest sensitive receptor.

Construction activities on the project site, especially those involving heavy equipment, would initially create intermittent, short-term noise increases affecting sensitive receptors in the vicinity of the project site, representing a temporary effect on ambient noise levels. Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels at 50 feet have the potential to reach 90 dBA Leq and 92 dBA Lmax at the nearest sensitive receptors during grading. Noise levels for the other construction phases would be lower and range between 85 to 90 dBA.

Although short-term project construction activities on the project site would exceed the County's Development Code Noise pursuant to Section 83.01.080, implementation of Mitigation Measure NOI-1 below ensures that additional noise attenuation measures are incorporated into the project's construction plans to minimize the noise exposure to nearby sensitive receptors to the maximum extent feasible consistent with CEQA practice.

Mitigation Measure NOI-1. Construction Noise. Prior to grading permit issuance, the County shall verify that the following mitigation measures are included on the Grading and Building plans:

"Note 1: Construction Equipment Controls. During all project site excavation and grading on-site, 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."

"Note-2: Noise Ordinance. To minimize potential impacts to adjacent sensitive receptors, project construction shall only be performed during the hours construction activities are exempt. Temporary construction, maintenance or demolition activities shall only be conducted between the hours of 7:00 a.m. and 7:00 p.m. except for Sundays and Federal holidays."

"Note-3: Equipment Staging. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction."

Operational Noise

Operational noise will result from vehicle traffic generated by the project as well as on-site operational noise from loading and unloading activities, landscape, and human activity. maintenance. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible. Therefore, an increase of more than 5 dBA is considered significant.

As required by County Development Standards, Provisions of Section 83.01.080 of the County of San Bernardino County Development Code (shall apply).

Noise

The provisions in Section 83.01.080 of the County of San Bernardino County Development Code establish standards concerning acceptable noise levels for both noise-sensitive land uses and for noise-generating land uses. Adherence to these mandatory standards will ensure that the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. As such, impacts are considered less than significant.

- XII b) **Less Than Significant Impact.** Construction equipment may result in vibration levels that are considered annoying at nearby sensitive receptors when the most vibration causing equipment is within 100 feet. As a standard condition of approval, the project will be conditioned to comply with the vibration standards of the County Development Code, Section 83.01.090 (a).
- XII c) **Less Than Significant Impact.** As noted in the response to Issue XIIa above, the increased level of operational noise from the project will be less than significant with mandatory compliance with the County Development Code Noise and vibration requirements per Sections 83.01.080 and 83.01.090.
- XII d) **Less Than Significant Impact With Mitigation Incorporated.** As noted in the response to Issue XIIa above, the increased level of noise from the project will be less than significant with implementation of Mitigation Measures NOI-1 (Construction Noise). Therefore, the project will not result in a substantial temporary increase in ambient noise levels in the project vicinity above levels existing without the project.
- XII e) **Less Than Significant Impact.** The project site is not 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. The nearest airport is the San Bernardino International Airport located approximately 5 miles northeast of the project site. As such, the project would not expose people residing or working in the project area to excessive noise levels
- XII f) **No Impact.** The project is not within the vicinity of a private airstrip. Therefore, the project would not expose people residing or working in the project area to excessive noise levels from a private airstrip.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XIII. POPULATION AND HOUSING - Would the project:

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

XIII a) **Less Than Significant Impact.** The project would not directly result in population growth because it does not propose any residential dwelling units. The Project is an 18,100 square feet industrial building. An industrial building of this size is not expected to create an additional need for housing, thus increasing the overall population of the County, because the project is located within a jobs-housing imbalance area (i.e. more housing than jobs).

Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities.

The project site will be developed with an industrial warehouse building and will not require the extension of any new roads or infrastructure to serve the project because the site can be considered an in-fill parcel within a developed area with all infrastructure available to serve the project site.

XIII b) **No Impact.** The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing, because the site is vacant and does not contain housing units.

XIII c) **No Impact.** The proposed use will not displace substantial numbers of people, thereby necessitating the construction of replacement housing elsewhere, because the site is vacant and does not contain housing units.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XIV. PUBLIC SERVICES

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

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

SUBSTANTIATION

XIV a) Less Than Significant Impact.

Fire Protection: The San Bernardino County Fire Department provides fire protection for the project. The nearest fire station is County Fire Station #73 located approximately 1/2 miles to the east along Arrow Route. To offset the increased demand for fire protection services, the proposed project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes.

Police Protection: The San Bernardino County Sheriff Department provides the police protection for unincorporated areas of San Bernardino County. The proposed project's demand on police protection services would not be significant on a direct basis as the project would not create the need to construct a new police station or physically alter an existing station, because it only proposes an 18,100 square foot building located within a primarily developed area.

Schools: The project is located in the San Bernardino City Unified School District. The project proposes an industrial building 18,100 square feet in size. An industrial building of this size would not create an additional need for housing, thus directly increasing the overall population of the District's attendance area and generating additional students to be served by the San Bernardino City Unified School District. However, the project would be required to contribute fees to the San Bernardino City Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for project related impacts to school services.

Parks: The project will not create a demand for additional park service in that the project is an industrial building 18,100 square feet in size and no housing is proposed.

Other Public Facilities: As noted above under Issue XII above, *Population and Housing*, development of the project would result in a direct increase in the population of the project area. As such, the project would not increase the demand for public services, including public health services and library services, which would require the construction of new or expanded public facilities.

Based on the above analysis, the proposed project will not result in substantial adverse physical impacts associated with the provision of 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 will 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XV. RECREATION

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

- XV a) **No Impact.** The proposed 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, primarily because the project will not generate new residential units and/or the impacts generated by the employees of this project will be minimal.
- XV b) **No Impact.** The project is an industrial warehouse and does not include recreational facilities open to the public or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XVI. TRANSPORTATION/TRAFFIC - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

XVI a) **Less Than Significant Impact.**

Motorized Vehicle Impact Analysis

Project Trip Generation

Trip generation represents the amount of traffic that is attracted to and produced by a development project. Determining traffic generation for a specific project is based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses proposed for a given development. Based on trip generation rates from the Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012, the project is estimated to produce an estimated 84 daily trip-ends with 11 trips in the AM peak Hour and 12 trips in the PM Peak Hour. This low amount of daily trips is not anticipated to negatively impact the performance of the circulation system.

- Traffic engineers use a “level of service” scale from A to F to describe the quality of traffic flow on roadways. The County’s Congestion Management Program (CMP) level of service standard requires all CMP segments to operate at LOS E or better except for the freeways, and other list arterials which operate at a level of service (LOS) F or better.

Transit Service Analysis

The project site is not currently served by a public transit agency. The project is not proposing to construct any improvements that would interfere with future bus service, should it become available. As such, the Project as proposed will not conflict with an applicable plan, ordinance or policy applying to transit services.

Bicycle & Pedestrian Facilities Analysis

The project is not proposing to construct any improvements that will interfere with bicycle and pedestrian use. Pedestrian and bicycle access will be available to the Project site off Arrow Route. Therefore, the project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Impacts are less than significant.

- XVI b) **Less Than Significant Impact.** The project will not exceed, either individually or cumulatively, a Level of Service (LOS) standard established by the County Congestion Management Agency for designated roads or highways because the project generates 84 daily trip-ends and 11 trips in the AM Peak Hour and 12 trips in the PM peak Hour. This amount of trips would not contribute traffic greater than the Arrow Route threshold. Therefore, Impacts will be less than significant.
- XVI c) **No Impact.** The project site is approximately 5 miles northwest of the San Bernardino International Airport (formerly Norton Air Force Base). The project site would not alter air traffic patterns and would therefore not result in substantial safety risks.
- XVI d) **Less Than Significant Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses, because the project site is adjacent to Arrow Route and only proposes roadway improvements adjacent to Arrow Route that would meet County Standards. In addition, the project is an industrial use located in an industrial area and would not create a hazard due to the establishment of an incompatible use (e.g., farm equipment).
- XVI e) **Less Than Significant Impact.** The proposed project will be accessible via Arrow Route. The project site plan identifies adequate fire department access and turning radii entering the site and within the site, which are adequate to serve the site in case of an emergency. Therefore, the project would have less than significant impacts on the provision of adequate emergency access.
- XVI f) **Less Than Significant Impact.** The project is located adjacent to Arrow Route which is a paved roadway. Therefore, access for alternative transportation (i.e., public transit, pedestrian, bicycle) can be accommodated and the project will not decrease the performance of existing alternative transportation facilities or be in conflict with policies, plans, or programs supporting alternative transportation.

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

SUBSTANTIATION

XVII a) **Less Than Significant Impact.** The project will incorporate a septic tank system for the collection and treatment of solid waste. The system will operate in accordance with the requirements and conditions issued by the Department of Environmental Health Services (EHS). The applicant is required to submit plans for review and approval of the septic system by EHS. Based on the permitting and reviewing requirements by EHS prior to the septic system coming on line, impacts would be less than significant.

XVII b) **Less Than Significant Impact.** As indicated in XVIIa, the project will install a septic tank system for the collection and treatment of solid waste. The system will operate in accordance

with the requirements and conditions issued by the Department of Environmental Health Services (EHS). The applicant is required to submit plans for review and approval of the septic system by EHS. The project will not require the installation and operation of a waste water treatment facility since it is proposed to be on a septic tank system. Based on the permitting and reviewing requirements by EHS prior to the septic system coming on line, impacts would be less than significant.

- XVII c) **Less Than Significant Impact.** The project incorporates landscape swales, catch basins and on-site storm drain pipe connected to a proposed underground storage/infiltration system. The drainage pattern mimics the existing drainage pattern, directing storm flows to the southerly boundary of the project site. The site incorporates two drainage areas with Drainage Area 1 encompassing the northwesterly corner of the project site and a strip of landscaping along the westerly boundary of the site. The Drainage system utilizes impervious area diversion to mitigate Discharge Capture Volume (DCV)

Drainage Area 2 consists of the remainder of the site. The DCV of the drainage area is mitigated by infiltration. Storm flows will sheet across pavement and landscaping and intercepted by concrete gutter and concrete curb & gutter. The flows are conveyed easterly and southerly to a proposed catch basin located at the southeasterly corner of the project site. The catch basis discharges flows into an underground storage/infiltration system.

As such, the construction of storm drain infrastructure on-site to serve the proposed project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Initial Study Checklist. Accordingly, additional mitigation measures beyond those identified throughout this Initial Study Checklist would not be required.

- XVII d) **Less Than Significant Impact.** Water demands for the proposed uses will be provided by Fontana Water. The applicant has obtained a Will Serve letter for the provisioning of water for the use. The project's water demand is not anticipated to strain the Agency's ability to service existing customers or provide the necessary water volume calculated for the use.

Projected water demands for the project site can be met through Fontana Water. Therefore, the project will have sufficient water supplies available to serve the project and no new or expanded entitlements needed.

XVII e) **Less Than Significant Impact.** The project will incorporate a septic tank system for the collection and treatment of solid waste. The system will operate in accordance with the requirements and conditions issued by the Department of Environmental Health Services (EHS). The applicant is required to submit plans for review and approval of the septic system by EHS. Based on the permitting and reviewing requirements by EHS prior to the installation of the septic system coming on line, impacts would be less than significant.

XVII f) **Less Than Significant Impact.**

Construction Waste

County of San Bernardino, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects required to submit a Construction and Demolition Solid Waste Management Plan (waste management plan).

Effective January 1, 2011, the California Green Building Standards Code (CALGreen) will require all newly constructed buildings including low-rise residential and most non-residential commercial projects to develop a waste management plan and divert a minimum of 50% of the construction waste.

The waste management plan consists of two parts which are incorporated into the Conditions of Approval (COA's) for County Planning and Building & Safety. Part I requires projects to estimate the amount of tonnage to be disposed and diverted during construction. Part II requires projects to show what tonnage was actually diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary.

The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan will ensure that impacts related to construction waste will be less than significant.

Operational Waste

Based on a waste generation factor of 1.42/lbs/100 sf/day for industrial use obtained from the State of California CalRecycle Website, the project would generate approximately 170 pounds of waste per day or 31 tons of waste per year.

The two closest landfills to the project site are the Mid-Valley Landfill (Rialto) and the San Timoteo Landfill (Redlands). According to the CalRecycle website accessed on August 1, 2016, the Mid-Valley Landfill had a remaining capacity of 65,520,000 cubic yards and is not planned to close until 2033. The San Timoteo Landfill has a remaining capacity of 13,605,488 cubic yards and is not planned to close until 2043. Therefore, there is sufficient permitted capacity to accommodate the project's solid waste disposal needs for the foreseeable future.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XVIII. 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly Or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

XVIII a) Less Than Significant Impact.

Impact Analysis

All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study Checklist. There were no instances where potentially significant impacts were identified, thus requiring mitigation measures to reduce impacts to less than significant levels.

XVIII b) Less Than Significant Impact With Mitigation Incorporated. The following apply to the project and would reduce impacts relating to this issue.

Mitigation Measures NOI-1

Impact Analysis

As discussed throughout this Initial Study Checklist, implementation of the proposed project has the potential to result in effects to the environment that are individually limited, but cumulatively considerable.

In instances where potentially significant impacts have been identified, the Mitigation Measures listed above are required to reduce impacts to less than significant levels. Therefore, the project would not contribute to environmental effects that are individually limited, but cumulatively considerable.

XVIII c) **Less Than Significant Impact With Mitigation Incorporated.** The following apply to the project and would reduce impacts relating to this issue:

Mitigation Measure NOI-1 a

Impact Analysis

The project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study Checklist document.

In instances where impacts have been identified, the Mitigation Measure listed above are required to reduce noise impacts to less than significant levels. Therefore, the project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Therefore, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project or appropriate mitigation measures have been made by or agreed to by the project proponent. No significant adverse impacts are identified or anticipated. A Mitigated Negative Declaration will be prepared.

XVIII. MITIGATION MEASURES

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

Mitigation Measure NOI-1. Construction Noise. Prior to grading permit issuance, the County shall verify that the following mitigation measures are included on the Grading and Building plans:

“Note 1: Construction Equipment Controls. During all project site excavation and grading on-site, 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.”

“Note-2: Noise Ordinance. To minimize potential impacts to adjacent sensitive receptors, project construction shall only be performed during the hours construction activities are exempt from the Glen Helen Specific Plan noise standards: Temporary construction, maintenance or demolition activities shall only be conducted between the hours of 6:30 a.m. and 8:00 p.m. However, this exemption does not apply on Sundays and national holidays.

“Note-3: Equipment Staging. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.”

GENERAL REFERENCES

Alquist-Priolo Special Studies Zone Act Map Series

California Department of Water Resources

CEQA Guidelines, Appendix G

California Standard Specifications, July 1992

County Museum Archaeological Information Center

County of San Bernardino Development Code, 2007

County of San Bernardino General Plan, 2007

County of San Bernardino Hazard Overlay Map FH31

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

County 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, September 1992

PROJECT SPECIFIC REFERENCES

*Preliminary Water Quality Management, Prepare by Land Development Design Company, LLC,
November 21, 2016*