



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: June 23, 2022

AGENDA ITEM #2

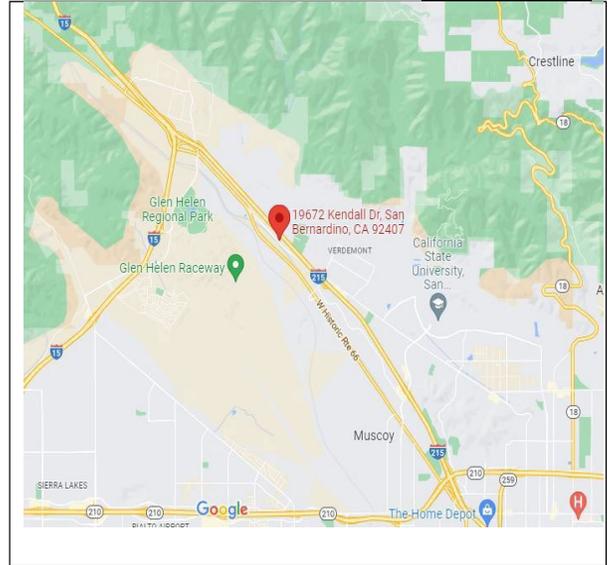
Project Description

Vicinity Map

APNs: 0261-161-15, -16 and -17

Applicant: Fast Cargo Inc.
Community: San Bernardino
Location: 19672 Kendall Drive

Project No: PROJ-2021-00001
Staff: Reuben Arceo
Rep: Maria G. Estrada
Proposal: Conditional Use Permit to construct and operate a Truck Sale/Truck Terminal Dispatch yard containing approximately 39 truck parking stalls, the primary site will be merged with two adjacent parcels to create a three (3) acre parcel. An existing 1,918 square foot dwelling and 900 square foot garage will function for office and storage purposes.



29 Hearing Notices Sent on : June 3, 2022

Report Prepared By: Reuben Arceo, Planner

SITE INFORMATION:

Project Size: Three (3) Acres
 Terrain: Graded and paved with concrete
 Vegetation: No Vegetation

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

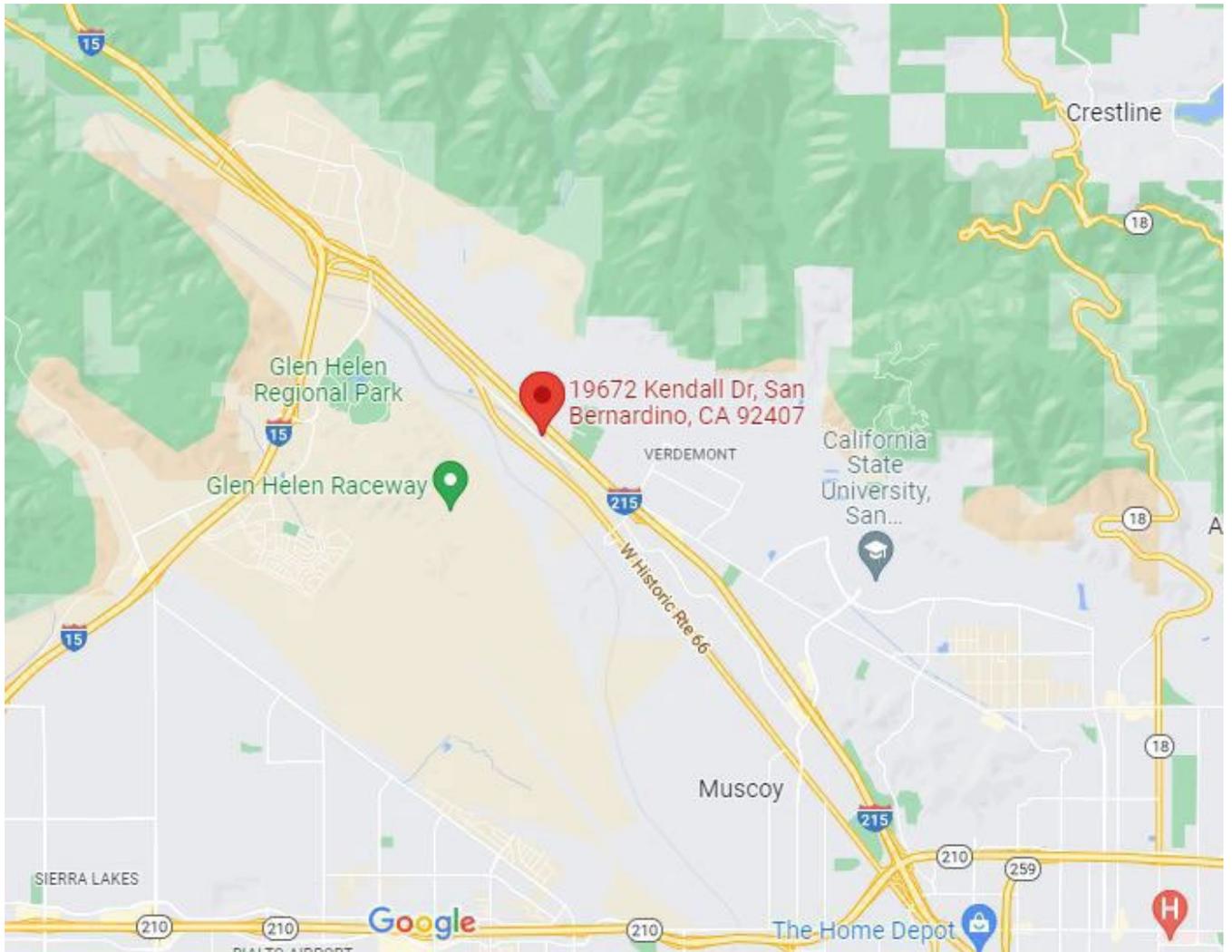
AREA	EXISTING LAND USE	LAND USE CATEGORY/ ZONING DESIGNATION
SITE	Vacant and truck parking, Single-family residences	Special development (SD)/Glen Helen Specific Plan-Corridor Industrial (GH/SP-CI)
North	I-215	None
South	Kendall Drive followed by industrial development	Special development (SD)/Glen Helen Specific Plan-Corridor Industrial (GH/SP-CI)
East	Pallet yard	Special development (SD)/Glen Helen Specific Plan-Corridor Industrial (GH/SP-CI)
West	Vacant	Special development (SD)/Glen Helen Specific Plan-Corridor Industrial (GH/SP-CI)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	San Bernardino	None Received
Water Service:	Onsite Wells	Presently Served
Sewer Service:	Portable Toilets	Presently Served

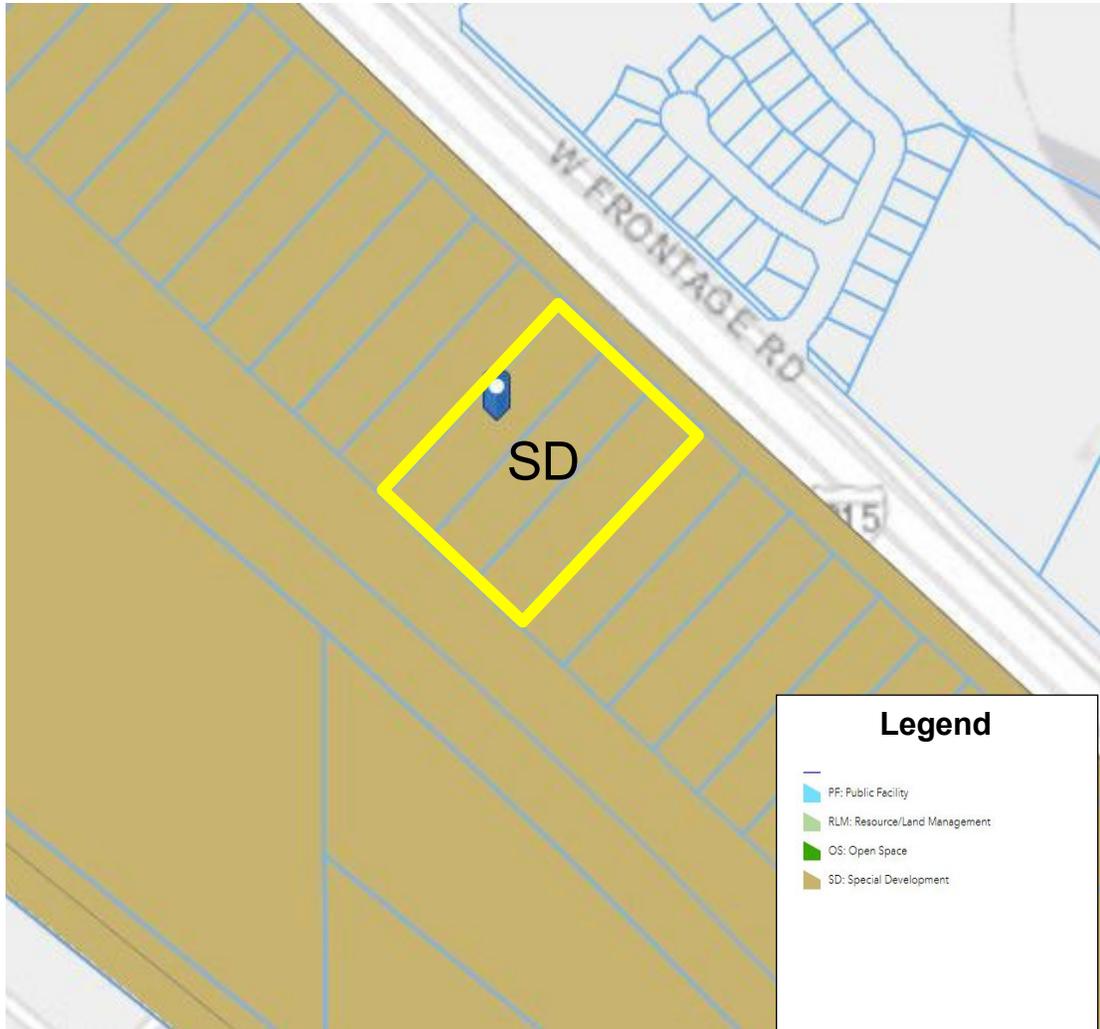
STAFF RECOMMENDATION: That the Planning Commission **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, **ADOPT** the Findings as contained in the staff report, **APPROVE** the Conditional Use, subject to the Conditions of Approval, and **DIRECT** staff to file the Notice of Determination. ¹

¹ In accordance with Section 86.08.010 of the Development Code, the Planning Commission action may be appealed to the Board of Supervisors.

**Figure 1 –
Vicinity Map
Fast Cargo**



Land Use Category Special Development (SD)



**Zoning Designation
GH/SP-CI
Glen Helen Specific Plan/ Corridor Industrial (GH/SP-CI)**

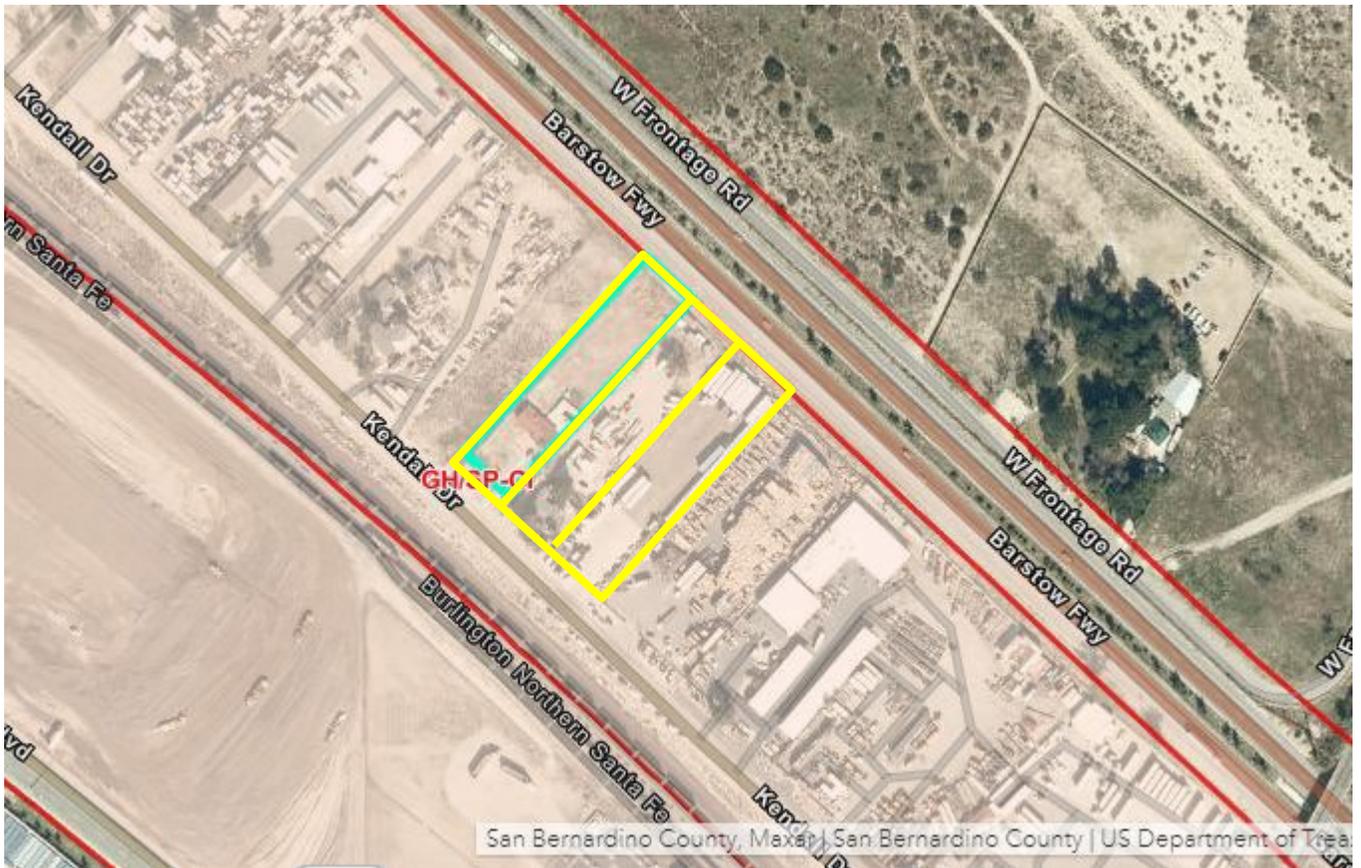


Figure 2
Aerial Map
Fast Cargo



Figure 4
Fast Cargo
Project Parcels
0261-161-15, -16 and -17

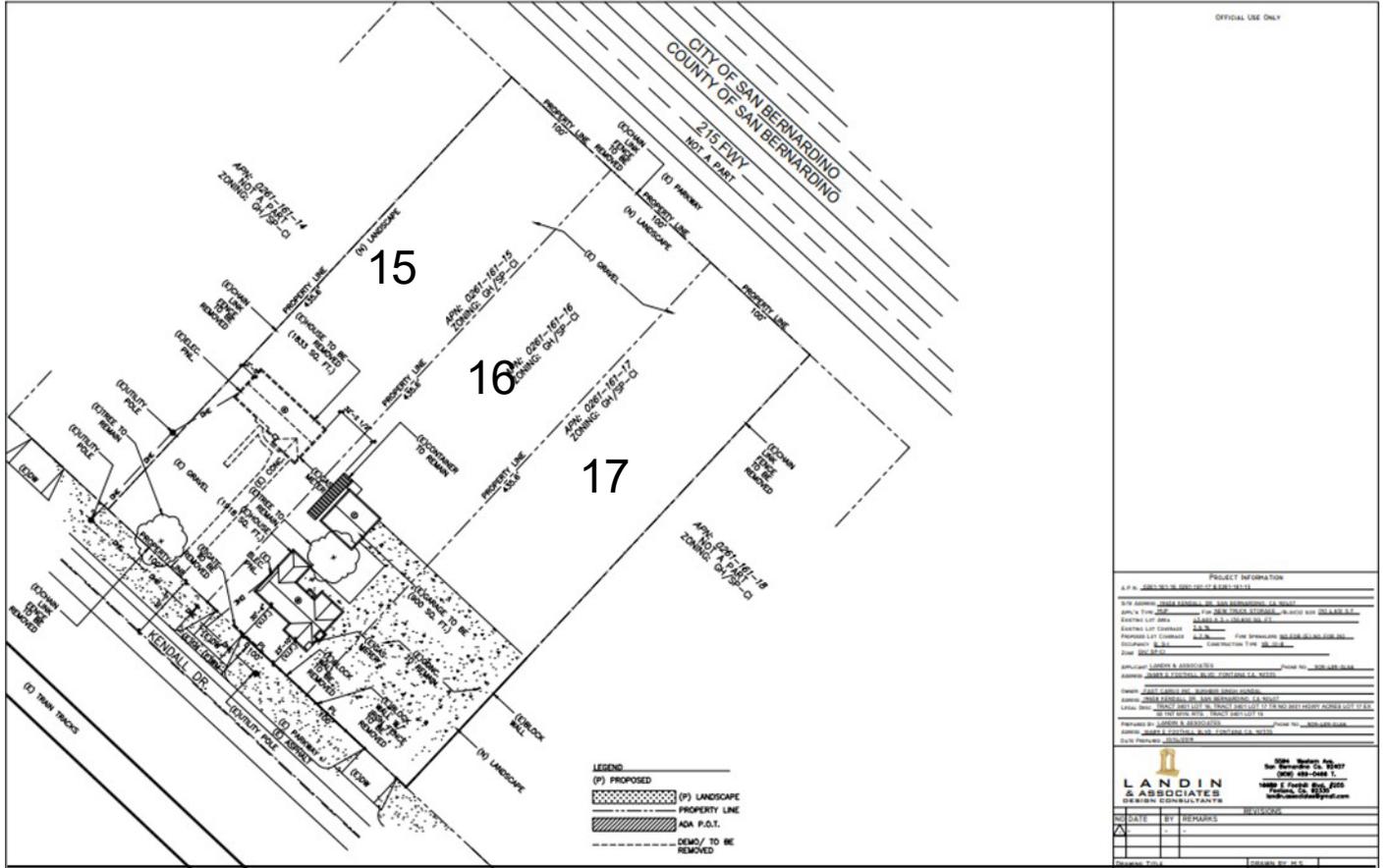


Figure 5
Landscaping Plan
Fast Cargo

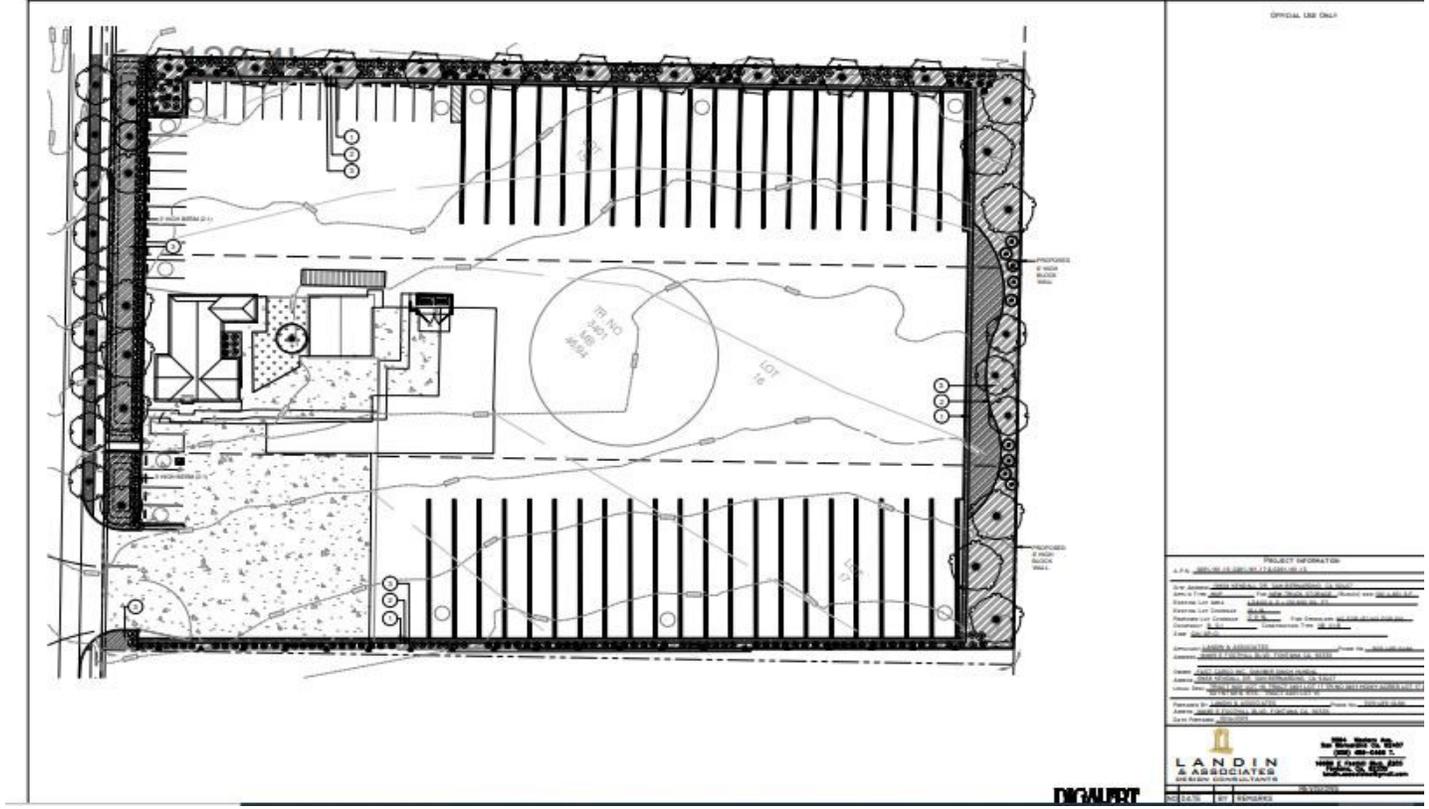


Figure 6
Photo
Truck Yard



Figure 7
Photo
Internal Office/Existing Dwelling



Primary Entrance off Kendall Drive



Figure 8
Photo
Fencing Fronting Kendall Drive



South Property Line Fronting Kendall Drive



PROJECT DESCRIPTION:

The applicant, Fast Cargo Inc., requests approval of a Conditional Use Permit to operate a Truck Sales/Truck Terminal Dispatch yard (Project), on property zoned Glen Helen Specific Plan/Corridor Industrial (GH/SP-CI), containing approximately 39 truck parking stalls (see Figure 3). The primary trucking site will be merged with two adjacent parcels to create one three-acre parcel (see Figure 4). An existing 1,918 square foot dwelling and 900 square foot garage will function for office and storage purposes (see Figures 4 and 7).

Project Plan of Operations

The Project consists of a truck and trailer storage yard for temporary parking of up to 39 tractors and trailers as part of an existing logistics company. The Project site is expanding the current truck parking and combining two adjacent parcels that were previously used for a mobile truck repair business, truck parking and a single-family residence. An existing single-family residence will be converted to office use, a second single-family residence will be demolished, and no new buildings or structures will be constructed. The truck sales operation will be by appointment only.

The use will operate Monday- Friday 8:00 am to 5 pm
Office personal between 4 – 6
Truck dispatch between 5 – 6 hours per day.

Project Location/Land Use Orientation and Setting

The properties are elongated, measuring approximately 450 feet in length (NE to SE) and 300 feet in width, with cinderblock and decorative masonry wrought iron fencing along the site's south perimeter fronting Kendall Drive (see Figure 8). There is limited vegetation on the site, with the exception of a few trees and individual brush species growing along the base of the cinderblock walls. Both the north property lines fronting the I-215 Freeway and west property line contain chain link fencing. The proposed use is situated within a predominantly industrial/storage and trucking area of the Glen Helen Specific Plan. A pallet storage and truck storage yard are located southeast of the Project with industrial businesses to the north.

Screening and Landscaping

Proposed outdoor storage areas will be completely screened from view of the right-of-way with a six (6) foot high block wall and landscaped with drought-tolerant plantings (see Figure 5), compatible with the local environment and capable of surviving with a minimum of maintenance and supplemental water. The landscaping is planned in accordance with the Glen Helen Specific Plan landscaping requirements. An existing metal storage unit, storage areas for truck and trailer parking and a new enclosure for the trash receptacle are proposed. The property will be surrounded by a six (6) foot high block wall that will mitigate visual impacts of the truck yard operation along the I-215 Fwy and Kendall Drive.

Traffic

According to the San Bernardino County Transportation Impact Study Guidelines, July 9, 2019, projects generating less than 110 daily trips are not required to prepare a Vehicle Miles Traveled Impact Analysis and are presumed to have a less than significant impact on vehicle miles traveled (VMT). The Project is limited to the temporary storage of up to 39 tractors and trailers and is not anticipated to generate more than 100 daily vehicle trips.

Water Quality/Drainage

Both a Preliminary Storm Water Drainage Report and Water Quality Management Plan (WQMP) were prepared and approved by County Land Development Division. The WQMP is intended to comply with the requirements of San Bernardino County and the NPDES Areawide Stormwater Program requiring the preparation of a WQMP. The applicant is responsible for the implementation of the provisions of WQMP plan and will ensure that the plan is amended as appropriate to reflect up-to-date conditions on the site consistent with San Bernardino County's Storm Water Management Program and the intent of the NPDES Permit for San Bernardino County.

PROJECT ANALYSIS:

Countywide Plan/Specific Plan Consistency

The Project is located within the boundaries of the Glen Helen Specific Plan. The Glen Helen Specific Plan, by extension, implements the Countywide Plan. The Specific Plan is intended to be visionary in terms of its ability to create and respond to market opportunities. The subject site is zoned GH/SP-CI (Corridor Industrial) and has a consistent with the properties' Land Use Category of Special Development (SD). The CI zone permits a range of general industrial uses, including research and development activities, small parts and equipment manufacturing, assembly, and processing. Truck Terminals and Transportation Facilities are permitted subject to approval of a Conditional Use Permit. Also, special development standards are included for limited outside storage related to screening, landscaping, and location of uses, with which the proposed land use is conditioned to comply.

Site Planning

The Project applicant proposes to construct and operate a Truck Sale/Truck Terminal Dispatch yard within a three (3) acre site. The site's design accommodates emergency access, including trucking and employee parking and contains adequate vehicular internal circulation that also ensures fire protection can be efficiently provided. The proposed land use is consistent with both the Specific Plan Land Use designation and with the Countywide Plan Land Use Category.

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE:

An Initial Study/Mitigated Negative Declaration (IS/MND) has been completed (Exhibit A) in compliance with the California Environmental Quality Act (CEQA). A Notice of Availability/Notice of Intent (NOA/NOI) to adopt the MND was advertised on the County Environmental website and distributed to initiate a 20-day public comment period, which concluded on November 12, 2021. No comment letters have been received by Staff. The IS/MND concludes that the Project will not have a significant adverse impact on the environment with the implementation of recommended Conditions of Approval and mitigation measures. The mitigation measures have been incorporated into the Conditions of Approval. The Applicant will be responsible for implementing all mitigation measures contained in the Mitigation Monitoring and Reporting Program (MMRP) (Exhibit B).

Biological Resources

The biological assessment prepared by Jericho Systems Inc., dated May 2019, concluded that the proposed Project will not affect State or federally listed endangered, threatened species because there is no habitat to support these species within, adjacent to, or in the broader vicinity of the Project area.

Cultural Resources

A historical archaeological resources survey was prepared by CRM Tech, dated June 11, 2019. CRM Tech provided the County a tentative conclusion of no impact on cultural resources, pending the completion of the AB 52 consultations. No additional cultural resources investigation is recommended for the Project unless construction plans undergo such changes as to include areas not covered by this study. If buried cultural materials are encountered inadvertently during any earth-moving operations associated with the Project, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

According to the Initial Study, the Project Site is not located on or near a known cemetery, and no human remains are anticipated to be disturbed during mining operations. However, if the potential exists that human remains may be unearthed during implementation of the Proposed Project, Mitigation Measure TCR-1 shall be implemented to ensure that less than significant impacts regarding human remains occur.

Tribal Consultation

On March 7, 2021, County Staff mailed notifications pursuant to Assembly Bill 52 (AB-52) to the following Tribes:

- San Gabriel Band of Mission Indians
- Twenty-Nine Palms Band of Mission Indians
- Morongo Band of Mission Indians
- San Manuel Band of Mission Indians

The San Manuel Band of Mission Indians (SMBMI) responded via e-mail to the County on March 22, 2021, stating that the SMBMI does not have any concerns with the Project's implementation, as planned, at this time. SMBMI did request language be made a part of the project/permit/plan conditions. Comments received from SMBMI have been incorporated into the Project's mitigation measures. No other tribal comments were received.

Summary

All potentially significant environmental impacts resulting from the construction and operation of the proposed Project can be mitigated to a less-than-significant level. Potentially significant impacts in the following areas were identified and Mitigation Measures have been formulated for impacts to biology, cultural resources, noise, transportation/traffic and tribal cultural resources. Implementation of said mitigation measures will reduce the impacts to a less-than-significant level.

Public Comments:

Project notices were sent to surrounding property owners within 300 feet of the Project site as required by Development Code Section 85.03.080. No public comments have been received.

RECOMMENDATION: That the Planning Commission:

1. **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Exhibits A and B);
2. **ADOPT** the Findings as contained in the Staff Report (Exhibit C);
3. **APPROVE** the Conditional Use Permit to construct and operate a Truck Sale/Truck Terminal Dispatch yard containing approximately 39 truck parking stalls, subject to the Conditions of Approval (Exhibit D); and
4. **DIRECT** Staff to file the Notice of Determination.

ATTACHMENTS:

- EXHIBIT A: Initial Study/Mitigated Negative Declaration
- EXHIBIT B: MMRP
- EXHIBIT C: Findings
- EXHIBIT D: Conditions of Approval
- EXHIBIT E: Site Plan

EXHIBIT A

Initial Study/Mitigated Negative Declaration

**SAN BERNARDINO COUNTY
 INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

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

PROJECT LABEL:

APNs:	0261-161-15, 16, 17	USGS Quad:	San Bernardino
Applicant :	Fast Cargo Inc.	T, R, Section:	2N, 5W, 34
Location	19672 Kendall Drive		
Project No:	PROJ-2021-00001	Community Plan:	Glen Helen
Rep	Maria G. Estrada	LUZD:	GH/SP-CI Glen Helen/Specific Plan- Corridor Industrial
Proposal:	Conditional Use Permit to construct and operate a Truck Sale/Truck Terminal Dispatch yard containing approximately 39 truck parking stalls, the primary site will be merged with two adjacent parcels to create a three (3) acre parcel. An existing 1,918 square foot dwelling and 900 square foot garage will function for office and storage purposes.	Overlays:	None

PROJECT CONTACT INFORMATION:

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

Contact person: Reuben Arceo, Contract Planner

Phone No: (909) 387-4387 **Fax No:** (909) 387-3223

E-mail: Reuben.Arceo@lus.sbcounty.gov

Project Sponsor Landin & Associates
 16689 E Foothill Blvd
 Fontana, CA 92335
 909-489-0466

PROJECT DESCRIPTION:

Conditional Use Permit to construct and operate a Truck Sale/Truck Terminal Dispatch yard containing approximately 39 truck parking stalls, **Exhibit 2** the primary site will be merged with two adjacent parcels to create a three (3) acre parcel. An existing 1,918 square foot dwelling and 900 square foot garage will function for office and storage purposes.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Vacant and truck parking, Single-family residences	GH/SP-CI
North	I-215	None
South	Kendall Drive followed by industrial development	GH/SP-CI
East	Pallet yard	GH/SP-CI
West	Vacant	GH/SP-CI

The site is three parcels **Exhibit 1**, one a vacant single-family residential property APN# 0261-161-15, another used for single-family residential APN #0261-161-16 and a mobile truck repair business with truck parking and the third being used for an active trucking yard APN# 0261-161-17 and has been graded and paved with concrete (front 30% off of Kendall Dr.), recycled asphalt and gravel road base. The properties are elongated and together approximately 450 feet in length (NE to SW) and 300 feet in width and have some cinderblock walls along the site perimeter on the north and south sides. The northeast end fronting the southernmost alignment of the I-215 is chain-link fence with silt fencing along the bottom and completely covered in advertising banners. A wooden pallet and trucking storage yard are adjacent to the east and Kendall Drive followed by industrial business to the south. There is limited vegetation on the site with the exception of a few trees and individual weedy species growing along the base of the cinderblock walls.

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: Local: City of San Bernardino for sewer service.

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Tribal Consultation has occurred with the San Manuel Band of Mission Indians. Recommended mitigation measures were provided by the tribe and incorporated into this document as both mitigation measures and conditions of approval.

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

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|--|---|---|
| <input type="checkbox"/> 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"/> Energy |
| <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 | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <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 Arceo, Contract Planner

10/18/2021



Signature: Dave Prusch, Supervising Planner

10/18/2021

Date

APPENDICES (On Compact Disk or Under Separate Cover)

- A. Air Quality and Greenhouse Gas Emissions Computer Model Printouts.
- B. Biological Resources Assessment, Jurisdictional Waters Delineation.
- C. Phase Cultural Resources Assessment.

Exhibit 1. Project Location Map/Aerial Photo

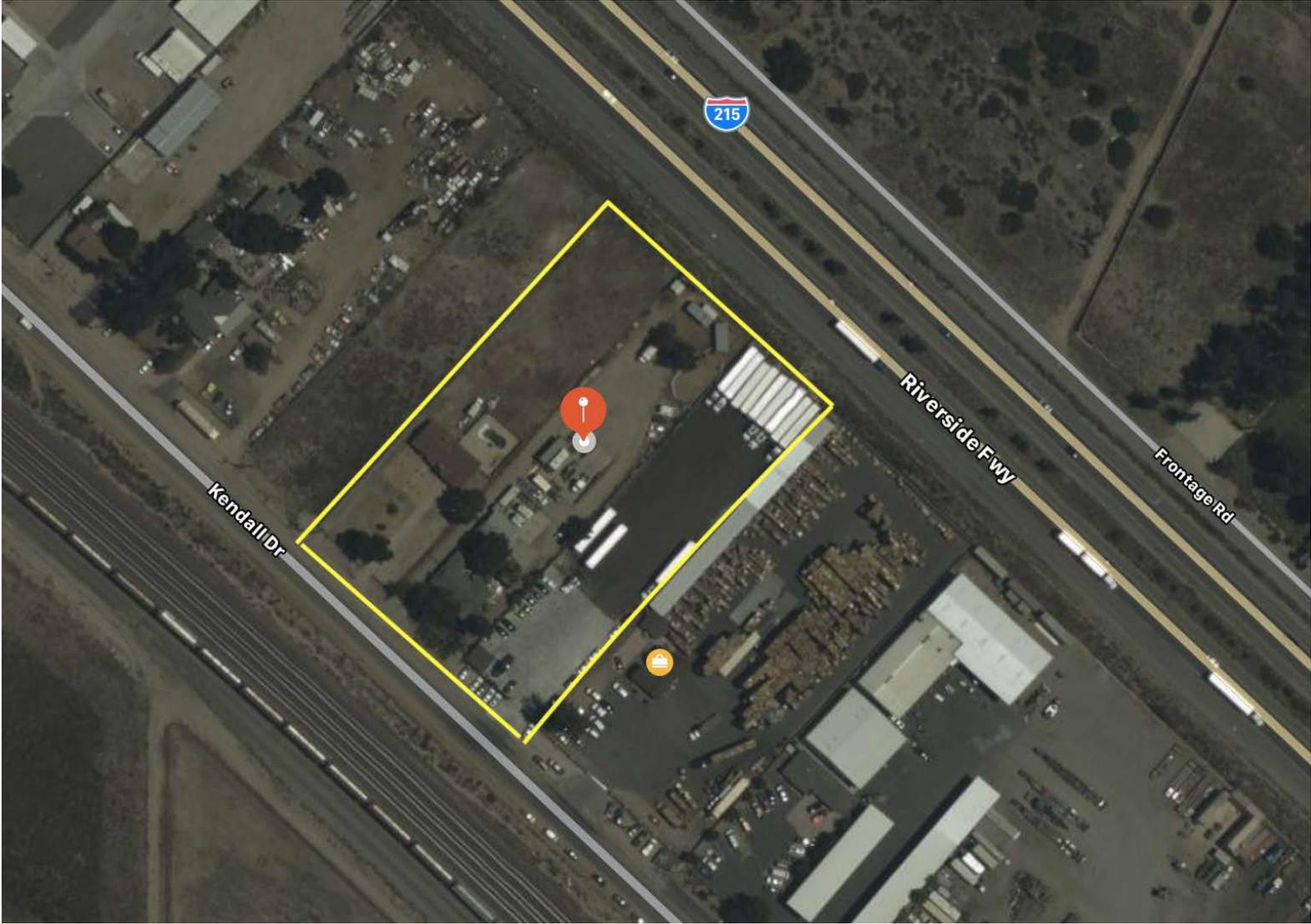
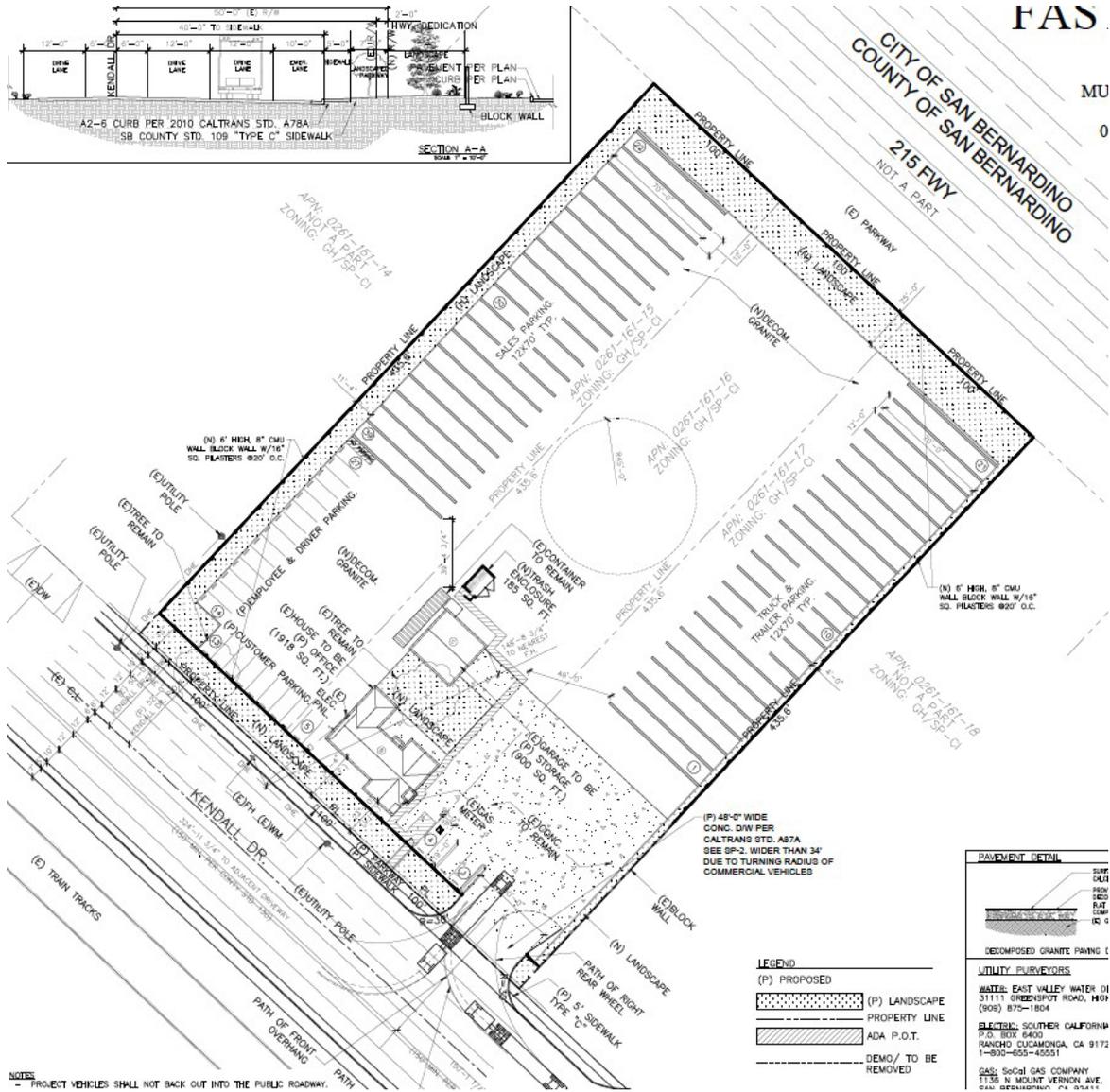
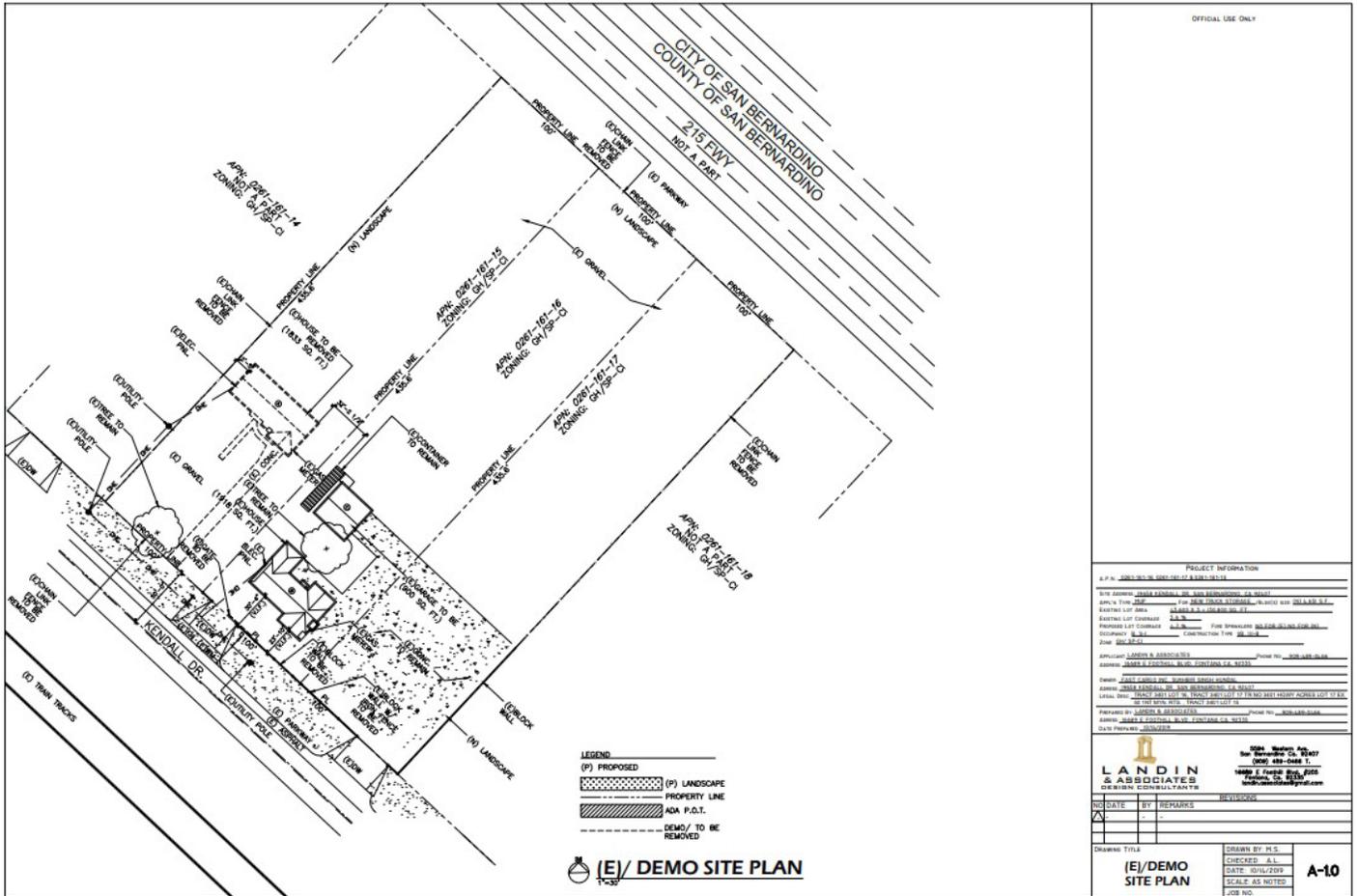


Exhibit 2. Site Plan



**Exhibit 3.
 Demolition Plan**



	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
AESTHETICS - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- I a) **Less Than Significant Impact.** According to the Glen Helen Specific Plan, the project site is located within the "I-215 Scenic Corridor" because it is located within 600 feet of I-215. (Ref. Glen Helen Specific Plan pages 2-113 and 2-114).

When a land use is proposed within the Scenic Resources Corridor, the following criteria shall be used to evaluate the project compliance with the intent of the overlay:

1. Building and Structure Placement: *The building and structure placement is compatible with and does not detract from the visual setting or obstruct significant views.*

The project consists of a truck and trailer storage yard for temporary parking of up to 39 tractors and trailers as part of a proposed Truck Sale/Truck Terminal Dispatch yard. The project site is expanding the current truck parking and combining two adjacent parcels that were previously used for a mobile truck repair business and truck parking and a single-family residence. An existing Single-family residence will be converted to office use, a second single-family residence will be demolished located on parcel no. 0261-16-15, **Exhibit 3**, and no new buildings or structures will be constructed.

2. Grading: *The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography should be screened from view from either the scenic highway or the adjacent scenic and recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, and which are capable of surviving with a minimum of maintenance and supplemental water.*

The site is relatively flat with less than 1% slope. Minimum grading is proposed to prepare the site for the decomposed granite that will be used for the truck parking areas. As such, the alteration of the natural topography of the site is minimized and avoids detrimental effects to the visual setting of the designated area and the existing natural drainage system.

3. Outside Storage Areas: *Outside storage areas allowed will be completely screened from view of the right-of-way with a six (6) foot high block wall, landscaping and plantings, which are compatible with the local environment and are capable of surviving with a minimum of maintenance and supplemental water.*

An existing metal storage unit, storage areas for truck and trailer parking and a new enclosure for the trash receptacle are proposed. The property will be surrounded by an 8-foot CMU block wall and as such will have a less than significant impact on scenic vistas.

4. Utilities: *All utilities shall be placed underground.*

No new utilities are proposed. The single-family residence being converted to office space will use existing utilities.

Based on the above analysis, the project will have a less than significant impact on a scenic vista.

- I b) **Less than Significant Impact.** The site is not adjacent to a state scenic highway. Although not located adjacent to a state scenic highway, the project site is located within the "I-215 Scenic Corridor" because it is located within 600 feet of I-215.

There are few trees, several of which will remain on the site, no 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 a less than significant 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) **Less than Significant Impact.** According to the Census 2000 Urbanized Area Outline Maps, the project site is located in the Riverside-San Bernardino Urbanized Area. The project is subject to mandatory Design Guidelines contained in Division 4 of the Glen Helen Specific Plan, which govern scenic quality. Compliance with these mandatory Design Guidelines requirements will ensure that the project will not conflict with applicable zoning and other regulations governing scenic quality.
- I d) **Less than Significant Impact.** As required by Glen Helen Specific Plan Section GH2.0404, General Provisions, (3) (h), Performance Standards for Commercial and Industrial Districts:

"Lights shall be designed, oriented, and shielded so that glare does not extend beyond the property line to any adjacent property, roadway or freeway. In particular, no glare shall be produced that would be distracting to motorists on the I-15 and I-215 Freeways and their associated transition roads. Lighting levels on the property shall be sufficient to provide for safe operations according to commonly accepted specifications for proper security."

Adherence to this mandatory performance standard will ensure that the project will not create a new source of substantial light or glare trespass onto adjacent properties. As such, impacts are considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES - In Determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.	<input type="checkbox"/>	<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 “GH/SP/CI (Glen Helen/Specific Plan/ Corridor Industrial)”. The Corridor Industrial designation totals approximately 262 acres along Cajon Boulevard and Kendall Drive. Future industrial uses are proposed in this corridor. 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.

- II c) **No Impact.** The project site is zoned GH/SP/CI (Glen Helen/Specific Plan/ Corridor Industrial). The project site does not contain any forestland, timberland, or timberland zoned as Timberland Production, nor are any forestlands 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 forestlands, are not zoned for forestlands, nor are they identified as containing forest resources by the *General Plan*. Because forestland 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 forestland or the conversion of forestland 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 sites are not developed with agricultural uses. Therefore, no impact would occur.

<p>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:</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorpor.	Less than Significant	No Impact
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 2016 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 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 the conversion of an existing Single-Family Residence into office space, the demolition of one Single-Family Residence and continues use and expansion and truck parking on approximately 3 acres. The proposed project is consistent with the development and use standards for the Glen Helen Specific Plan.

The Glen Helen Specific Plan was effective on December 1, 2005 and was last revised on June 2, 2017. It has not been comprehensively updated since the 2012 AQMP was adopted, therefore, the land use projections used in the Glen Helen Specific Plan are assumed to be equivalent to the growth projections utilized in the 2012 AQMP.

Based on the consistency analysis presented above, the proposed project will not conflict with the 2016 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 2.

Table 2. 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
<i>Source: SCAQMD Air Quality Management District.</i>	

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

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 4 (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)

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	VOC	CO	SOx	PM10	PM2.5
	0.03	0.12	0.5	0.002	0.15	0.04
Regional Threshold	55	55	550	150	150	55
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
<i>Source: Air Quality Modeling Outputs (Appendix A).</i>						

Table 4. Construction Daily Emissions (lbs/day)

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	VOC	CO	SOx	PM10	PM2.5
	20.24	4.44	16.37	0.03	3.24	2.04
Regional Threshold	100	75	550	150	150	55
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
<i>Source: Air Quality Modeling Outputs (Appendix A).</i>						

Finally, as required by Glen Helen Specific Plan Section GH2.0420 (j) (3) (b), operations or activities shall not cause the emission of any ash, dust, fumes, gases, vapors, or other forms of pollutants that can cause damage to people, animals, vegetation or other property. Emission levels shall not exceed the levels permitted by the rules and regulations of the South Coast Air Quality Management District or the requirements of any Air Quality Plan or the Greenhouse Gas Emissions Reduction Plan adopted by the County of San Bernardino.

- III c) **Less Than Significant Impact.** The project area is designated as a non-attainment area for ozone and a non-attainment area for PM2.5 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 also is required to comply with California Code of Regulations Title 13, Division 3, and specifically its 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 its 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, PM2.5 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 Table 3 above, the project does not exceed the identified significance thresholds, as such; emissions would not be cumulatively considerable

IIId) **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 is the single-family residence located approximately 200 feet to the northwest side of the project site. Although it appears that the receptor site is being used for a business, the residential structure is still considered a sensitive receptor because it is assumed it is occupied for residential use. 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 (PM2.5).

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 1 acre in size was used in the analysis to determine impacts.

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

Table 5. LST Operational Emissions

Pollutant	LST Significance Threshold Lbs/Day*	Project Emissions (mitigated)	Exceeds Threshold?
(NO _x) for Construction and Operation	118	20.24	NO
(CO) for Construction and Operation	775	10.32	NO
PM 10 for Operation	1	<0.1	NO
PM10 for Construction	4	3.24	NO
PM 2.5 for Operation	1	<0.1	NO
PM2.5 for Construction	4	2.04	NO
<i>Source: CaLEEMod Outputs (Appendix A).</i> *Based on LST SRA #35 1-acre @ 25 meters			

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 vehicles 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 project is not anticipated to produce odors that would substantially affect the residential sensitive receptor to the northwest 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.

In addition, as required by Glen Helen Specific Plan Section GH2.0404, General Provisions, (h) Performance Standards for Commercial and Industrial Districts:

3 m) 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 Incomp.	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the 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):

The following responses are based in part on the Biological Resources Assessment, Jurisdictional Waters Delineation (Appendix B).

IV a) **Less Than Significant Impact.** The existing site includes an active trucking yard and has been graded and paved with concrete (front 30% off of Kendall Dr.), recycled asphalt and gravel road base, a single-family residential site used for a mobile truck repair business and truck parking and a vacant single-family residence. The proposed project will not affect State or federally listed endangered, threatened species because there is no habitat to support these species within, adjacent to, or in the broader vicinity of the project area. In addition, the proposed project will not adversely affect Critical Habitat as none exists within the Project area.

Habitat conditions on site are not suitable for San Bernardino Kangaroo Rat, Burrowing Owl or any other sensitive species known to occur in the area.

Vegetation on site is non-existent, however there are certain elements and structures that could possibly provide nesting habitat for certain avian species. However, the project does not propose any new construction that would remove the nesting habitat.

- IV b) **No Impact.** The existing site includes an active trucking yard and has been graded and paved with concrete (front 30% off of Kendall Dr.), recycled asphalt and gravel road base, a single-family residential site used for a mobile truck repair business and truck parking and a vacant single-family residence. 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 existing site includes an active trucking yard and has been graded and paved with concrete (front 30% off of Kendall Dr.), recycled asphalt and gravel road base, a single-family residential site used for a mobile truck repair business and truck parking and a vacant single-family residence. 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.

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 were interfered with directly or indirectly by a project’s development or activities.

As noted in the responses to Issues III 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 including I-215 to the north and Kendall Drive to the south preventing the use of the project site and surrounding area as a wildlife corridor.

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. Impacts are less than significant.

- IV e) **No Impact.** As such, the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance
- IV f) **No Impact.** The existing site includes an active trucking yard and has been graded and paved with concrete (front 30% off of Kendall Dr.), recycled asphalt and gravel road base, a single-family residential site used for a mobile truck repair business and truck parking and a vacant single-family residence. As such, 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.

		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) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

The following responses are based in part on the Phase I Historical/Archaeological Resources Survey (Appendix C).

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.*

Historical sources consulted for this analysis suggest that project area is relatively low in sensitivity for cultural resources of historical origin. Throughout the historic period and until recent years, no evidence of any settlement or development activities was observed within the project boundaries.

The existing site includes an active trucking yard and has been graded and paved with concrete (front 30% off of Kendall Dr.), recycled asphalt and gravel road base, a single-family residential site used for a mobile truck repair business and truck parking and a vacant single-family residence. The field survey yielded completely negative results for potential historical resources, and no buildings, structures, objects, sites, features, or artifacts of prehistoric or historical origin were encountered within or adjacent to the project area. Assuch, there are no impacts to historic resources.

V b) **No Impact.**

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.

Glen Helen Specific Plan EIR Mitigation Measure 4.9-5 states in part:

“With the exception of previously developed and highly disturbed Cajon Corridor and Kendall Corridor planning areas and other previously developed or disturbed areas, all unsurveyed or inadequately surveyed portions of the specific plan area shall be surveyed for cultural resources prior to development...”

The project site is located within the highly disturbed Cajon Corridor and as noted above, it consists of compacted soil and has been heavily disturbed by human activities. In addition, the existing site includes an active trucking yard and has been graded and paved with concrete (front 30% off of Kendall Dr.), recycled asphalt and gravel road base, a single-family residential site used for a mobile truck repair business and truck parking and a vacant single-family residence. As such, it is not anticipated that subsurface archaeological resources will be encountered during construction.

- V c) **No Impact.** The existing site includes an active trucking yard and has been graded and paved with concrete (front 30% off of Kendall Dr.), recycled asphalt and gravel road base, a single-family residential site used for a mobile truck repair business and truck parking and a vacant single-family residence. No new construction or extensive grading is proposed. As such, there are no impacts.

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

SUBSTANTIATION: *San Bernardino County General Plan, 2007; Submitted Materials.*

Via-b) **Less Than Significant.** The site that is being used as a truck and trailer storage yard for temporary parking of tractors and trailers as part of an existing business for a trucking company. The project consists of a truck and trailer storage yard for temporary parking of up to 39 tractors and trailers as part of an existing logistics company. The project site is expanding the current truck parking and combining two adjacent parcels that were previously used for a mobile truck repair business and truck parking and a single-family residence. An existing Single-family residence will be converted to office use; a second single-family residence will be demolished. The renovation of the existing single-family residence to office uses will not result in significant increases in energy resources from the properties' previous uses.

The project would consume transportation energy (i.e. fuel) during operations from the use of tractors and trailers coming to and from the site. Although the project operations would consume fuel, pursuant to a phase-in schedule established by the EPA and the California Air Resources Board, all heavy- and heavier-duty diesel-fueled trucks must have a 2010 Model Year engine or newer by 2023. These engines are more fuel-efficient and will reduce fuel consumption.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?		<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"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		<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 site does not lie within, or immediately adjacent to, an Alquist-Priolo Earthquake Fault Zone, and no active or potentially active faults are shown on or in the immediate vicinity of the site on published geologic maps. The nearest fault is the San Andreas-Southern and San Andreas-San Bernardino faults located approximately 1.9 miles from the project site.
- 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.

Groundwater data from State Well No. 035-7W23M003N in the vicinity of the project site indicated groundwater at a depth of 115-feet to 293-feet. The soils on the project site consist of sandy/gravelly soils. As such, the liquefaction potential is considered "low."

- 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. The undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes can also induce landslides. The site is relatively flat and contains no slopes that maybe 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 existing site includes an active trucking yard and has been graded and paved with concrete (front 30% off of Kendall Dr.), recycled asphalt and gravel road base, a single-family residential site used for a mobile truck repair business and truck parking and a vacant single-family residence. The areas for truck and customer parking will be paved with decomposed granite. Given these conditions, the Project will not result in substantial soil erosion or the loss of topsoil.

VI c) **Less Than Significant Impact.**

Landslide

As noted in the response to Issue 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. Earthquakes cause most lateral spreading, but landslides also cause it. As noted in the response to Issue 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, Liquefaction, and Collapse

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 the soil the depth of the underlying bedrock and then recompacting the soil so that it is able to support buildings and structures.

Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions.

Collapse occurs in saturated soils in which the space between individual particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are pressed together. The soils lose their strength beneath buildings and other structures.

As noted in the response to Issue VI aiii above, groundwater data from State Well No. 035-7W23M003N in the vicinity of the project site indicated groundwater at a depth of 115-feet to 293-feet. The soils on the site consist of sandy/gravelly soils. Based on these factors, the potential for subsidence, liquefaction, is low.

- VI d) **Less Than Significant Impact.** The site is an active trucking yard and has been graded and paved with concrete (front 30% off of Kendall Dr.), recycled asphalt and gravel road base a single-family residential site used for a mobile truck repair business and truck parking and a vacant single-family residence. The areas for truck and customer parking will be paved with decomposed granite. No new buildings or structures are proposed. As such, there is no impact related to risks from expansive soils.
- VI e) **No Impact.** The project does not propose the use of septic tanks or alternative wastewater disposal systems. The Project proposes to use the exiting domestic sewer infrastructure connected to the existing sewer conveyance and treatment system. As such, there are no impacts.

		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 in consistency 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 greenhouse gas emission 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 7. Total Project Greenhouse Gas Emissions (Annual) (Metric Tons Per Year)

Source	GHG Emissions MT/yr			
	N2O	CO2	CH4	CO2e
Mobile Sources	0.000	23.95	0.001	23.96
Area	0.000	0.0001	0.000	0.0001
Energy	0.00005	6.17	0.0003	6.19
Solid Waste	0.000	0.363	0.022	0.900
Water/Wastewater	0.0003	2.26	0.011	2.63
30-year Amortized Construction GHG				3.25
TOTAL				36.93
SCAQMD Threshold				3,000
Exceed Threshold?				NO

As shown in Table 7, the project is estimated to emit approximately 39.93 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 7 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) reflects 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 MTCO₂E/YR screening threshold identified in the GHG Plan but 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.

VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- VIII a) **Less Than Significant Impact.** 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.** 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.
- In addition, as required by Glen Helen Specific Plan Section GH2.0420 (j) (3) (d), 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, firefighting 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. The nearest schools are Chavez Middle School and North Verdmont Elementary School both of which are located approximately 0.50 miles northeast of the project site.
- 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. The nearest airport is San Bernardino International Airport located approximately 10 miles to the southeast.
- 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 Kendall Drive.
- VIII h) **Less Than Significant Impact.** According to the Glen Helen Specific Plan, the project site is located within Fire safety Area 3 (FS-3) and is subject to the provisions of the County Development Code Section 82.13.060 FS-1, FS-2, and FS-3 Development Standards.

Fire Safety Area 3 (FS-3) includes lands just to the south of the mountain FS-1 area. These lands are primarily within the wildland-urban interface of the Valley Region and consist of varying terrain from relatively flat to steeply sloping hillside areas. Present and future development within FS-3 is exposed to the impacts of wildland fires and other natural hazards primarily due to its proximity to FS-1. These

areas are subject to Santa Ana wind conditions that have the potential of dramatically spreading wildland fires during extreme fire behavior conditions.

The project site is located approximately one (1) mile from the nearest portion of an FS-1 area and is separated by intervening development. With implementation of the mandatory requirements specified in Development Code Section 82.13.060, FS-1, FS-2, and FS-3 Development Standards, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

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

SUBSTANTIATION

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

Waste Discharge Requirements

Waste Discharge Requirements (WDRs) are issued by the Santa Ana Regional Board under the provisions of the California Water Code, Division 7 "Water Quality," Article 4 "Waste Discharge Requirements." These requirements regulate the discharge of wastes which are not made to surface

waters, but which may impact the region's water quality by affecting underlying groundwater basins. Such WDRs are issued for Publicly Owned Treatment Works' wastewater reclamation operations, discharges of wastes from industries, subsurface waste discharges such as septic systems, sanitary landfills, dairies, and a variety of other activities, which can affect water quality.

The site that is being used as a truck and trailer storage yard for temporary parking of tractors and trailers as part on an existing business for a trucking company. The project does not propose the use of a septic system nor is it a use that discharges wastes from industrial uses.

Water Quality Requirements

The Porter-Cologne Act defines water quality objectives (i.e. standards) as "...the limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific area" (§13050 (h)).

Storm water pollutants commonly associated with the project include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, and pesticides.

Currently the site drains toward I-215 and discharges into the storm drain crossings under I-215. On-site runoff will be collected in an infiltration basin located adjacent to the rear property line along I-215 before it is directed into the existing storm drain facilities. The infiltration basin will be designed to meet San Bernardino County's Water Quality Management Plan (WQMP) requirements.

With implementation of a Water Quality Management Plan, impacts would be less than significant.

- IX b) **Less Than Significant Impact.** The site is being used for an active trucking yard and has been graded and paved with concrete (front 30% off of Kendall Dr.), recycled asphalt and gravel road base, a single-family residence used for a mobile truck repair business and truck parking, and a single-family residence now vacant. Surfaces used for parking will be improved with decomposed granite. Implementation of the project would not substantially increase impervious surface coverage on the site that would in turn reduce the amount of direct infiltration of runoff into the ground. This would have a less than significant impact on groundwater recharge in the areas of the Bunker Hill Groundwater Basin that are managed for that purpose, since those recharge areas do not encompass the project site.

Based on the above analysis, impacts to groundwater supplies and recharge would be less than significant and no mitigation measures are required.

- IX ci) **Less Than Significant Impact.** Currently the site drains toward I-215 and discharges into the storm drain crossings under I-215. On-site runoff will be collected in an infiltration basin located adjacent to the rear property line along I-215 before it is directed into the existing storm drain facilities. The infiltration basin will be designed to meet San Bernardino County's Water Quality Management Plan (WQMP) requirements. As such, 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 cii) **Less Than Significant Impact.** Currently the site drains toward I-215 and discharges into the storm drain crossings under I-215. An infiltration basin will be located adjacent to the rear property line along I-215. The proposed infiltration basin would limit the increase of outflow from the project site

before it is discharged into the storm drain crossings under I-215. As such, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in flooding on or off-site and no mitigation measures are required.

- IX ciii) **Less Than Significant Impact.** As discussed under Issue IXcii above, an infiltration basin will be located adjacent to the rear property line along I-215 for water quality treatment and mitigation purposes. As such, the project will not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff.
- IX civ) **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. 06071C7910H.
- IX d) **No Impact.** The Project site is located within FEMA Zone X (per FEMA National Flood Hazard Map 06071C7910H) and is not subject to flooding.

According to the California Department of Conservation, California Official Tsunami Inundation Maps the site is not located within a tsunami inundation zone.

Seismic seiches are standing waves set up on rivers, reservoirs, ponds, and lakes when seismic waves from an earthquake pass through the area. The project site is not located in close proximity to a river, reservoir, pond, or lake and will not be at risk from seiche.

- IX e) **Less Than Significant Impact.** With implementation of the drainage system improvements and features described under Issues IXa through IXd above, the Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts are less than significant.

		Potentially Significant Impact	Less than Significant with Mitigation Incorp.	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) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- X a) **No Impact.** The site is bordered by I-215, Kendall Drive, and developed land. As such, 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.
- 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, the Glen Helen Specific Plan, the County Development Code, or any plans whose purpose is to avoid or mitigate an environmental effect. In all instances where significant impacts have been identified, compliance with mandatory requirements or mitigation measures are provided to reduce each impact to less-than-significant levels.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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 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.** 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. In addition, extraction of mineral resources in the project area is not supported by the Glen Helen Specific, which has designated the area for industrial uses.

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

- XI b) **No Impact.** The land use designation for the project site is Corridor Industrial and is not delineated as a locally important mineral resource recovery site. The Corridor Industrial designation allows a range of general industrial uses, including research and development activities, small parts and equipment manufacturing, assembly, processing, repair services for goods and equipment, and supporting office/administrative uses. As such, the project will not result in the loss of availability of a locally important mineral resource recovery site.

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

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

XII a) **Less Than Significant Impact.** Under existing conditions, the primary noise sources near the site include vehicular noise from I-215 and Kendall Drive. The site is being used for an active trucking storage yard and noise generated by the project is limited to activities associated with the movement of tractors and trailers on and off the site on an intermittent basis.

As required by Glen Helen Specific Plan Section GH2.0404, General Provisions, (h) Performance Standards for Commercial and Industrial Districts:

3 i) Noise

Provisions of Section 83.01.080 of the County of San Bernardino County Development Code (shall apply).

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.** The site is being used for a mobile truck repair business and an active trucking storage yard and vibration generated by the project is limited to activities associated with the movement of tractors and trailers on and off the site on an intermittent basis. Truck vibration levels are dependent on vehicle characteristics, load, speed, and pavement conditions. The higher the speed and the heavier the load the higher the level of vibration. Trucks transiting on site will be travelling at very low speeds so it is expected that truck vibration impacts will be less than significant.
- XII c) **No Impact.** The project site is not within the vicinity of a private airport or 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 10 miles southeast of the project site. As such, the project would not expose people residing or working in the project area to excessive noise levels

		Potentially Significant Impact	Less than Significant with Mitigation Incorpor.	Less than Significant	No Impact
XII.	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 people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- XII a) **Less Than Significant Impact.** 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 consists of an expansion of an active trucking storage yard, 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.
- XII b) **No Impact.** The project site consists of an active trucking storage yard, a single-family residential site with mobile truck repair business, and a vacant single-family residential property. As such it does not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

		Potentially Significant Impact	Less than Significant with Mitigation Incorpor.	Less than Significant	No Impact
XIII.	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

XIII a) Less Than Significant Impact.

Fire Protection: The San Bernardino County Fire Department provides the fire protection for the project. The nearest fire station is County Fire Station # 232 located approximately 2.5 miles to the southeast. 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 consists of a truck storage yard located within a primarily developed area that is routinely patrolled.

Schools: The project is located in the San Bernardino City Unified School District. The project consists of a truck storage yard and does 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...

Parks: The project will not create a demand for additional park service in that the project consists of a truck storage yard 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.

Conclusion

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.

		Potentially Significant Impact	Less than Significant with Mitigation Incorpor.	Less than Significant	No Impact
XIV.	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

- XIV 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, because the project will not generate new residential units that would use increase the use of existing parks.
- XIV b) **No Impact.** The project consists of a truck storage yard 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
XV.	TRANSPORTATION - Would the project:				
a)	a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

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

Transit Service Analysis

The project site is not currently directly served a public transit agency. The project is not proposing to construct any improvements will 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 Kendall Drive. Therefore, the project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Impacts are less than significant.

XV b) **Less Than Significant Impact.** According to the *San Bernardino County Transportation Impact Study Guidelines*, July 9, 2019, projects generating less than 110 daily trips are not required to prepare a Vehicle Miles Traveled Impact Analysis and are presumed to have a less than significant impact on vehicle miles traveled pursuant to CEQA Guidelines section 15064.3 subdivision (b).

The project consists of a truck and trailer storage yard for temporary parking of up to 39 tractors and trailers as part of an existing logistics company. The project site is expanding the current truck parking and combining two adjacent parcels that were previously used for a mobile truck repair business and truck parking and a single-family residence. An existing Single-family residence will be converted to office use, a second single-family residence will be demolished, and no servicing or maintenance of vehicles will occur on the site. Because the project is limited to the temporary storage of up to 39 tractors and trailers, it is not anticipated to generate more than 110 daily vehicle trips. As such, impacts are less than significant.

- XV c) **No Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses, because the project site is adjacent to Kendall Drive and does not propose roadway improvements that would create increase hazards due to a geometric design feature to Kendall Drive. In addition, the project is an industrial use located in an industrial area so it will not create a hazard with incompatible uses (e.g., farm equipment).
- XV d) **No Impact.** The project is accessible from Kendall Drive for emergency vehicle access. In addition, the project will provide an on-site fire access road with a turn around.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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XVIII. TRIBAL CULTURAL RESOURCES

- a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision © of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision © of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: *The following responses are based in part on the Phase I Historical/Archaeological Resources Survey (Appendix C).*

- XVIIIai) **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.

Historical sources consulted for this analysis suggest that project area is relatively low in sensitivity for cultural resources of historical origin. Throughout the historic period and until recent

years, no evidence of any settlement or development activities was observed within the project boundaries.

The site includes an active trucking yard and has been graded and paved with concrete (front 30% off of Kendall Dr.), recycled asphalt and gravel road base, a single-family residence used for a mobile truck repair business and parking and a vacant single-family residence with highly disturbed ground surfaces. The field survey yielded completely negative results for potential historical resources, and no buildings, structures, objects, sites, features, or artifacts of prehistoric or historical origin were encountered within or adjacent to the project area. As such, there are no impacts to surface historic tribal cultural resources.

XVIIIaii) **Less Than Significant Impact With Mitigation Incorporated.** 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.

Assembly Bill (AB) B52

AB 52 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.

Results of Consultation

Although the site is disturbed and no surface tribal cultural resources were observed, there is a possibility that in the event of any excavations or additional grading, sub-surface tribal cultural resources may be encountered. Therefore, the following mitigation measure is required: that

Mitigation Measure TCR-1: Tribal Cultural Resources. *Prior to the issuance of any permits allowing ground-disturbing activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, boring, grading, excavation, drilling, and trenching, the following note shall be placed on plans:*

1. If human remains or funerary objects are encountered during any activities associated with the project, work within a 100-foot buffer of the find shall cease, and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

2. In the event that any pre-contact cultural resources are discovered during project activities, all

work within a 60-foot buffer shall cease, and a qualified archaeologist

meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, in order to provide Tribal input. The archaeologist shall complete an isolate/site record for the find and submit this document to the Lead Agency for dissemination to the San Manuel Band of Mission Indians.

3. If eligible pre-contact resources are discovered, and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop a cultural resources Treatment Plan and a Discovery and Monitoring Plan. Drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment. The Lead Agency or designated POC shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.

With implementation of Mitigation Measure TCR-1, impacts are less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- XVI a) **Less Than Significant Impact.** The project consists of a truck and trailer storage yard for temporary parking of up to 39 tractors and trailers as part of an existing logistics company. The project site is expanding the current truck parking and combining two adjacent parcels that were previously used for a mobile truck repair business and truck parking and a single-family residence. An existing Single-family residence will be converted to office use, a second single-family residence will be demolished, and no servicing or maintenance of vehicles will occur on the site. As such, the project does not require or result in the relocation or construction of new or expanded water, wastewater treatment, electric power, natural gas, or telecommunications facilities.

Currently the site drains toward I-215 and discharges into the storm drain crossings under I-215. On-site runoff will be collected in a water quality basin located adjacent to the rear property line along I-215 before it is directed into the existing storm drain facilities. The infiltration basin will be designed to meet San Bernardino County's Water Quality Management Plan (WQMP) requirements.

The installation of the water quality as proposed by the project would result in physical impacts to the surface and subsurface of the project site. These impacts are considered to be part of the project's construction phase and are evaluated throughout this Initial Study/Mitigated Negative Declaration. In instances where significant impacts have been identified, Mitigation Measure(s) have been required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study/Mitigated Negative Declaration would not be required.

- XVI b) **No Impact.** The project consists of a truck and trailer storage yard for temporary parking of up to 39 tractors and trailers as part of an existing logistics company. The project site is expanding the current truck parking and combining two adjacent parcels that were previously used for a mobile truck repair business and truck parking and a single-family residence. An existing Single-family residence will be converted to office space a second single-family residence will be demolished. As such,the project does not create a new or higher demand for water.
- XVI c) **No Impact.** The project consists of a truck and trailer storage yard for temporary parking of up to 39 tractors and trailers as part of an existing logistics company. The project site is expanding the current truck parking and combining two adjacent parcels that were previously used for a mobile truck repair business and truck parking and a single-family residence. An existing Single-family residence will be converted to office use; a second single-family residence will be demolished. As such,the project does not generate a new or increased wastewater demand.
- XVI d) **No Impact.** The project consists of a truck and trailer storage yard for temporary parking of up to 39 tractors and trailers as part of an existing logistics company. The project site is expanding the current truck parking and combining two adjacent parcels that were previously used for a mobile truck repair business and truck parking and a single-family residence. An existing Single-family residence will be converted to office use, a second single-family residence will be demolished and no servicing or maintenance of vehicles will occur on the site. As such,the project does not generate a new or increased solidwaste demand.
- XVI e) **No Impact.** The project consists of a truck and trailer storage yard for temporary parking of up to 39 tractors and trailers as part of an existing logistics company. The project site is expanding the current truck parking and combining two adjacent parcels that were previously used for a mobile truck repair business and truck parking and a single-family residence. An existing Single-family residence will be converted to office use, a second single-family residence will be demolished, and no servicing or maintenance of vehicles will occur on the site. As such, the project will not increase or generate solid waste that would be required to be in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				

SUBSTANTIATION

According to the Cal Fire website accessed on May 5, 2020, the project site is located in a State Fire Responsibility Area.

<https://egis.fire.ca.gov/portal/home/item.html?id=f35d2f86ab8c4bf4947f0a9b29134715>

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

Project Application Materials.

xxa) **No Impact.** The project consists of a truck and trailer storage yard for temporary parking of up to 39 tractors and trailers as part of a proposed Truck Sale/Truck Terminal Dispatch yard. The project site is expanding the current truck parking and combining two adjacent parcels that were previously used for a mobile truck repair business and truck parking and a single-family residence. An existing Single-family residence will be converted to office use, a second single-family residence will be demolished located on parcel no. 0261-161-15, and no new buildings or structures will be constructed.
 An existing Single-family residence will be converted to office use, a second single-family residence will be demolished, and no servicing or maintenance of vehicles will occur on the site. The project is accessible from Kendall Drive for emergency vehicle access. Additionally, the project will provide an on-site fire access road with a turn around.

xxb) **No Impact.** The project consists of a truck and trailer storage yard for temporary parking of up to 39 tractors and trailers as part of a proposed Truck Sale/Truck Terminal Dispatch yard The project site is expanding the current truck parking and combining two adjacent parcels that were previously used for a mobile truck repair business and truck parking and a single-family residence. An existing Single-family residence will be converted to office use, a second single-

family residence will be demolished, and no servicing or maintenance of vehicles will occur on the site. The project site does not contain slopes.

xxc) **No Impact.** The project consists of a truck and trailer storage yard for temporary parking of up to 39 tractors and trailers as part of a proposed Truck Sale/Truck Terminal Dispatch yard. The project site is expanding the current truck parking and combining two adjacent parcels that were previously used for a mobile truck repair business and truck parking and a single-family residence. An existing Single-family residence will be converted to office use, a second single-family residence will be demolished, and no servicing or maintenance of vehicles will occur on the site. No infrastructure will be constructed that will exacerbate fire risks.

xxd) The project consists of a truck and trailer storage yard for temporary parking of up to 39 tractors and trailers as part of a proposed Truck Sale/Truck Terminal Dispatch yard. The project site is expanding the current truck parking and combining two adjacent parcels that were previously used for a mobile truck repair business and truck parking and a single-family residence. An existing Single-family residence will be converted to office use, a second single-family residence will be demolished, and no servicing or maintenance of vehicles will occur on the site. No new buildings or structures will be constructed that will result of runoff, post-fire slope instability, or drainage changes.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

XVII 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. With implementation of Mitigation Measure TCR-1 relating to tribal cultural resources, impacts are less than significant.

XVII b) **Impact Analysis**

As discussed throughout this Initial Study Checklist, implementation of the proposed project has the potential to result in effects to tribal cultural resources that are individually limited, but cumulatively considerable. With implementation of Mitigation Measure TCR-1 relating to tribal cultural resources, impacts are less than significant. Therefore, the project would not contribute to environmental effects that are individually limited, but cumulatively considerable.

XVII c) **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. There are no impacts that could adversely affect human beings.

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 TCR-1: Tribal Cultural Resources. *Prior to the issuance of any permits allowing ground-disturbing activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, boring, grading, excavation, drilling, and trenching, the following note shall be placed on plans:*

3. *If human remains or funerary objects are encountered during any activities associated with the project, work within a 100-foot buffer of the find shall cease, and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.*
4. *In the event that any pre-contact cultural resources are discovered during project activities, all work within a 60-foot buffer shall cease, and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, in order to provide Tribal input. The archaeologist shall complete an isolate/site record for the find and submit this document to the Lead Agency for dissemination to the San Manuel Band of Mission Indians.*
5. *If eligible pre-contact resources are discovered, and avoidance cannot be ensured, a SOI-qualified archaeologist shall be retained to develop a cultural resource Treatment Plan and a Discovery and Monitoring Plan. Drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment. The Lead Agency or designated POC shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.*

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
Glen Helen Specific Plan, Revised January 1, 2015
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

- A. Air Quality and Greenhouse Gas Emissions Computer Model Printouts, Romo Planning Group Inc., May 18, 2021.*
- B. Biological Resources Assessment, Jurisdictional Waters Delineation, Jericho Systems Inc., May 22, 2019.*
- C. Phase I Historical/Archaeological Resources Survey, CRM Tech, June 11, 2019.*

EXHIBIT B

MMRP

Mitigation Monitoring and Reporting Program
Initial Study/Mitigated Negative Declaration
Iron Age Mine, LLC



Prepared by

County of San Bernardino, Land Use Services Department

385 N. Arrowhead Avenue, 1st Floor
San Bernardino, California 92415-0182
Contact: Reuben J. Arceo Contract Planner

JUNE 23, 2022

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1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the County of San Bernardino (County) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Star Point Properties Sixth Street Warehouse Project when construction begins. The County, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

County of San Bernardino
385 N. Arrowhead Avenue, First Floor
San Bernardino, California 92415

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2 Mitigation Monitoring and Reporting Program Table

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<i>Aesthetics</i>				
AES-1 Glare Resistance Shielding	General Mining Activity	Project applicant	County of San Bernardino	
<i>Biological Resources</i>				
<p>BIO-1 Environmental Awareness Training.</p> <ul style="list-style-type: none"> The Bureau and Iron Age will designate a person to act as the field contact representative with specific experience in the implementation of environmental compliance programs. The field contact representative will serve as the environmental compliance monitor and will be present throughout the construction of the mill site and access road, mining operations, and reclamation. This individual will serve as liaison among the Service, Bureau, construction workers, truck drivers, authorized biologist(s), and biological monitor(s). The field contact representative, working with an authorized biologist, will ensure compliance with the conditions and requirements of project permits and approvals set forth in this biological opinion and supporting plans appended to the biological assessment. The field contact representative will have the authority to stop project activities if a desert tortoise is in danger or protective measures are not adequately implemented. This would include enforcing the 15-mile-per-hour speed limit through desert tortoise habitat along the access road and ensuring that project personnel do not travel cross country with motorized vehicles. During the construction of the mill site and access road, Iron Age will use authorized biologists approved by the Service and biological monitors approved by an authorized biologist to 	General Mining activity	Project applicant and their construction contractor – Survey to be completed by a Qualified Biologist	County of San Bernardino	Prior to Reclamation



Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>ensure compliance with the protective measures for the desert tortoise. Use of authorized biologists and biological monitors will be in accordance with the most up-to-date Service guidance and will be required for monitoring of any construction activities that may injure or kill desert tortoises.</p> <p>The authorized biologist must have thorough and current knowledge of desert tortoise I behavior, natural history, ecology, and physiology, and demonstrate substantial field experience and training to conduct their required duties safely and successfully. Authorized biologists arc approved to monitor project activities and are responsible for locating desert tortoises and their sign (i.e., conducting clearance surveys). Authorized biologists must ensure proper implementation of protective measures and make certain that the effects or the project on the desert tortoise and its habitat are minimized in accordance with a biological opinion or incidental take permit. All incidents of noncompliance in accordance with the biological opinion or permit must be recorded and reported.</p> <p>Biological monitors will be approved by the authorized biologist to monitor project activities, ensure proper implementation of protective measures, and record and report desert tortoise and sign observations in accordance with approved protocol. They will report incidents of noncompliance in accordance with a biological opinion or permit, move desert tortoises from harm's way when desert tortoises enter project sites and place these animals in "safe areas" pre-selected by authorized biologists or maintain the desert tortoises in their immediate possession until an authorized biologist assumes care of the animal.</p> <p>Monitors assist authorized biologists during surveys and serve as "apprentices" to acquire experience. Monitors should not conduct clearance surveys or other specialized duties of the authorized biologist unless directly supervised by an authorized biologist; "directly supervised" means the authorized biologist has direct voice and sight contact with the monitor. Refer to the</p>	<p>Any sightings of desert tortoises, including dead tortoises must be reported to the authorized biologist. The report shall include photos, date time cause of death.</p> <p>Monitors assist authorized biologists during surveys and serve as "apprentices" to acquire experience.</p>		<p>San Bernardino County</p> <p>California Fish and Wildlife</p>	



Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>following of additional information: http://www.fws.gov/carlsbad/PalmSprings/DesertTortoise.html.</p> <ul style="list-style-type: none"> The use of authorized biologists during mining operations and reclamation activities will be on an as-needed basis. In this case, the field contact representative will consult authorized biologists approved by the Bureau and the Service to determine the most appropriate course of action when a desert tortoise enters the project site, is found along the access road, or has established burrows within the project area that may be affected by the mining operations and may need to be moved out of harm's way. The Bureau will review the credentials of all individuals seeking approval as authorized biologists. The Bureau will provide the credentials of appropriate individuals to the Service for approval at least 30 days prior to the time they are needed in the field. The authorized biologists will be responsible for all aspects of clearance surveys, monitoring, developing, and implementing the worker environmental awareness program, communication with agency personnel, reporting, and be present, along with biological monitors, during construction of the mill site and access road. An authorized biologist will be available during the mining operations and reclamation, as needed, when activities are likely to affect desert tortoises such that a more highly skilled biologist is needed (e.g., conducting surveys to ensure desert tortoises are not present in vegetated areas, excavating burrows, etc.). The authorized biologists will supervise and train the biological monitors. Training by authorized biologists will include ensuring biological monitor and the field contact representative are qualified to capture, handle, and move desert tortoises in situations where an authorized biologist is unavailable or for less complicated tasks (e.g., moving a desert tortoise from under a vehicle or off the access road, etc.). 	<p>The Bureau will review the credentials of all individuals seeking approval as authorized biologists</p>	<p>Project applicant</p>		

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<ul style="list-style-type: none"> • The field contact representative will act on the advice of the authorized biologist(s) and biological monitor(s) to ensure conformance with the protective measures set forth in this biological opinion. Additionally, the authorized biologist(s) will have the authority to immediately stop any activity that is not in compliance with these conditions. • The Bureau will ensure that all workers associated with the proposed Iron Age Project receive worker environmental awareness training to ensure protection of the desert tortoise and its habitat. The field contact representative and authorized biologist will administer the training at the onset of the project, annually, and when new employees are hired to all onsite personnel and anyone else (e.g., contractors, truck drivers, etc.) who needs to travel to the mine site. The worker environmental awareness training will: <ul style="list-style-type: none"> o Be developed by or in consultation with the authorized biologist and consist of a presentation in which supporting written material and electronic media, including photographs of protected species, are made available to all participants; o Provide an explanation of the purpose and function of the desert tortoise avoidance and minimization measures and the possible penalties for not adhering to them; o Inform workers that the field contact representative and the authorized biologists have the authority to halt work in any area where an unauthorized adverse impact to biological resources may occur if the activities continued; o Discuss general safety protocols such as hazardous substance spill prevention and containment measures and fire prevention and protection measures; o Provide an explanation of the sensitivity and locations of the vegetation, biological resources, and habitat within and adjacent to work areas, and proper identification of these resources; o Place special emphasis on the desert tortoise, including information on physical characteristics, photographs, 				



Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>distribution, behavior, ecology, sensitivity to human activities, legal protection. reporting requirements. and protective measures required for the project;</p> <ul style="list-style-type: none"> o Provide contact information for the authorized biologist(s) and biological monitor(s) to handle late comments and questions about the material discussed in the program. as well as notification of any dead or injured wildlife species encountered during project-related activities. o Direct all workers to report all observations of listed species and their sign to an authorized biologist for inclusion in the yearly compliance report; o Include a training acknowledgment form to be signed by each worker indicating that they received training and will abide by the guidelines; and o Provide information regarding the effects of predation on the desert tortoise by common ravens (<i>Corvus corax</i>) and other predators and the measures that have been developed to reduce the likelihood that predators will be attracted to the project area. <ul style="list-style-type: none"> • Prior to construction of the mill sites at State Route 62, Iron Age will install fencing to exclude desert tortoises from entering the site. The fence will be constructed according to the protocols provided in Chapter 8 of the Desert Tortoise Field Manual (Service 2009). If desert tortoises are encountered during installation of the fence, the authorized biologist will move the individual the shortest distance possible to an area outside the fence on public land where it will be safe. The authorized biologist will use his or her judgment regarding the best measures to use to ensure the desert tortoise does not immediately return to the area inside of the fence or be placed in a location where it could enter State Route 62. The authorized biologist may contact the Service to discuss specific situations if the need arises. • After the exclusionary fencing has been installed and before the onset of ground-disturbing activities, the authorized 				



Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>biologist will follow established survey protocols and remove all desert tortoises from within the fenced area. All desert tortoises will be considered to have been removed once a complete survey of the work area is conducted without finding any additional animals. Desert tortoises that are found inside the fenced area will be placed on the other side of the exclusion fence. The authorized biologist will use his or her best judgment to determine the optimal location for placement of desert tortoises, which would include ensuring the animals are not relocated into areas that may isolate them from the desert tortoise population in the area or enable them to access the highway.</p> <ul style="list-style-type: none"> • Iron Age will maintain the integrity of the fence for the duration of the proposed project to ensure that desert tortoises are excluded from the mill site during construction and until all mining operations and activities, including reclamation efforts, related to this proposed action are concluded. The fence will be inspected regularly and repaired when necessary; initially, it will be inspected monthly, but Iron Age may adopt a different schedule, based on acquired experience. • An appropriate number of authorized biologists and biological monitors will be available during construction of the mill sites and access road for the protection of the desert tortoise. Authorized biologists will monitor each activity where conditions exist that may result in injury or mortality of desert tortoise (e.g., clearing, grading, re-contouring, and restoration activities). • For the construction of the access road, the authorized biologist or a qualified biological monitor will survey ahead of the project activities and halt construction if he or she finds a desert tortoise in the path of construction equipment. Project activities will not resume until the desert tortoise moves out of harm's way or the authorized biologist has relocated it. • During mining operations, the field contact representative will inspect all excavations, trenches, and areas 				

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>that are not within desert tortoise exclusion fencing on a regular basis (several times per day). If a desert tortoise is discovered in an area planned for excavation or an area where the animal may be injured or killed, the field contact representative will coordinate with an authorized biologist to determine the best course of action to protect or move the animal to a safe location in accordance with the field manual (Service 2009). The field contact representative will also monitor vehicle speeds along the access road and ensure that drivers maintain a speed limit of 15 miles per hour when temperatures are between 50 and 100° F.</p> <ul style="list-style-type: none"> • Iron Age will survey for invasive weeds at the earliest spring season following the letter of authorization to proceed issued by the Bureau. It will provide to the Bureau a list of surveyors and their qualifications, and a work plan that describes a proposed survey methodology. No surveys may be conducted without the approval of the authorized officer. Invasive weed surveys will be repeated every 5 years until reclamation is complete. The goals of this effort are to detect and remove any non-native invasive weed that was not present prior to the onset of the proposed action and to prevent Sahara mustard (<i>Brassica tournefortii</i>) from becoming the dominant annual plant in the action area. Non-native invasive species will be removed through manual, mechanical or chemical methods depending on the specific circumstances and as approved by the Bureau's authorized officer. If a new species of non-native weed is observed prior to the 5-year survey, Iron Age will contact the Bureau for authorization to remove the infestation. • During reclamation or erosion control, the mine operator will use only certified weed free straw, mulch, and seed native soils unless approved by the authorized officer. • Desert tortoises found in the project area will be handled and moved by an authorized biologist in accordance with the most current Service protocol. If a desert tortoise is found in harm's way, all potentially harmful activity will cease 				



Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>until the desert tortoise moves or is moved out of harm's way by an authorized biologist, biological monitor, or field contact representative; as described in measure 6, biological monitors and the field contact representative may move desert tortoises from harm's way in less complicated situations. Desert tortoises that need to be moved from harm's way will be placed on adjacent Bureau land, using techniques described in the field manual (Service 2009).</p> <ul style="list-style-type: none"> Desert tortoises that are moved offsite and released into undisturbed habitat on public lands will be placed in the shade of a shrub, in a natural unoccupied burrow similar to the hibernaculum in which it was found, or in an artificially constructed burrow in accordance with techniques described in the field manual (Service 2009). Desert tortoises excavated from burrows will be moved to unoccupied natural or artificially constructed burrows immediately following excavation. The artificial or unoccupied natural burrows will be 150 to 300 feet from the original burrow. Relocated desert tortoises will not be placed in existing occupied burrows. If an existing burrow that is similar in size, shape, and orientation to the original burrow is unavailable, the authorized biologist will construct one. Desert tortoises moved during inactive periods will be monitored for at least 2 days after placement in the new burrows to ensure their safety. Iron Age will clearly mark, sign, or flag all project activity areas at the outer boundaries before the onset of construction and during mining operations. All activities will be confined to designated areas. Iron Age will not create any new unpaved or additional paved roads. If unforeseen circumstances require disturbance beyond the project area limits, Iron Age will contact the Bureau. The field contact representative (with input from an authorized biologist) will inform workers at regular briefings if desert tortoises are likely to be active that day or in the foreseeable future. When desert tortoises are expected to be 				



Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>active, workers will inspect the ground around and underneath any vehicle or construction equipment that has been parked longer than 2 minutes within habitat of desert tortoises prior to moving the vehicle. If the desert tortoise does not move out of harm's way of its own volition or is in any other situation where it is at risk of being killed, the worker will contact the field contact representative, authorized biologist or biological monitor to move it.</p> <ul style="list-style-type: none"> • The Bureau will ensure that workers do not bring firearms and pets into the project area This measure does not apply to law enforcement personnel and working dogs. • To reduce the attractiveness of the project area to common ravens and coyotes, Iron Age will place trash in sealed containers and empty the containers at a commercial facility on a weekly basis. The project area will be kept as clean of debris as possible. <p>Compensation</p> <p>Iron Age committed to offsetting the loss of desert tortoise habitat by paying compensation at a rate of 5 to 1 for impacts on undisturbed areas within the desert wildlife management area (15.7 x 5 = 78.5 acres) and 1 to 1 for impacts on undisturbed areas outside desert wildlife management area (5.3 acres). The boundaries of the desert wildlife management area and critical habitat coincide in the project area. Alternatively, Iron Age may transfer 83.8 acres of land to the Bureau.</p>				

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>BIO-2 Sensitive Wildlife</p> <p>In order to mitigate potential impacts to specific species that may occur within the project impact area, the following measures are recommended:</p> <p>American Badger:</p> <ul style="list-style-type: none"> All project work areas shall be clearly flagged or similarly marked at the outer boundaries to define the limit of work activities. All construction and restoration workers shall restrict their activities and vehicles to areas which have been flagged to avoid adverse impacts to the badger. All workers shall be instructed that their activities are restricted to flagged and cleared areas; and An on-call biological monitor will be available to help identify any potential impacts to the badger. <p>Le Conte's Thrasher</p> <ul style="list-style-type: none"> If mining activities will occur during nesting season (March 15-September 15), a pre-construction survey will be conducted in the project impact area to identify any nests. If nests are found, the nest will be flagged and avoided. In accordance with the Migratory Bird Treaty Act, if an active bird nest is located, the nest site shall be fenced a minimum of 200 feet in all directions, and the area shall not be disturbed until after the nest becomes inactive. If no active nests are observed during the survey, vegetation may be removed; All project activities will remain within the established project area and unnecessary vehicle or personnel activity will be avoided outside the project area. Potential direct impacts to the species include being hit by vehicles on access roads, grading of new access roads, preparation of staging locations, and general disturbance due to increased human activity. <p>Coast horned lizard and Mojave fringe-toed lizard:</p>	During Mining Activities	<p>Project applicant and their construction contractor – Survey to be completed by a Qualified Biologist</p> <p>Iron Age LLC shall conduct Bio awareness training for employees including new employees and annual refresher training.</p> <p>The training shall include potential penalties if wildlife habits are disturbed or threatened. CDFW shall provide assistance in developing training programs as needed.</p>	<p>County of San Bernardino</p> <p>County of San Bernardino</p> <p>California Fish & Wildlife</p>	Prior to Reclamation activities
<p>BIO -3 Migratory Birds</p> <p>If construction or land clearing activities will occur during nesting season (March 15-September 15), a pre-construction survey will be conducted in the project impact area to identify</p>	During Mining Activities		County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
any nests. If nests are found, the nest will be flagged and avoided. In accordance with the MBTA, if an active bird nest is located, the nest site shall be fenced a minimum of 200 feet in all directions, and the area shall not be disturbed until after the nest becomes inactive. If no active nests are observed during the survey, vegetation may be removed.			County of San Bernardino California Fish & Wildlife	
Bio -4 Sensitive Plants Joshua tree surveys will be conducted to mark any Joshua trees found within the road alignment and in mining areas. If any Joshua trees will be impacted, compliance with CESA will be required and an Individual Take Permit (ITP) with CDFW will need to be prepared and processed.	Prior to Mining activities	Project applicant and their construction contractor – Survey to be completed by a Qualified Biologist	County of San Bernardino California Fish & Wildlife	
<i>Cultural Resources</i>				
CR-1 Grading Monitor. A qualified archaeologist approved by the County will conduct a pre-construction survey for cultural resources to mark sensitive resources for avoidance. Operations shall not knowingly disturb, alter, or destroy any historical or archaeological resource. The employees and contractors involved in the project will receive cultural resources awareness training, which will be directed towards recognizing and avoiding these features. Access roads and operation areas will set back from any historical or archaeological features which will be prominently flagged in the field to avoid disturbance.	During Mining Activities	Project applicant and their construction contractor	County of San Bernardino	
CR-2 Inadvertent Historical Discoveries. <ul style="list-style-type: none"> In the event archaeological, paleontological and/or historical resources, including pottery, rock art, middens or human remains, are uncovered during earthmoving activities, all work in that area shall cease immediately and a qualified archeologist shall be retained to access the findings, and if necessary, provide appropriate disposition of the resources. Earthmoving shall be 	During construction	Project applicant and their construction contractor	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>diverted temporarily around the deposits until they have been evaluated, recorded, excavated, and/or recovered as necessary. Earthmoving shall be allowed to proceed on the site when the archaeologist, in consultation with the appropriate Native American Tribe(s) and the County of San Bernardino Museum, determines the resources are recovered to their satisfaction.</p> <ul style="list-style-type: none"> If possible human remains are encountered during any earthmoving activities, all work shall stop in the area in which the find(s) are present, and the San Bernardino County Coroner must be notified. The appropriate land manager (BLM or County) and the owner of the site shall also be called and informed of the discovery. If the remains are located on federal public lands, the BLM land managers/federal law enforcement/federal archaeologist is to be informed as well because of complementary jurisdiction issues. Disturbing human remains is against federal and state laws and there are criminal/civil penalties including fines and/or time in jail up to several years. The Coroner will determine if the bones are historic/archaeological or a modern legal case. State law dictates that the Native American Heritage Commission (NAHC) shall be notified in the event that remains are determined to be human and of Native American decent, in accordance with California Public Resources Code Section 5097.98. All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA)16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the state of California regardless of the remains are modern or archaeological. 				



Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<ul style="list-style-type: none"> • Modern Remains - If the Coroner's Office determines the remains are of modern origin, the appropriate law enforcement officials will be called by the Coroner and conduct the required procedures. Work will not resume until law enforcement has released the area. • Archaeological Remains - If the remains are determined to be archaeological in origin and there is no legal question, the protocol changes depending on whether the discovery site is located on federally or non-federally owned/managed lands. • Remains discovered on federally owned/managed lands - After the Coroner has determined the remains are archaeological or historic and there is no legal question, the BLM Barstow Field Office Archaeologist must be called. The archaeologist will initiate the proper procedures under ARPA and/or NAGPRA. If the remains can be determined to be Native American, the steps as outlined in NAGPRA, 43 CFR 10.6 Inadvertent discoveries, must be followed. • Remains discovered on non-Federally owned/managed lands - After the Coroner has determined the remains on non-federally owned/managed lands are archaeological and there is no legal question, the Coroner will make recommendations concerning the treatment and disposition of the remains to the person responsible for the excavation, or to his or her authorized representative. If the Coroner believes the remains to be those of a Native American, he/she shall contact by telephone within 24 hours, the California NAHC. The NAHC will immediately notify the person it believes to be the most likely descendent of the remains. The most likely descendent has 48 hours to make recommendations to the landowner for treatment or disposition of the human remains. If the descendent does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from further disturbance. If the landowner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC 				



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EXHIBIT C

Findings

FINDINGS:

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040 and supporting facts for the Conditional Use Permit (PROJ-2021-00001) to construct and operate a Truck Sale/Truck Terminal Dispatch yard containing approximately 39 truck parking stalls (Project), the primary site will be merged with two adjacent parcels to create a three (3) acre parcel. An existing 1,918 square foot dwelling and 900 square foot garage will function for office and storage purposes, on property zoned Glen Helen Specific Plan Corridor Industrial (GH/SP-CI).

- 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 Project site plan indicates compliance with Glen Helen Specific Plan and Development Code standards in terms of setbacks, parking, landscaping, walls, and fences. A 6-foot block wall will be constructed to view obscure the site from the public-right-of way and the Project has been conditioned to provide landscaping along Kendall Ave and the property's eastern perimeter fronting the I-215 Freeway and in accordance with the approved landscaping plan.

- 2. The site for the proposed use has adequate legal and physical access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.**

The site for the proposed use has adequate access from Kendal Avenue, which means that the design and proposed conditions of approval provide for the streets surrounding the site to be fully improved to provide legal and physical access to the site.

- 3. The proposed use will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance.**

The Project is required to comply with all requirements of the County Development Code with respect to noise, vibration, lighting, and glare. In addition, the use will not interfere with the present or future ability to use solar energy systems.

- 4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the Countywide Plan/Policy Plan and any applicable Community or Specific Plan.**

The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the Countywide Plan/Policy Plan and the Glen Helen including, but not limited to, the following goals and policies:

Goal LU-1: Growth and development that builds thriving communities, contributes to our Complete County, and is fiscally sustainable.

Policy LU-1.2 Infill Development: We prefer new development to take place on existing vacant and underutilized lots where public services and infrastructure are available.

- Goal/Policy Implementation: The proposed Project is located within a predominantly industrial/storage and trucking area of the Glen Helen Specific Plan zoned Corridor Industrial (GH/SP-CI) that will take place on existing underutilized lots where public services and infrastructure are available.

Goal LU-2 Land Use Mix and Compatibility: An arrangement of land uses that balances the lifestyle of existing residents, the needs of future generations, opportunities for commercial and industrial development, and the value of the natural environment.

Policy LU-2.1 Compatibility with Existing Uses: *We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.*

- **Goal/Policy Implementation:** The Project is located in a corridor with other compatible commercial uses within the Commercial Industrial zoning district which provides sites for trucking services, office, professional services, wholesaling and warehousing, contract/construction services, transportation services, open lot services, and similar and compatible uses. Considering features of the site design and proposed lot expansion, the arrangement of land uses within the vicinity, and data included in the supporting studies, the Project is appropriately sited and compatible with the surrounding area.

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.

The developer will be required to construct road improvements along Kendall Avenue per Land Development requirements, as well as contribute to the Regional Transportation Mitigation Facilities Fee Plan to provide other needed improvements in the area. Therefore, the project will be consistent with the intensity of the development.

6. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety, and general welfare.

The conditions of approval include measures that require the developer to comply with the performance measures outlined in the Glen Helen Specific Plan and the Development Code, and include measures to reduce air quality and traffic impacts.

7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.

Through the orientation and design of the buildings, the Project will be able to take advantage of passive solar heating capabilities.

ENVIRONMENTAL FINDINGS:

The environmental findings, in accordance with Chapter 85.03.040 of the Development Code, are as follows:

Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, the above referenced Project has been determined that it will not have a significant adverse impact on the environment with the implementation of all the required Conditions of Approval and mitigation measures. A Mitigated Negative Declaration (MND) will be adopted and a Notice of Determination (NOD) will be filed with the San Bernardino County Clerk of the Board. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

EXHIBIT D

Conditions of Approval

CONDITIONS OF APPROVAL

Fast Cargo
Conditional Use Permit

GENERAL REQUIREMENTS

Ongoing and Operational Conditions

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

1. Project Approval Description. This Conditional Use Permit is conditionally approved to construct and operate a Truck Sale/Truck Terminal Dispatch yard containing approximately 39 truck parking stalls, the primary site will be merged with two adjacent parcels to create a three (3) acre parcel. An existing 1,918 square foot dwelling and 900 square foot garage will function for office and storage purposes. Truck sales will be by appointment only. The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project Site with APN: 0261-161-15, 16, 17 Project No. PROJ-2021-00001
2. Project Location. The Project site is located at 19672 Kendall Drive, San Bernardino CA
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

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- 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)

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. 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:
 - a. Construction permits for all or part of the project are not issued, or the construction permits expire before the structure is completed and the final inspection is approved.
 - b. The land use is determined by the County to be abandoned or non-conforming.
 - c. The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.
7. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
8. 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)
9. Project Account. The Job Costing System (JCS) account number is PROJ-2021-00001. 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.
10. Condition Compliance: In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall comply with all of the conditions for each of the respective stages of development. The developer shall obtain written clearance (email is ok) that all of the conditions have been satisfied prior to issuance of any permits.
11. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.

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12. **Additional Permits.** The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but not limited to:
- a. **FEDERAL:** N/A;
 - b. **STATE:** N/A
 - c. **COUNTY:** Land Use Services – Building and Safety/Code Enforcement/Land Development, County Fire/HazMat; Public Health – Environmental Health Services, Public Works –Traffic/ County Surveyor, and
 - d. **LOCAL:** N/A
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) **Erosion control:** The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
 - f) **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.
 - g) **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.
 - h) **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.
 - i) **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.
 - j) **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.
 - k) **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.
 - l) **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.

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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.** Lighting shall comply with Table 83-7 “Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region” of the County’s Development Code (i.e. “Dark Sky” requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.
16. **Clear Sight Triangle.** Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.
17. **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.
18. **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.
19. **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.
20. **Construction Noise.** The following measures shall be adhered to during the construction phase of the project:
 - All construction equipment shall be muffled in accordance with manufacturer’s specifications.
 - 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.
 - 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.
21. **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: 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.

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- 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. The education and publicity materials/program shall be submitted to County Planning for review and approval.
- 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.

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

- 22. Enforcement. If any County enforcement activities are 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 applicant shall comply with San Bernardino County weed abatement regulations 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. Erosion Control Installation: Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.
- 26. BMP Enforcement: In the event the property owner/“developer” (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or “developer”, including administrative costs, attorney’s fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.
- 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. Refer to approved WQMP maintenance section.
- 28. 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.

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

- 29. Backup. Project vehicles shall not back up into the project site nor shall they back out into the public roadway.
- 30. Access. The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours.

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

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

COUNTY FIRE DEPARTMENT–Community Safety Division (909)386-8465

34. Construction Permits. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.
35. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein (“Fire Department”). Prior to any construction occurring on any parcel, the developer shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
36. Standard A-1 FIRE APPARATUS ACCESS ROAD DESIGN, CONSTRUCTION AND MAINTENANCE: This standard shall apply to the design, construction and maintenance of all new fire apparatus access roads within the jurisdiction, as well as fire apparatus access roads at existing facilities when applied at the discretion of the fire code official.
37. Standard B-1 PREMISE AND BUILDING IDENTIFICATION AND ADDRESSING: This standard applies to the marking of all buildings with address numbers for identification.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701

38. 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.
39. Franchise Hauler Service Area – This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec Waste Industries dba Jack’s Disposal).

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40. Mandatory Commercial Recycling – Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more are required to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
41. Mandatory Trash Service – This property falls within a Uniform Handling Service area. All owners of a dwelling or a commercial or industrial unit within the uniform handling area shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement and pay the rate of such services. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5, Section 46.0501.
42. Mandatory Commercial Organics Recycling – As of January 1, 2019, AB 1826 (Enacted October 2014) requires businesses that generate four (4) cubic yards of solid waste per week to recycle their organic waste. 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; however, they are 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 HEALTH – Environmental Health Services (800) 442-2283

43. Vector Control Requirement: The project area has a high probability of containing vectors. EHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to EHS/Land Use. For information, contact Vector Control at (800) 442-2283.

DEPARTMENT OF PUBLIC WORKS – Surveyor – (909) 387-8149

44. 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 (Section 8771(b) Business and Professions Code).
12. Legal descriptions or construction staking based upon a field survey of the boundary or building setbacks.
 13. Monuments set to mark the property lines.
 14. Pursuant to applicable sections of the Business and Professions Code.

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

The Following Shall Be Completed

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

45. 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 and 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:
 - “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.
45. Air Quality. Although the Project does not exceed The South Coast Air Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the South Coast Air Management District 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.
 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.

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b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NO_x and PM₁₀ levels in the area. Although the Project will not exceed Mojave Desert Air Quality Management District thresholds during operations, the Project proponent will be required to implement the following requirements:

1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.

46. **Diesel Regulations.** The operator shall comply with all existing and future California Air Resources Board and South Coast Air Management District regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. South Coast Air Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.

Mitigation Measure TCR-1: Tribal Cultural Resources

47. *Mitigation Measure TCR-1: Tribal Cultural Resources. Prior to the issuance of any permits allowing ground-disturbing activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, boring, grading, excavation, drilling, and trenching, the following note shall be placed on plans:*

1. *If human remains or funerary objects are encountered during any activities associated with the project, work within a 100-foot buffer of the find shall cease, and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.*

2. *In the event that any pre-contact cultural resources are discovered during project activities, all work within a 60-foot buffer shall cease, and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, in order to provide Tribal input. The archaeologist shall complete an isolate/site record for the find and submit this document to the Lead Agency for dissemination to the San Manuel Band of Mission Indians.*

3. *If eligible pre-contact resources are discovered, and avoidance cannot be ensured, a SOI-qualified archaeologist shall be retained to develop a cultural resource Treatment Plan and a Discovery and Monitoring Plan. Drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment. The Lead Agency or designated POC shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered*

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

48. **Wall Plans.** Submit plans and obtain separate building permits for any required walls or retaining walls.
49. **Demolition Permit Required Before Grading:** Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.

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

50. **Grading Plans**: Grading and Erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage and WQMP improvements shall be shown on the Grading plans according to the approved Drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.
51. **FEMA Flood Zone**: The project is located within Flood Zone X-Unshaded according to FEMA Panel Numbers 06071C7910H dated 8/28/2008 and 06071C7930J dated 9/2/2016. No elevation requirements. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
52. **Drainage Improvements**: A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$750 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.
53. **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.
54. **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/Mojave Watershed Region. Copies of the WQMP guidance and template can be found at: (<http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>)
55. **On-site Flows**: On-site flows need to be directed to the nearest County road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
56. **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.
57. **Regional Board Permit**: Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

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PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed:

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

58. Architecture. Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.
59. Lighting Plans. The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. 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.
60. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning as per the Approved Landscaping plans.
61. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. 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. 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:
- 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.
- c. Lighting. Lighting design for building interiors shall support the use of:
- Compact fluorescent light bulbs or equivalently efficient lighting.

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- 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.
 - Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
 - d. Building Design. Building design and construction shall incorporate the following elements:
 - Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
 - 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 appliances shall be installed.
 - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
 - e. Landscaping. Per the approved landscape plans, 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. Where recycling pickup is available, 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. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.
62. 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

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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 – Building and Safety (909) 387-8311

63. Permits: Obtain permits for all structures located on site and all work done without a permit.
64. 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 – Land Development Division – Road Section (909) 387-8311

65. 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. Kendall Drive (Major Highway Per Glen Helen Specific Plan – 104'):
 - Road Dedication. A 2-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 “C”.
 - Driveway Approach. Design driveway approach per San Bernardino County Standard 129B and located per San Bernardino County Standard 130.
66. Slope Easements: Slope rights shall be dedicated, where necessary.
67. 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 Operations Division, Transportation Permits Section of County Public Works, prior to any placement of base materials and/or paving.
68. Encroachment Permits: Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from County Public Works, Operations Division, Transportation Permits Section, (909) 387-1863 as well as other agencies prior to work within their jurisdiction.
69. Construction Permits: Prior to installation of road and drainage improvements, a construction permit is required from County Public Works, Operations Division, Transportation Permits Section, (909) 387-1863 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. 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

Fast Cargo

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designed to Valley Mountain Desert 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

71. Utilities: 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.
72. Regional Transportation Fee: This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the San Bernardino Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid by a cashier's check to the Land Use Services Department. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$3.43 per square foot for Office Use, which includes the 1,918 square foot office and \$5.37 per square foot for Commercial Use, which includes the 900 square foot storage per the site plan dated October 14, 2019. Therefore, the estimated Regional Transportation Fees for the Project is **\$11,411.74**. The current Regional Transportation Development Mitigation Plan can be found at the following website: <http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>
73. 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.
74. 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.
75. 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.
76. Street Type Entrance: Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

77. Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F42]
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 a 12 % grade and have a minimum of forty-five (45) foot radius for all turns. In the Fire Safety Overlay District areas, there are additional requirements.
79. Water System Certification: The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701

80. Construction Waste Management Plan (CWMP) Part 1 – The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65%

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of total weight or volume. Forms can be found on our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a permit can be issued. There is a one time fee of \$150.00 for residential projects/\$530.00 for commercial/non-residential projects.

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

81. **New OWTS:** 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 per June 2017 standards shall be submitted to EHS 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.
82. **Existing Wells:** If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence shall be submitted to DEHS for approval.
83. **Existing OWTS:** Existing onsite wastewater treatment 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.
84. **Water Service Verification Letter:** Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice. For information, contact Water Section at 1-800-422-2283.
85. **Water Purveyor.** Water purveyor shall be San Bernardino MWD or EHS approved.
86. **Water and Sewer Service Verification:** Water and/or Sewer Service Provider Verification. Please provide verification that the parcel(s) associated with the project is/are within the jurisdiction of the water and/or sewer service provider. If the parcel(s) associated with the project is/are not within the boundaries of the water and/or sewer service provider, submit to DEHS verification of Local Agency Formation Commission (LAFCO) approval of either: (1) Annexation of parcels into the jurisdiction of the water and/or sewer service provider; or, (2) Out-of-agency service agreement for service outside a water and/or sewer service provider's boundaries. Such agreement/contract is required to be reviewed and authorized by LAFCO pursuant to the provisions of Government Code Section 56133. Submit verification of LAFCO authorization of said Out-of-Agency service agreement to DEHS.
87. **Sewage Disposal:** Method of sewage disposal shall be an EHS approved onsite wastewater treatment system (OWTS).
88. **Preliminary Acoustical Information:** Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at 1-800-442-2283.

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PRIOR TO FINAL INSPECTION OR OCCUPANCY

The Following Shall Be Completed

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

89. 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 PROJ-2021-00001
90. 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).
91. 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.
92. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
93. 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.
94. Installation of Improvements. All required on-site improvements shall be installed per approved plans.
95. 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 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.

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

96. Roadway Improvements The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans

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

97. 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.

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98. Drainage Improvements. All required drainage improvements if any 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.
99. LDD Requirements: All LDD requirements shall be completed by the applicant prior to occupancy.
100. 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.
101. 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.
102. Road Improvements: All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.

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

103. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.
104. Caltrans Approval. Obtain approval from Caltrans for access requirements and working within their right-of-way.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

105. Fire Inspection. Inspection by the Fire Department: Permission to occupy or use the building (certificate 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”.
106. Combustible Vegetation: Combustible vegetation shall be removed as follows: a. Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. b. Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less.
107. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]
108. Inspection by the 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 the “fire final”.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701

109. Construction Waste Management Plan (CDWMP) Part 2 – The developer shall complete SWMD’s CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste.

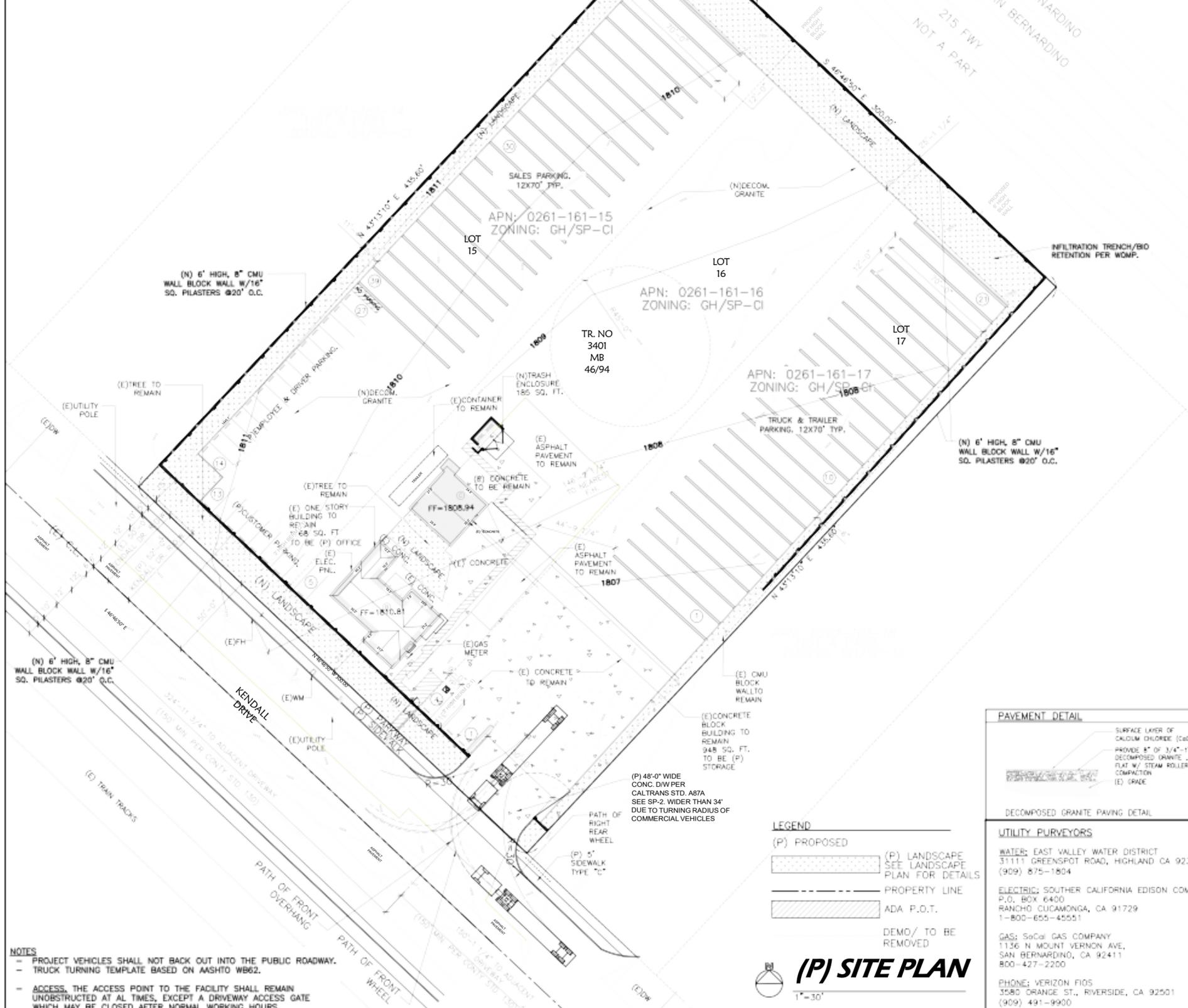
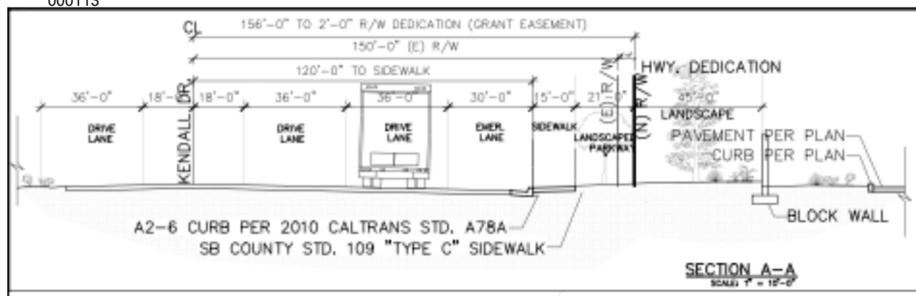
EXHIBIT E

Site Plan

FAST CARGO INC

19658 KENDALL DRIVE
 SAN BERNARDINO, CA. 92407
 MUP, PARCEL MERGER AND BUSINESS
 EXPANSION
 0261-161-15, 0261-161-16 & 0261-161-17

Official Use Only



PROJECT INFORMATION:

(E) HOUSE TO BE DEMO:	1,561	SQ. FT.
(E) HOUSE TO BE (P) OFFICE:	1,768	SQ. FT.
(E) GARAGE TO BE (P) STORAGE:	948	SQ. FT.
(P) TRASH ENCLOSURE:	185	SQ. FT.

*LOT COVERAGE: MAX (MAXIMUM % OF THE TOTAL LOT AREA THAT MAY BE COVERED BY STRUCTURES AND IMPERVIOUS SURFACES)

BUILDINGS: 2,901 SQ. FT.
 IMPERVIOUS SURFACES: 20,458 SQ. FT.

PROPOSED TOTAL LOT COVERAGE = 23,359 SQ. FT. = 17.9%

LANDSCAPE & IMPERVIOUS SURFACES:

LOT APN	LANDSCAPE	IMPERVIOUS SURFACES
0261-161-16	43,600 SQ. FT.	43,600 SQ. FT.
0261-161-17	43,600 SQ. FT.	43,600 SQ. FT.
0261-161-15	130,800 SQ. FT.	130,800 SQ. FT.

LANDSCAPE REQUIRED 19,620 SQ. FT. = 15%
 PROVIDED LANDSCAPE = 18,406 SQ. FT. + 5,886 (30% OF REQUIRED LANDSCAPE) TO BE DECOMPOSED
 GRANITE = 18.6%

OCCUPANCY: B (OFFICE)
 S-1 (STORAGE)
 II-B (N) METAL BLDG

CONSTRUCTION TYPE: NO
 FIRE SPRINKLERS: 1 (N) METAL BUILDING
 STORIES: 1 (N) OFFICE BUILDING
 1 (N) STORAGE

PARKING ANALYSIS PER TABLE B.1-15 COUNTY OF SAN BERNARDINO MUNICIPAL CODE

(P) OFFICE (17,200 SQ. FT.)	1918	1
(P) STORAGE (171,200 SQ. FT.)	905	1

TOTAL ADA PARKING REQ. = 1
 TOTAL PARKING SPACES REQ. = 9
 TOTAL PARKING SPACES PROVIDED = 27

- PROJECT DESCRIPTION**
- BUSINESS EXPANSION TO MERGE APN'S: 0261-161-15, 0261-161-16 & 0261-161-17 FOR TRUCK PARKING AND SALES.
 - (E) HOUSE TO BE REMOVED, BUILDING "A" ON PARCEL 0261-161-15
 - (E) HOUSE TO BE (P) OFFICE BUILDING "B" ON PARCEL 0261-161-16.
 - (E) GARAGE TO BE (P) STORAGE, BUILDING "C" ON PARCEL 0261-161-16.
 - (N) TRASH ENCLOSURE ON PARCEL 0261-161-16
 - PROPOSING TRUCK PARKING ON PARCEL 0261-161-16

SHEET INDEX

ARCHITECTURAL	REVISIONS
A-1 (P) SITE PLAN	NO DATE BY REMARKS
A-1.0 (E) DEMO SITE PLAN	
A-1.1 GREEN BUILDING NOTES	
A-1.2 GREEN BUILDING NOTES	
A-1.3 GREEN BUILDING NOTES	
A-1.4 SITE DETAILS	
A-2 OFFICE/STORAGE FLOOR PLAN	
A-3.1 ELEVATIONS	

Project Information

A.P.N.: 0261-161-16, 0261-161-17 & 0261-161-15

Site Address: 19658 KENDALL DR. SAN BERNARDINO, CA 92407

App'n Type: MUP For: NEW TRUCK STORAGE /Bldg(s) size: (N) 4,651 S.F.

Existing Lot Area 43,600 X 3 = 130,800 SQ. FT.

Existing Lot Coverage 3.6 %

Proposed Lot Coverage 4.7 % Fire Sprinklers NO FOR (E) NO FOR (N)

Occupancy B, S-1 Construction Type VB, III-B

Zone GH/SP-C1

Applicant: LANDIN & ASSOCIATES Phone No: 909-489-0466
 Address: 16689 E FOOTHILL BLVD. FONTANA CA, 92335

Owner: FAST CARGO INC. SUKHBIR SINGH HUNDAL
 Address: 19658 KENDALL DR. SAN BERNARDINO, CA 92407

Legal Desc: TRACT 3401 LOT 16, TRACT 3401 LOT 17 TR NO 3401 HWY ACRES LOT 17 EX-50 INT-MIN-RTS., TRACT 3401 LOT 15

Prepared by: LANDIN & ASSOCIATES Phone No: 909-489-0466
 Address: 16689 E FOOTHILL BLVD. FONTANA CA, 92335
 Date Prepared: 10/14/2019

LANDIN & ASSOCIATES
 DESIGN CONSULTANTS

5594 Western Ave.
 San Bernardino, CA, 92407
 (909) 489-0466 T

16689 E Foothill Blvd. #205
 Fontana, CA, 92335
 landin.associates@gmail.com

PROPOSED SITE PLAN

Drawing Title: PROPOSED SITE PLAN

Drawn By: M.S.

Checked: A.L.

Date: 10/14/2019

Scale: AS NOTED

Job No: A-1

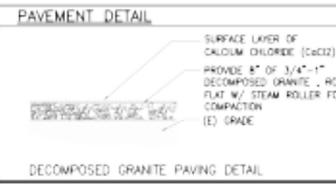
- NOTES**
- PROJECT VEHICLES SHALL NOT BACK OUT INTO THE PUBLIC ROADWAY.
 - TRUCK TURNING TEMPLATE BASED ON AASHTO WB62.
 - ACCESS: THE ACCESS POINT TO THE FACILITY SHALL REMAIN UNOBSTRUCTED AT ALL TIMES, EXCEPT A DRIVEWAY ACCESS GATE WHICH MAY BE CLOSED AFTER NORMAL WORKING HOURS.

LEGEND

- (P) PROPOSED
- (P) LANDSCAPE SEE LANDSCAPE PLAN FOR DETAILS
- PROPERTY LINE
- ADA P.O.T.
- DEMO/ TO BE REMOVED

(P) SITE PLAN

1"=30'



UTILITY PURVEYORS

WATER: EAST VALLEY WATER DISTRICT
 P.O. BOX 6400
 RANCHO CUCAMONGA, CA 91729
 (909) 875-1804

ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
 P.O. BOX 6400
 RANCHO CUCAMONGA, CA 91729
 1-800-655-4551

GAS: SoCal GAS COMPANY
 1136 N MOUNT VERNON AVE.
 SAN BERNARDINO, CA 92411
 800-427-2200

PHONE: VERIZON FIOS
 3580 ORANGE ST., RIVERSIDE, CA 92501
 (909) 491-9900