



# LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

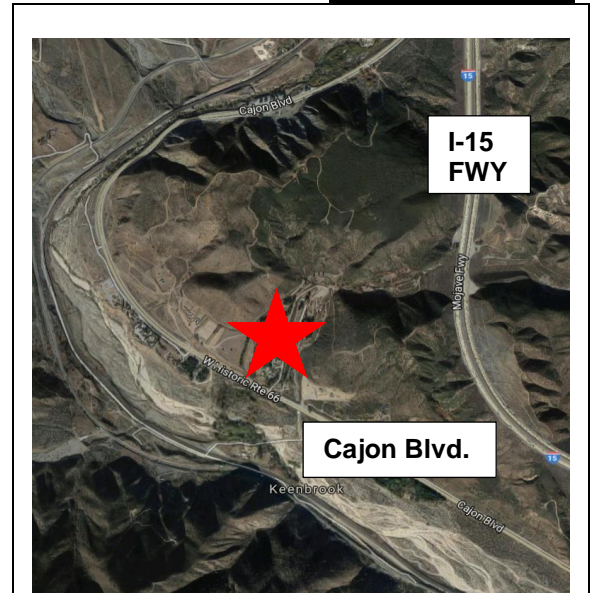
**HEARING DATE:** July 11, 2019

**AGENDA ITEM 3**

## Project Description

**Vicinity Map -**

**APN:** 0350-071-01 and 34  
**Applicant:** Geng Nie  
**Community:** Devore/2<sup>nd</sup> Supervisorial District  
**Location:** Northeast side of Cajon Boulevard, east and west of the intersection of Cajon Boulevard/Apple White Road.  
**Project No:** P201800361/CUP  
**Staff:** Jim Morrissey  
**Rep:** Kevin Kollock  
**Proposal:** Conditional Use Permit to authorize a shooting range, including individual shooting bays and stages for rifles and pistols and a shotgun range, areas for horse riding and archery, camping, and the removal, installation and/or reuse of buildings for caretakers, office space and storage on approximately 85 acres.



**11 Hearing Notices Sent on: June 26, 2019**

Report Prepared By: Jim Morrissey, Contract Planner

## **SITE INFORMATION:**

**Parcel Size:** 85 acres

**Terrain:** Variable terrain, with some relatively flat pads and meadows, hillsides, and drainage courses.

**Vegetation:** Primarily chaparral and an active ranch with ornamental landscaping.

## **TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:**

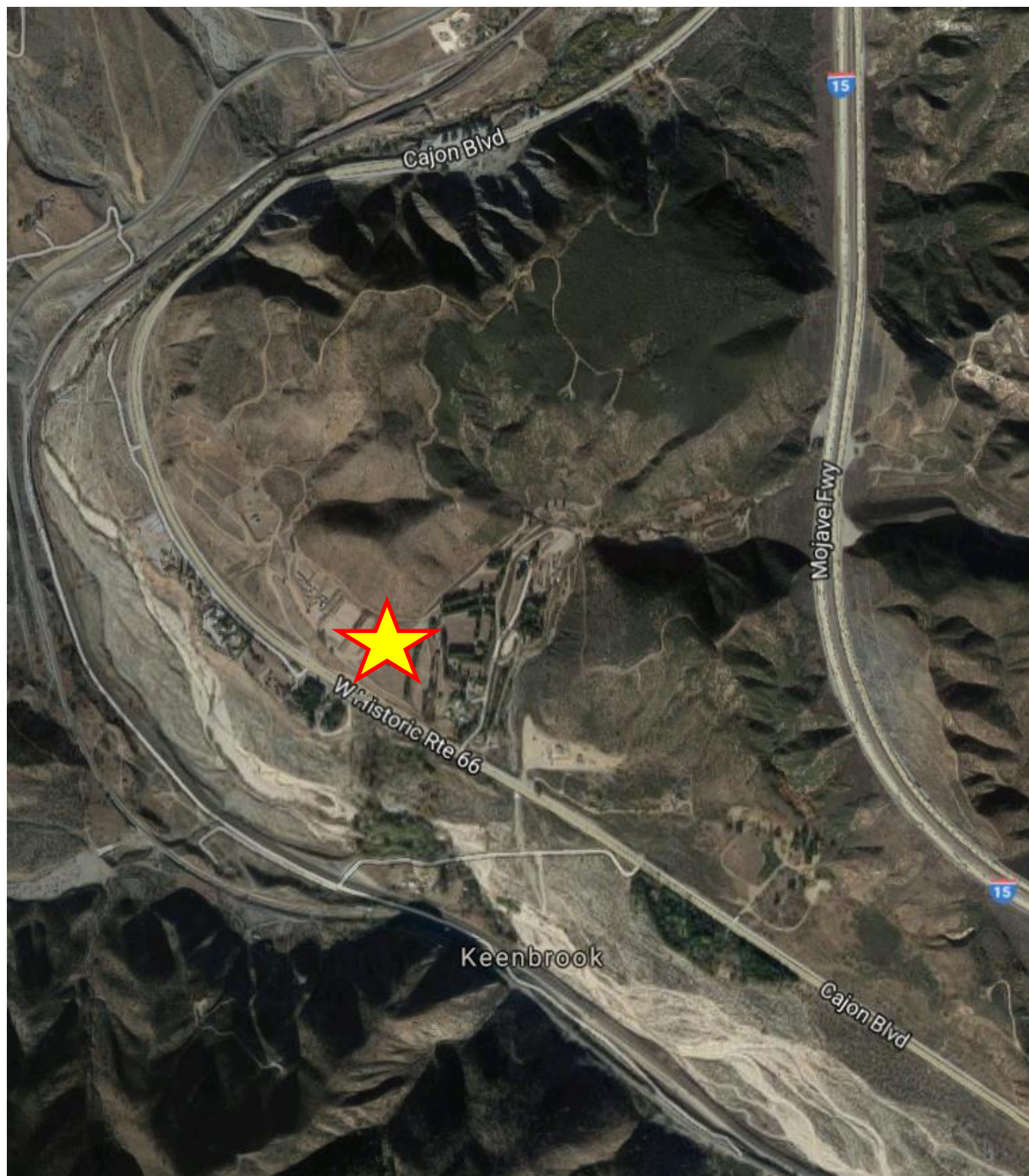
AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Partially improved shooting range, including buildings for caretakers and offices	Resource Conservation (RC)
North	Vacant, undisturbed	Resource Conservation (RC)
South	Cajon Boulevard and residences	Resource Conservation (RC)
East	Vacant and single family home	Resource Conservation (RC)
West	Vacant, undisturbed	Resource Conservation (RC)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	N/A	N/A
Water Service:	None	Existing Private Well
Sewer Service:	None	Existing Septic System

**STAFF RECOMMENDATION:** That the Planning Commission **ADOPT** the proposed Mitigated Negative Declaration, **ADOPT** the recommended Findings, **APPROVE** the Conditional Use Permit subject to the Conditions of Approval, and **DIRECT** the Clerk of the Board to file a Notice of Determination.<sup>1</sup>

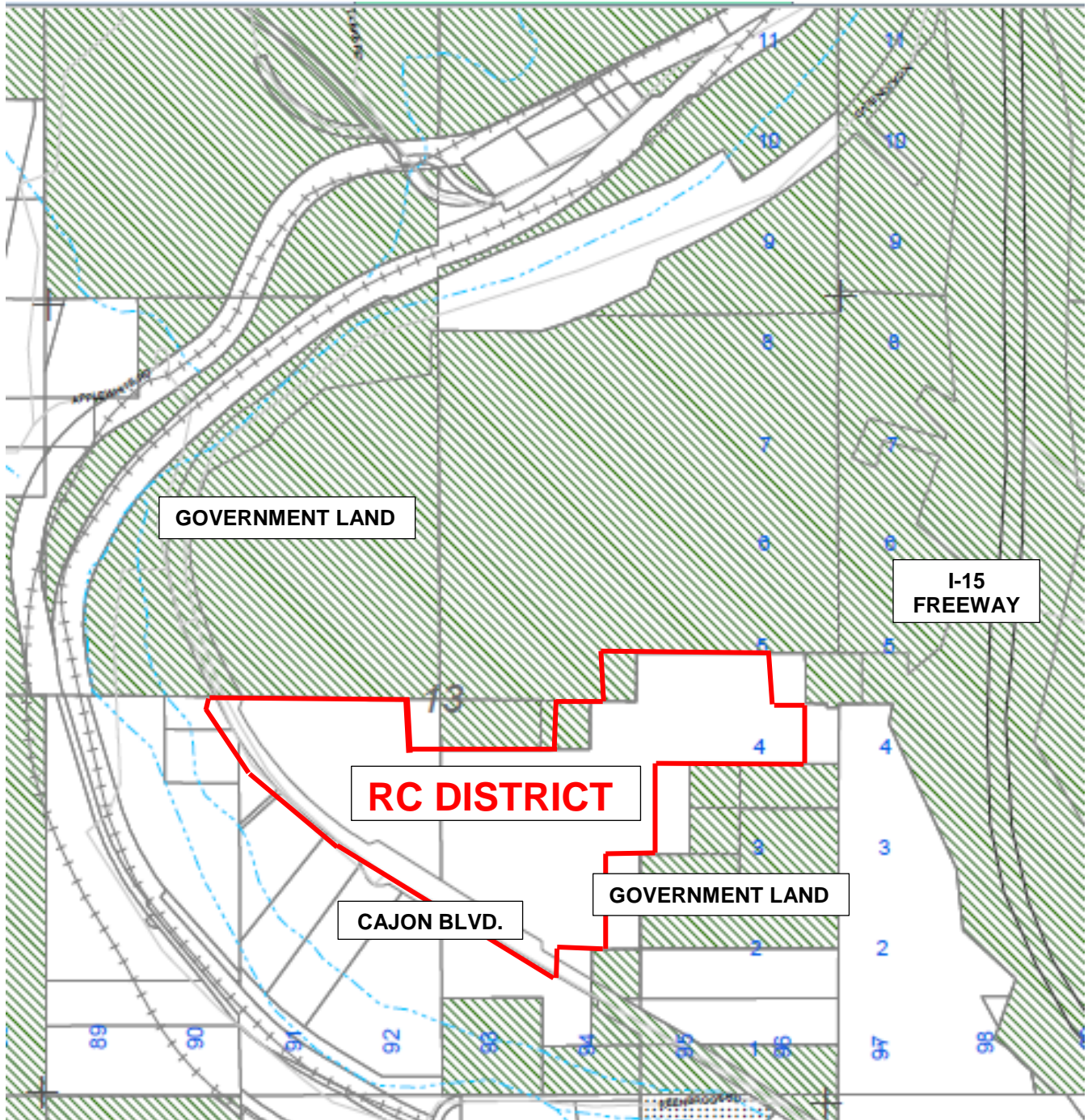
<sup>1</sup>In accordance with Section 86.08.010 of the Development Code, the Planning Commission action may be appealed to the Board of Supervisors.

**VICINITY MAP:**  
Aerial view of the Project Site



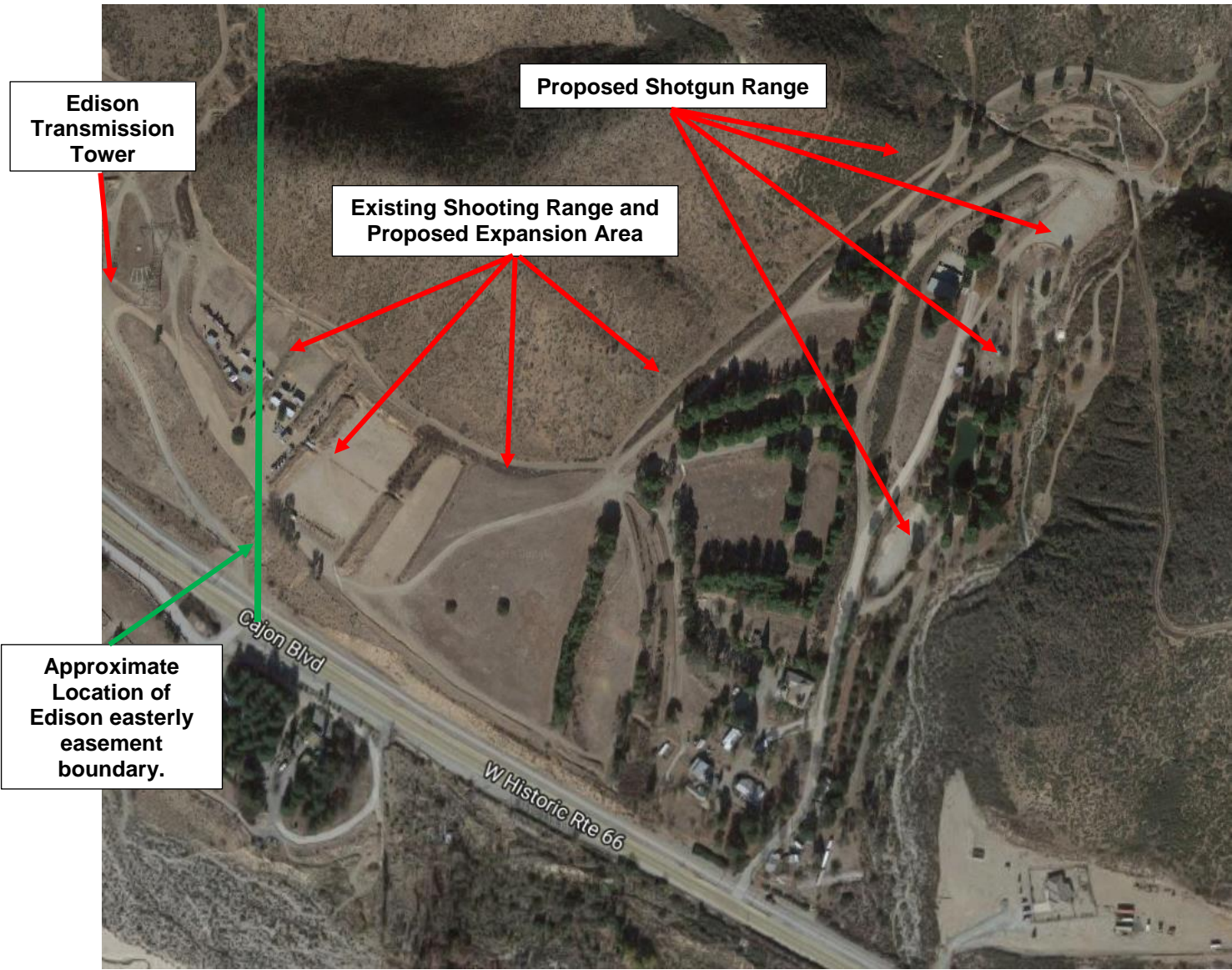


LAND USE DISTRICT MAP:



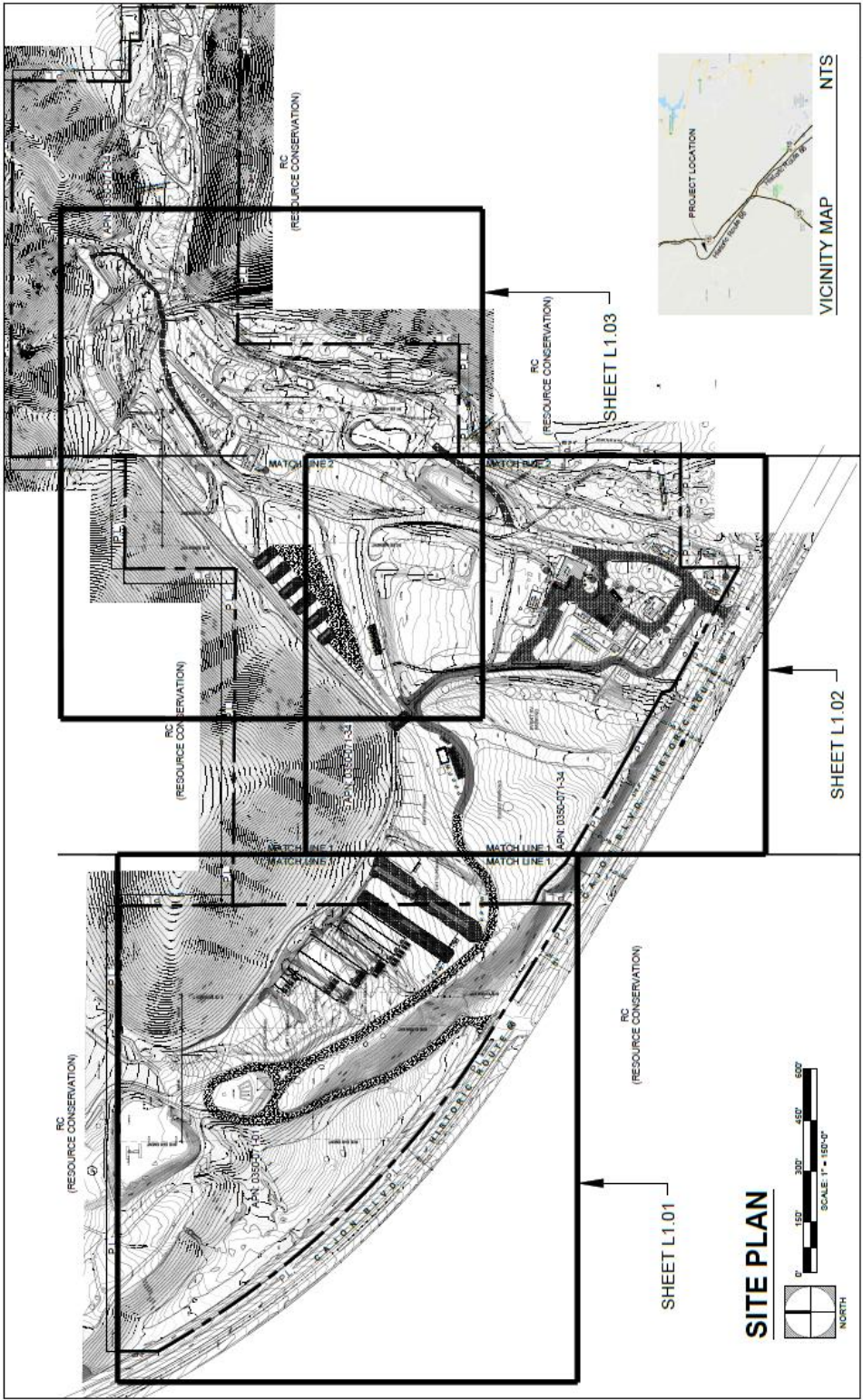


**AERIAL MAP:**





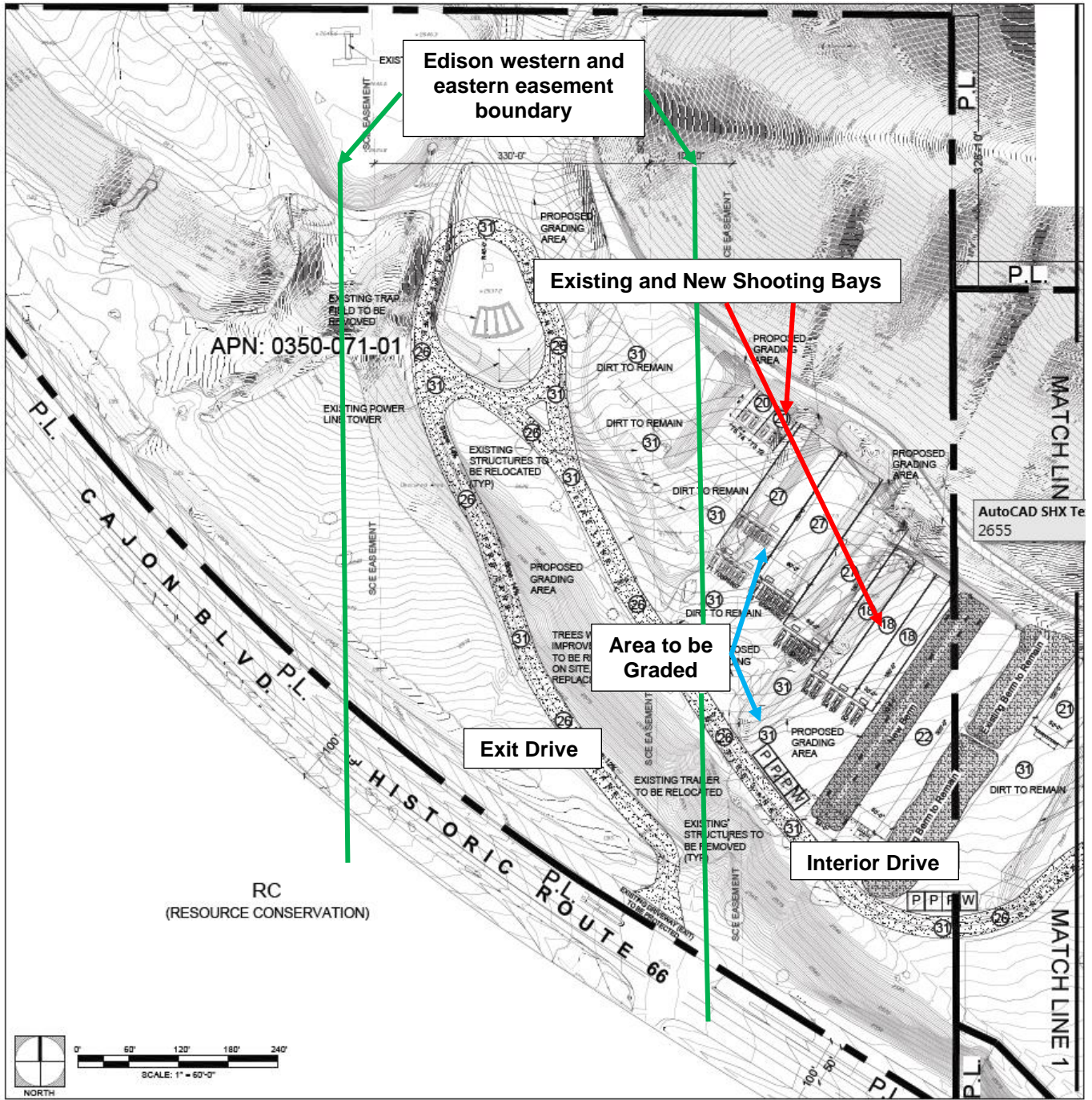
**SITE PLAN:**  
See Separate Sheets on Subsequent Pages





## SITE PLAN DESIGN CONTINUED:

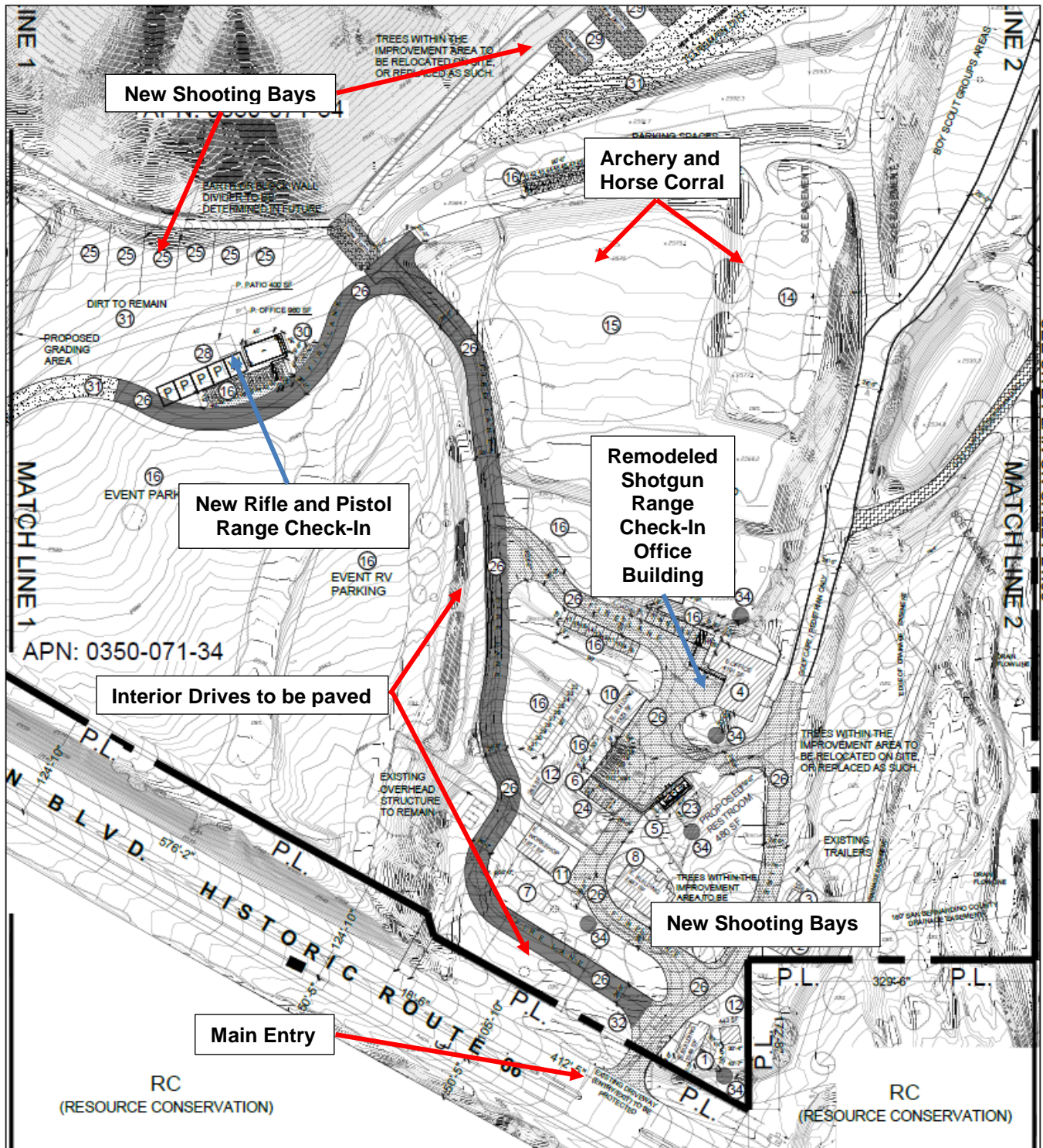
West End of Site with Rifle and Pistol Ranges





## SITE PLAN DESIGN CONTINUED:

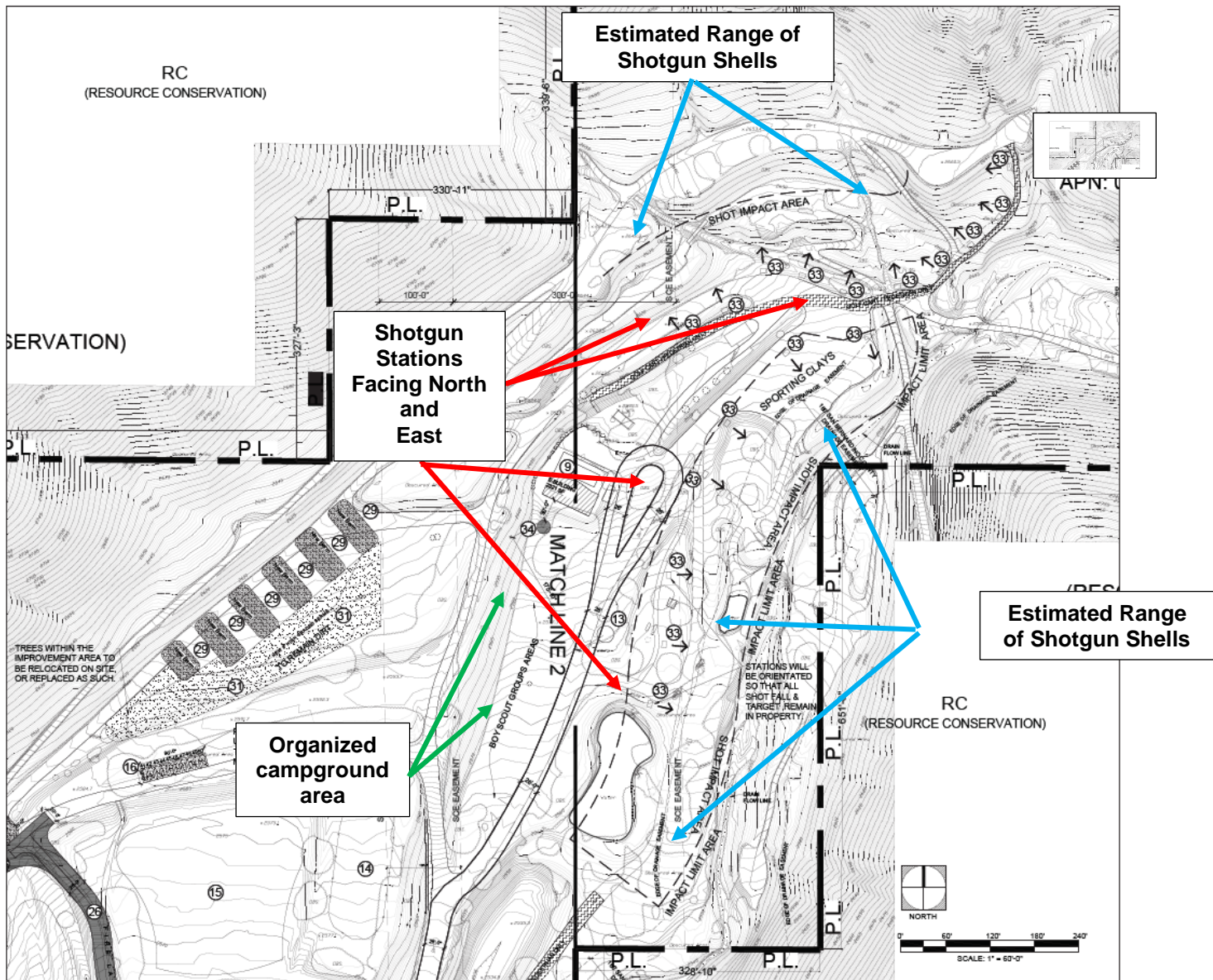
Central Portion of Site with New Rifle and Pistol Ranges and Existing Buildings





## SITE PLAN DESIGN CONTINUED:

Easterly Portion of Site with New Shotgun Ranges and Adjoining Creek





**SITE PHOTOS:**

Property Entrance



Property Exit at Westerly End of Property



**SITE PHOTOS:**

Looking south on Cajon Boulevard near Main Entry Drive



Looking North across the last shooting bay





Looking south towards Cajon Boulevard and rifle/pistol ranges



Looking east into Frontier Town Setup Area



Looking east across additional parking area



Looking east across archery range and horse corral

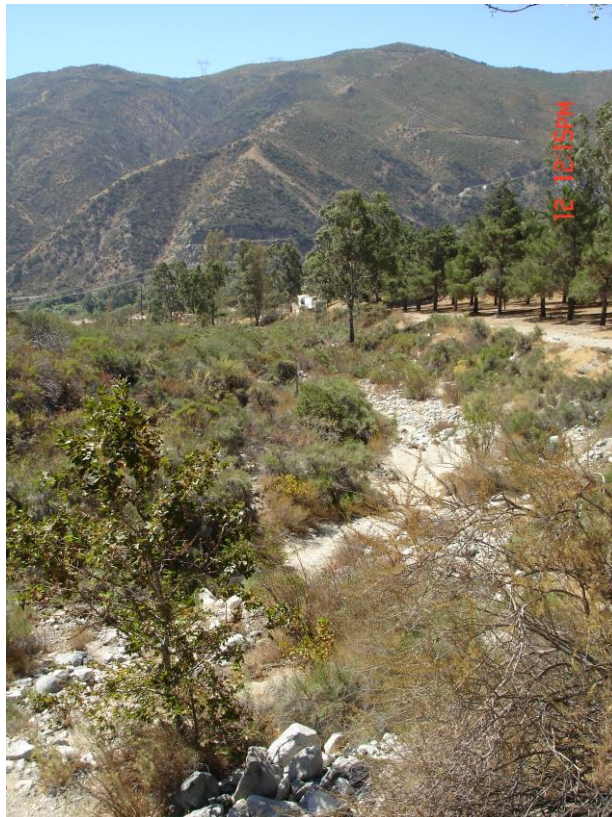




Looking east at Proposed Shotgun Check-In Office



Looking south along Creek that exists along easterly property line





Looking south along off-site hillside adjacent to Creek



Looking north towards hills that represent the backdrop for the additional shotgun shooting range





Looking west near existing pool house (right side) and towards existing  
Water reservoir and pond (left side)



Pond with Fish



Clay Skeet/Shot

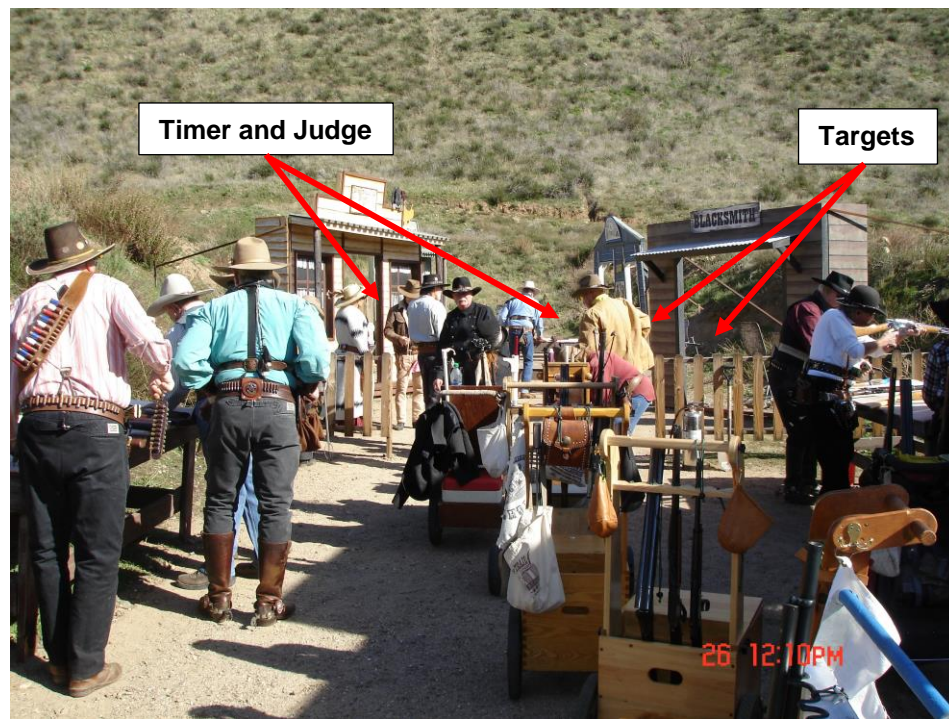


Shotgun Shell





## Gun Club Shooting in Western Motiff



## PROJECT DESCRIPTION:

The applicant, Mr. Geng Nie, requests approval of a Conditional Use Permit (CUP) to authorize the development of a shooting range that includes individual shooting bays and stages for rifles and pistols, a shotgun range, areas for horse riding and archery, and the removal, installation and/or reuse of buildings for caretakers, office space, and storage on two separate parcels covering approximately 85 acres within the RC (Resource Conservation) District (Project). A shooting range is an authorized use in a RC zoning district under the land use category "rural sports and recreation," subject to a CUP.

The property obtains access from Cajon Boulevard and is located between Cajon Boulevard and Interstate 15. Cajon Boulevard is old Route 66 and is maintained by the County. The primary access is near the easterly property line and the primary exit is at the westerly end of the property. The westerly exit can be utilized by emergency vehicles as a secondary point of access. The westerly portion of the Project site has been used as a shooting range since at least the 1960's, based upon historical aerial photos, with existing buildings on-site during that time near the existing main entrance.

The applicant has provided a description of the proposed Goals and Operating Procedures for the range (Exhibit F). The proposed Project would generally provide for a rifle and pistol range on the westerly side of the property and a shotgun range on the easterly side. The westerly range exists today and will be improved to provide a more defined arrangement with concrete side walls built between each shooting bay and additional bays/stages extending towards the central portion of the property with either earthen berms and/or walls. The shotgun range does not exist and is proposed along the creek on the easterly side of the property and in the more northerly portion of the site as it extends up into the hills. The shotgun range will have a number of shooting stations with individual skeet/clay throwing machines. The range would be open seven days a week, with the higher use times expected during the weekend. Also included in the proposed operation is an archery range, horse arena/corral and a boy scout camping area.

Numerous buildings exist on-site and will continue to be utilized, as noted below:

- Four caretaker homes to remain near main entry.
- Water reservoir and pond will remain.
- Existing office building is to be remodeled for shotgun range check-in. A portion of the building would be used for gun smithing.
- Existing workshop and storage buildings are to remain.
- Existing pool house is to be remodeled for ADA restrooms and the pool is to be filled-in.
- 

New facilities/buildings would include the following:

- Three new buildings are proposed. The first is a modular building to be used for the rifle/pistol range check-in, the second for restrooms, and the third for storage.
- Paved and striped parking spaces will be added.
- Some existing dirt drives will be paved.
- Open meadow areas are available for event and overflow parking on special occasions, such as annual shooting events.



## PROJECT ANALYSIS:

Site Planning: The proposed Project was originally proposed as a two phase project, but will be undertaken in less formal increments, with the westerly shooting bays/stations improvements occurring, along with all new paving and parking areas, before the new rifle/pistol bays and shotgun stations and office renovation occur. The renovation of the pool house will also occur later in the process.

Each of the rifle/pistol shooting bays/stations will be configured using either eight foot high concrete walls or earthen berms to enclose the sides of the shooting area. Each of those bays/stations will shoot into the adjoining hills. Eight foot high splash guards are located at the far ends of the shooting bays to reduce the potential for ricochet shots. Paper targets will primarily be used, although some metal targets would be employed as well.

Southern California Edison has a transmission tower on the subject property and an easement that traverses the property. Based upon comments from Edison the westerly portion of the Project was redesigned to remove proposed shooting bays out of the boundaries of the easement and the conditions of approval included:

- The Site Plan is approved subject to and not limited to Southern California Edison reviewing and approving the following affecting SCE's easement area:
  - ✓ Construction Plans
  - ✓ Grading and Drainage Plans
  - ✓ Elevation Profiles and Overhead Transmission Lines.

County Code Compliance Summary: The proposed Project is an established use, with a variety of existing buildings. Some buildings do not meet current setback requirements, due to their nonconforming status. Table 2 identifies the existing standards and applicable responses.

**Table 2: PROJECT CODE COMPLIANCE**

Project Component	Development Code Standard		Project Plans
Shooting Range	CUP		CUP
Parking <ul style="list-style-type: none"> <li>• Office Building</li> <li>• Shooting Ranges</li> </ul>	1 space/250 sq. ft.		Existing building modified to provide for check-in, classroom space, and gun smithing. (All persons would be range users.)
	1 space for 4 persons at max. attendance		Up to 120 spaces required. 87 spaces provided, plus overflow area.
Landscaping	Minimum Landscaping RC District	N/A	Project site is approximately 85 acres in size and has extensive vegetation that will remain.
Building Setbacks	Front Side Rear	25' 15' 15'	14' (An Existing Building) 43' 300'+

Building Height	35 feet maximum	Existing and Proposed Buildings Comply
Drive Aisles	26'	26' (Proposed as dirt and paved segments)

Parking: The Development Code requires one parking space for every four persons at “the facility’s allowed maximum attendance.” The applicant has estimated the amount of cars during the week would range between 50 and 60, increasing to between 75 and 120 on the weekends. The applicant has displayed 87 parking spaces distributed throughout the site on paved and dirt parking. An additional area has been set aside for Event Parking and would easily provide over 100 parking spaces.

The site plan notes an existing office building, with an attached garage. This building will be modified to provide top floor check-in and office areas for rifle/pistol (1,920 sq. ft.) and archery/shotgun ranges (400 sq. ft.), and bottom floor gun smithing (960 sq. ft.) and classroom area (960 sq. ft.). The gun smithing and classroom areas represent support uses that are not separate from on-going activities.

Vegetation/Landscaping: The site is currently developed and provides landscaping throughout. The Biological Resources Report identified the following types and size of areas:

- Developed/Ornamental: 29.31 acres
- Disturbed Habitat: 25.25 acres
- Chamise Chaparral: 11.45 acres
- Alluvial Fan Scrub: 2.15 acres
- Lake: 0.24 acre
- Mule Fat Scrub: 0.51 acre
- Southern Mixed Chaparral: 14.11 acres
- Southern Willow Scrub: 1.3 acres
- Sycamore Woodland: 0.35 acre

Most of the development activity will occur within the existing disturbed and developed areas. Some of the area along the northerly hills would affect Southern Mixed Chaparral that has been disturbed. Landscaping exists around the existing buildings and most would remain, except some of the areas to be paved west of the office building that include eucalyptus and pepper trees. This area is approximately 500 feet from Cajon Boulevard. The closest grading activities to Cajon Boulevard would be setback approximately 150 feet. As such, the existing disturbed vegetation in that area would remain. The shooting ranges are raised approximately 50 feet above the Cajon Boulevard roadway elevation. Due to this topographic difference the shooting range cannot be seen from the roadway.

Camping: Youth camping groups up to approximately 50 individuals, would be allowed to stay overnight for tent camping adjacent to the pool house in the northeastern portion of the Project site. An Organized Camp Permit would be required through County Environmental Health Services for such a use.

Hours of Operation: The applicant will operate the facility during the daylight hours, generally from 7:30 a.m. for setup to 6:00 p.m.

Safety: The applicant indicated that various rules and procedures will be provided to shooters. In addition, during non-club related activities, range officers (ROs) will be present to review



procedures with shooters and monitor operations, as necessary. Sanctioned clubs, such as those related to the National Rifle Association, will be required to reserve a bay(s) in advance and have their own ROs. Clubs with their own ROs will be monitored less extensively than those without. Two ROs will be onsite at all times, with up to four for larger events. ROs will have the authority to correct or remove individuals if they are operating in an unsafe manner.

Gun Smithing: The applicant has also proposed to utilize a portion of the existing and to be remodeled office/shotgun check-in building as a gun smith shop to install and refurbish various gun components, such as recoil pads, adjusting trigger pulls, and stock and barrel replacements and site installations.

### **California Environmental Quality Act (CEQA) Compliance:**

An Initial Study (IS) has been completed in compliance with the California Environmental Quality Act (CEQA) (Exhibit E). The IS concludes that the Project will not have a significant adverse impact on the environment with the implementation of recommended mitigation measures, which have been incorporated in the Conditions of Approval (Exhibit C). A Notice of Availability/Notice of Intent (NOA/NOI) to adopt a Mitigated Negative Declaration (MND) was advertised and distributed to initiate a 30-day public comment period, which concluded on April 15, 2019.

Following are summaries of topics addressed in the IS/MND:

Noise: A noise study was conducted to determine the potential sound levels during operation. The greatest area of concern was the residential uses across Cajon Boulevard. Noise levels were measured during a club sponsored shooting event when County Staff was present. Noise measurements were coordinated with the gun club to ensure a comparison was made with and without shooting. On-site noise levels were measured at 56.1/81.4 dBA (ambient noise vs. shooting noise) next to the shooting bays and off-site noise levels at 65.5/65.0 dBA (ambient noise vs. shooting noise) on the southwest side of Cajon Boulevard. The latter ambient noise level was higher than the actual shooting noise because of vehicular noise on Cajon Boulevard and its distance from the shooting bays. A residence also exists to the east of the shotgun range, but is on the opposite side of the hill from the proposed shotgun range and would be adequately buffered from potential shooting noises.

Air Quality: The Project air quality analysis shows that the Project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use would not exceed thresholds of concern as established by the SCAQMD. A dust control plan will be required as a standard condition to regulate short-term construction activities that could create windblown dust.

Cultural Resources: A *Cultural Resource Assessment* was prepared for the property. Several sensitive areas were identified, including a milling site. The San Manuel and Morongo Bands of Mission Indians requested information as to the extent of proposed grading operations and whether the milling site would be adversely affected by the proposed shooting ranges. The milling site is not within the area used or affected by shooting or grading operations. The other potentially sensitive area is not proposed for grading. The San Manuel Tribe requested that any activities which occur beyond the limits currently identified would require reinitiation of consultation with the Tribe. Conditions of approval were also recommended to address potential inadvertent finds that could include Tribal monitoring.

Water Quality/Drainage: A Preliminary Water Quality Management Plan (WQMP) has been submitted to the Land Development Division of Land Use Services to comply with the requirements of the San Bernardino County National Pollutant Discharge Elimination System

(NPDES) Area-wide Stormwater Program. The Project drainage system will collect storm water runoff in infiltration trenches that adjoin the proposed paved drives located in the central portion of the property. Requirements for approval of the final WQMP have been incorporated in the conditions of approval. The primary on-site drainage course is a defined creek on the east side of the property. Although no direct disruption of the creek is planned, some shotgun shells may drop into the creek.

Hazardous Materials: In 2013, Assembly Bill 711 was signed into law requiring the use of nonlead ammunition when taking any wildlife with a firearm in California. The California Department of Fish and Wildlife (CDFW) adopted regulations that phase in the prohibition of lead projectiles for the take of wildlife. These requirements are effective in three stages: 1) July 1, 2015, when taking Nelson bighorn sheep and wildlife in state wildlife areas and ecological reserves; 2) July 1, 2016, nonlead shot required when taking game birds with a shotgun and any birds taken on licensed game bird clubs; and 3) July 1, 2019, nonlead ammunition will be required when taking any wildlife with a firearm anywhere in California. (Cal. Code Regs., tit. 14, § 250.1.)

Material provided by CDFW note “[t]he regulations do not require use of nonlead ammunition when target shooting. Use of lead projectiles for target shooting is legal unless CDFW or another government entity has determined otherwise for lands they administer.” (See, *Need Nonlead?*, brochure prepared by CDFW and FAQ located on CDFW website: <https://www.wildlife.ca.gov/hunting/nonlead-ammunition#25046250-what-about-target-shooting-or-firearms-for-personal-protection>.)

Notwithstanding the inapplicability of A.B. 711 to target shooting, the applicant will utilize only non-lead (steel) shotgun pellets since they would have a potential effect on the nearby creek area. The Applicant has also been asked by CDFW to have Fiber Rolls/Straw Wattles installed along the hillsides to prevent ammunition from reaching the creek. Both items have been made a condition of approval, along with obtaining a Streambed Alteration Agreement from CDFW or an acknowledgement that one is not necessary.

Lead Removal: The applicant has proposed to utilize a company to remove the projectiles from the soil behind the rifle and pistol ranges every two years. The rifle and pistol ranges are located, for the most part, in areas that have existing rifle and pistol bays and have been used for decades. Staff is unaware whether or not these areas were ever combed from projectiles. A condition of approval has been included to ensure this activity occurs at least once every two years. That portion of the range to be utilized for shotguns will utilize projectiles with small pellets that are not expected to lodge within the earthen hillsides. This area may not be mined.

Traffic: Estimated traffic generation was provided by the applicant for daily and weekend events, based upon the operation of the Prado Olympic Shooting Park and Mike Raahauge Shooting Enterprises. Both facilities generate 50 to 100 vehicle trips on the weekdays and between 150 and 200 on the weekend. The busiest times for both facilities occur between 9:00 a.m. and 2:00 p.m.

The applicant expects between 50 and 60 vehicles on the weekdays and 75 to 120 on the weekend, with peak use time occurring between 8:00 a.m. and 2:00 p.m. Most of the trips are expected to arrive via Interstate 15 at the Kenwood/Devore exit. The Public Works Traffic Division did not require a traffic study for the proposed Project.

### **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. A notice of availability of the Draft IS/MND was sent to surrounding property owners and responsible agencies, as part of the CEQA process.



Two comment letters were received from the nearby property owners in opposition to the proposed Project and are attached as Exhibit H. Their comments focused on noise, the types of projectiles used, and the effect of noise upon area wildlife, which have been evaluated and addressed through the CEQA review, project design and conditions of approval.

#### **RECOMMENDATION:**

That the Planning Commission:

1. **ADOPT** the Mitigated Negative Declaration;
2. **ADOPT** the recommended Findings for approval of the Project,
3. **APPROVE** the Conditional Use Permit for the construction and operation of rifle, pistol, and shotgun range and accessory uses on 85 acres, subject to the recommended Conditions of Approval; and
4. **DIRECT** the Clerk of the Board to file the Notice of Determination.

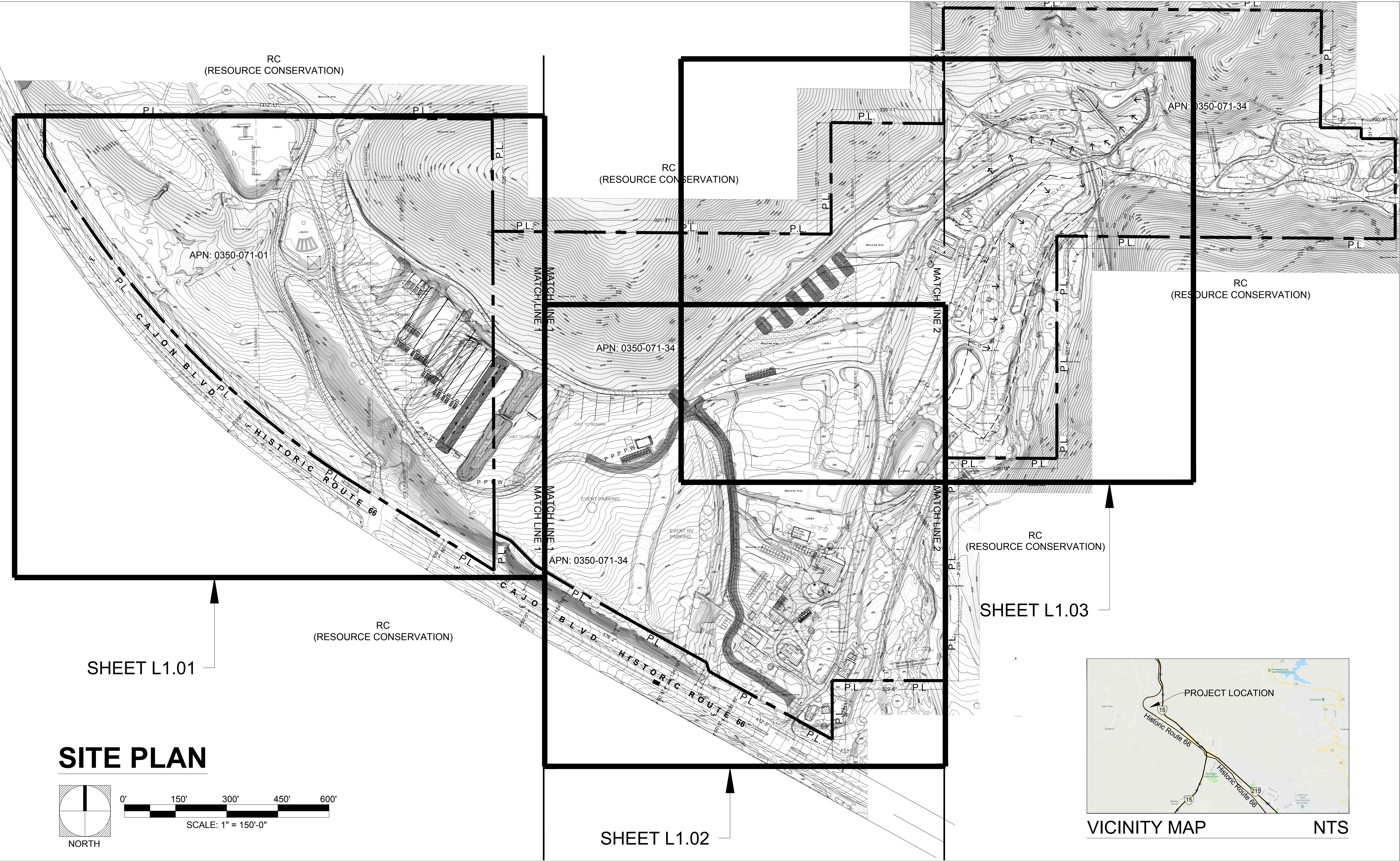
#### **ATTACHMENTS:**

EXHIBIT A:	Site Plan
EXHIBIT B:	Findings
EXHIBIT C:	Conditions of Approval
EXHIBIT D:	Letter of Intent
EXHIBIT E:	Initial Study/Mitigated Negative Declaration
EXHIBIT F:	Proposed Goals and Operating Procedures
EXHIBIT G:	Southern California Edison Comment Letter
EXHIBIT H:	Property owner comment letters

## **EXHIBIT A**

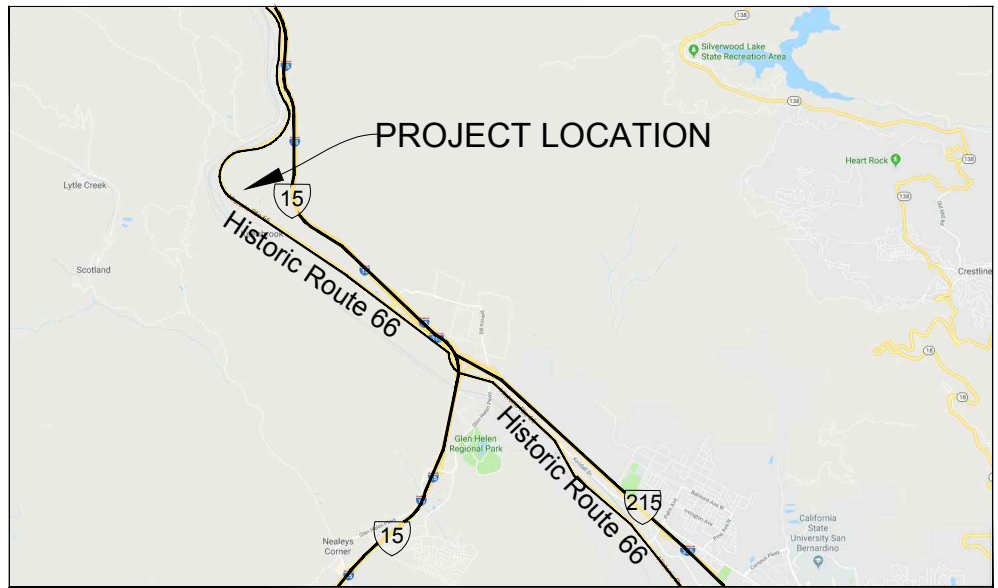
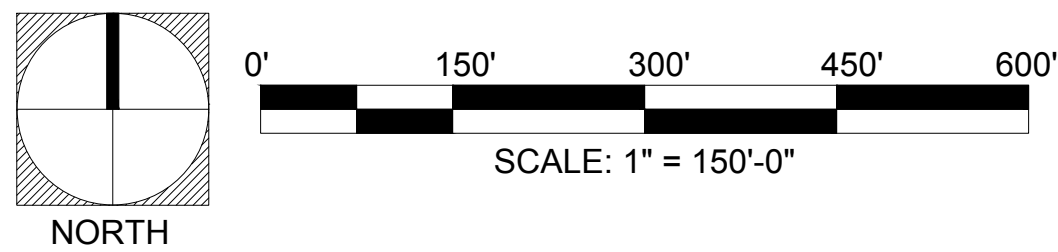
### **Site Plan**





OFFICIAL STAMP AREA  
OFFICIAL USE ONLY

SITE PLAN



VICINITY MAP NTS

PARKING SPACE ANALYSIS				
LAND USE	PARKING RATE	BUILDING SIZE	REQUIRED	PROVIDED
Office	$\frac{1}{250}$ sf (min.4)	5,151 sf	21	87
Loading Zone	$\frac{1}{5000}$ per use	-	1	2
ADA Handicap Space			2	3
Total			24	93

Estimated traffic use rate:  
The business projection expects 50 to 60 vehicles on weekdays and 75 to 120 on weekends during the peak hours of operation, which will be between 8 a.m. and 2 p.m.

UTILITIES

NAME	COMPANY	CONTACT INFORMATION
ELECTRIC	SCE	1-800-990-7788
WATER	N.A. / WELL WATER	-
GAS	N.A. / PROPANE	-
TEL./ CABLE	VERIZON / FRONTIER	909-591-9740

TOTAL PROPOSED A.C. PAVEMENT AREA: 94,564 SF  
TOTAL PROPOSED BUILDING AREA: 1,440 SF  
TOTAL EXISTING BUILDING AREA: 15,599 SF  
TOTAL LOT COVERAGE BY IMPERVIOUS SURFACE: 3%

SHEET INDEX

SHEET	DESCRIPTION
L1.00	SITE PLAN
L1.01	SITE PLAN
L1.02	SITE PLAN
L1.03	SITE PLAN
A1.0	SHOOTING BOOTHS AR RANGE 180 AND RIFLE / PISTOL COMBO 80
A1.2	CORPORATE / FAMILY SHOOTING BAYS
A1.3	SHOOTING BOOTH INDIVIDUAL PISTOL BAY 50
A1.4	GALLERY & 100 YARD RIFLE RANGE W/ STATION COVERS
A1.5	CHECK IN OFFICE MODULAR BLDG AND RESTROOMS MODULAR BLDG

APN: 0350-071-01 & 0350-071-34  
Application Type: Conditional Use Permit (CUP)  
Existing Land Use: Resource Conservation  
Adjacent Land Use: Resource Conservation  
Existing Use: Shooting Range  
Proposed Use: Shooting Range & Sport Park  
Lot Size: +/- 80 acres (Gross)  
Project Address: 15810 Cajon Blvd.  
San Bernardino, CA. 92407  
  
Legal Description:  
A portion of Section 13, Township 2, Range 5 West  
S.B.M. in the County of San Bernardino, CA  
  
Property Owner: Geng Nie  
Address: 950 S. Spring Meadow Drive  
West Covina, CA 91791  
Business Owner/ Name: Nie Development LLC  
  
Contact: Kevin Kollock  
Phone: 909-226-1928

ROUTE 66 - SHOOTING RANGE FOR  
GENG NIE & ASSIGNE  
GENG DEVELOPMENT, L.L.C.  
15810 CAJON BLVD -- (APN 0350-07-01 & 0350-071-34)  
SAN BERNARDINO, CA 92407

REVISIONS	01-County Planning Review
	02-Building & Safety Review

CONSTR.	
BID	
PLAN CHECK	
DRAWN	
JOB NO.	18-010
SHEET NAME	

SITE PLAN  
  
SHEET NO.  
**L1.00**  
SHEET 1 OF 4  
PLOT DATE: 6-21-19



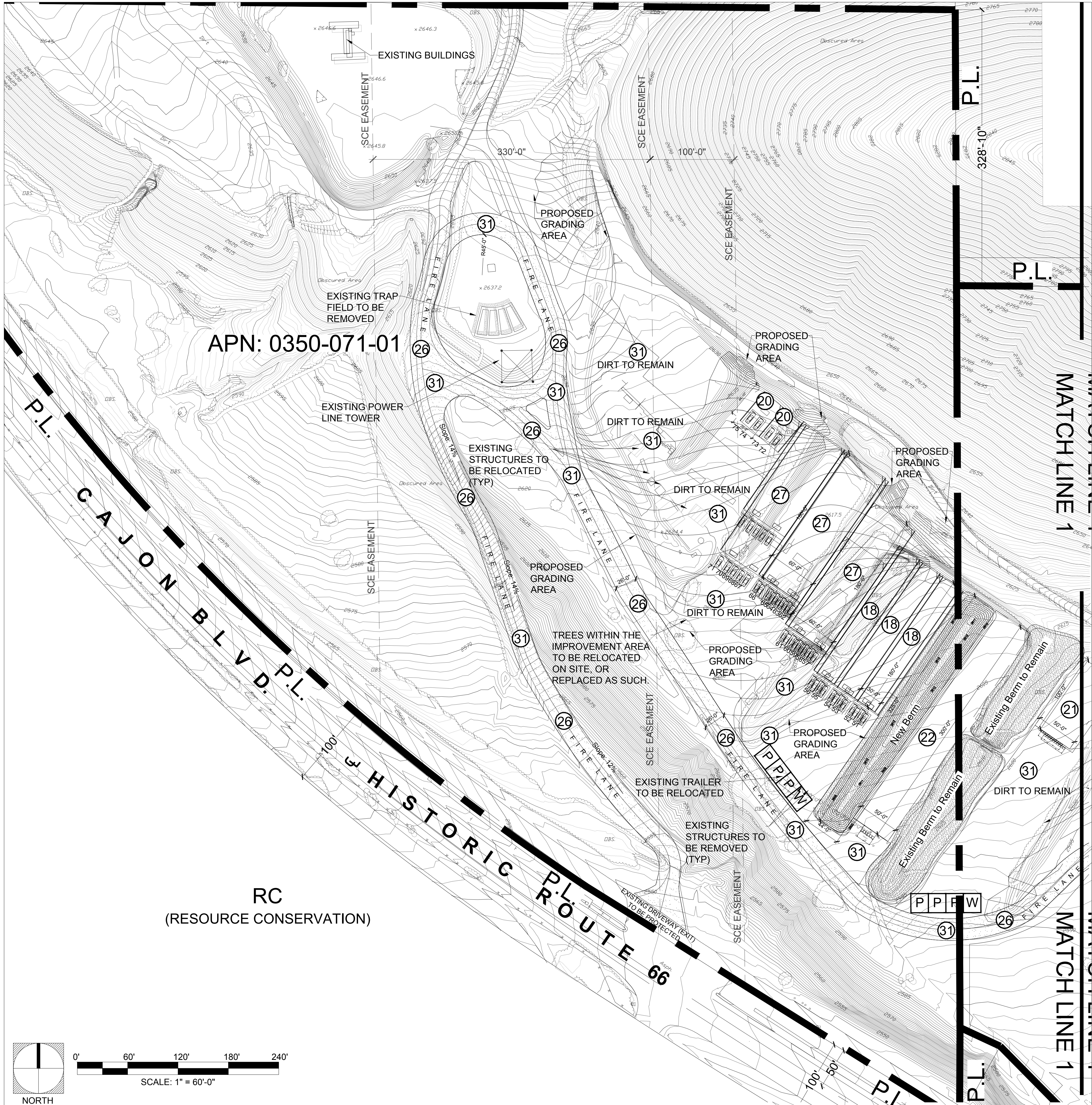
**LandArq**  
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909 322-7582



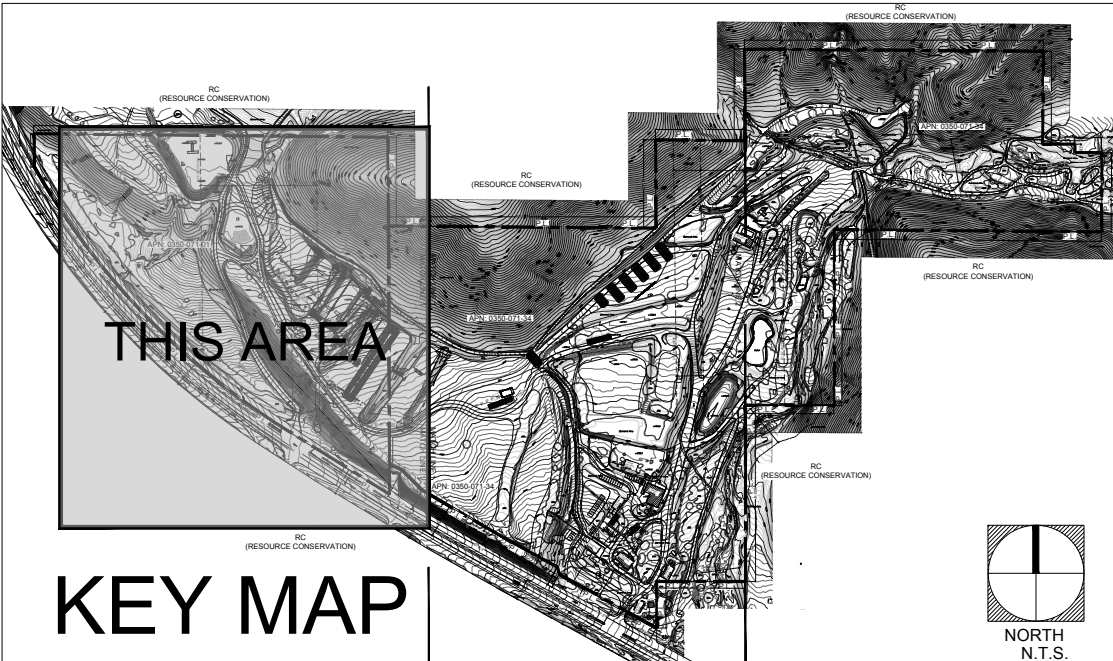


SEE SITE PLAN ON SHEET L1.02

SEE SITE PLAN ON SHEET L1.02

SITE PLAN LEGEND	
①	EXISTING CARE TAKER HOME TO REMAIN
●	EXISTING CARE TAKER HOME TO REMAIN
③	EXISTING CARE TAKER HOME TO REMAIN
④	EXISTING OFFICE FOR EASTERLY SHOTGUN/ARCHERY CHECK-IN
⑤	EXISTING CARE TAKER HOME TO BE REMOVED
⑥	STORAGE AREA TO BE REMOVED
⑦	EXISTING HOUSE TO BE REMOVED
⑧	EXISTING CARE TAKER HOME TO REMAIN
⑨	EXISTING POOL HOUSE TO BE REMODELED FOR ADA RESTROOM & FILL POOL
⑩	EXISTING CARE TAKER HOME TO REMAIN
⑪	EXISTING WORKSHOP TO REMAIN
⑫	EXISTING STORAGE TO REMAIN
⑬	EXISTING TANK AND WELL TO REMAIN
⑭	EXISTING HORSE ARENA
⑮	ARCHERY RANGE W/ TARGETS
⑯	PARKING AREA
⑰	PROPOSED BUILDING TO BE BUILT IN THE FUTURE
⑱	AR RANGE 180' SHOOTING BOOTH REFER TO #1 @ SHEET A1.0
⑲	RIFLE/FISTOL COMBO RANGE 80' SHOOTING BOOTH REFER TO #2 @ SHEET A1.0
⑳	INDIVIDUAL PISTOL BAY 50' RANGE REFER TO #1 @ SHEET A1.3
㉑	GALLERY RANGE w/ 10 POSITION STATION COVER REFER TO #1 @ SHEET A1.4
㉒	100 YARD RIFLE RANGE w/ 6 POSITION STATION COVER REFER TO #2 @ SHEET A1.4
㉓	RESTROOM MODULAR REFER TO #3 @ SHEET A1.5
㉔	TRASH ENCLOSURE w/ RECYCLABLE REFER TO #3 @ SHEET A1.4
㉕	CAJON COWBOY RANGE BAYS
㉖	26' WIDE FIRE LANE (NATIVE D.G./ DIRT, OR A.C. PAVEMENT, SEE PLAN)
㉗	CORPORATE/FAMILY BOOTH REFER TO SHEET A1.2
㉘	20X20 COVERED PATIO
㉙	CLUB ONLY RANGE
㉚	PROPOSED MODULAR OFFICE FOR WESTERLY RIFLE/PISTOL CHECK-IN, REFER TO #1 @ SHEET A1.5
㉛	NATIVE D.G./DIRT PARKING OR ROAD
㉜	PROPOSED SIGNAGE
㉝	SHOTGUN SHOOTING STAND ON NATIVE DIRT SURFACE
㉞	EXISTING ROAD
㉟	PROPOSED ROAD w/ A.C. PAVING
㊱	EXISTING ROAD FOR GOLF CART AND PEDESTRIAN ONLY W/ NATIVE DIRT SURFACE
㊲	APPROX. SEPTIC TANK LOCATION
㊳	PORTA POTTY & WASH STATION ADA PORTA POTTY (2) EA. (7) EA. PORTA POTTY & (3) WASH STA.

- NOTE:
- NO ENDANGERED OR PROTECTED TREES ARE WITHIN THE DEVELOPED AREAS.
  - NO CURB AND GUTTER OR SIDEWALK EXIST ALONG PROPERTY LINE.
  - PARKING AREAS AND SPACES WILL BE ON DIRT, EXCEPT FOR REQUIRED HANDICAPPED SPACES.
  - APPROX. SIGN LOCATION, BY DIFFERENT PERMIT.





**LandArq**  
Landscape Architects & Planners  
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Ontario, CA 91761  
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REGISTERED LANDSCAPE ARCHITECT  
Fausto A. Reyes No. 4725  
Signature: [Signature]  
9-30-2019  
6-21-2019  
STATE OF CALIFORNIA

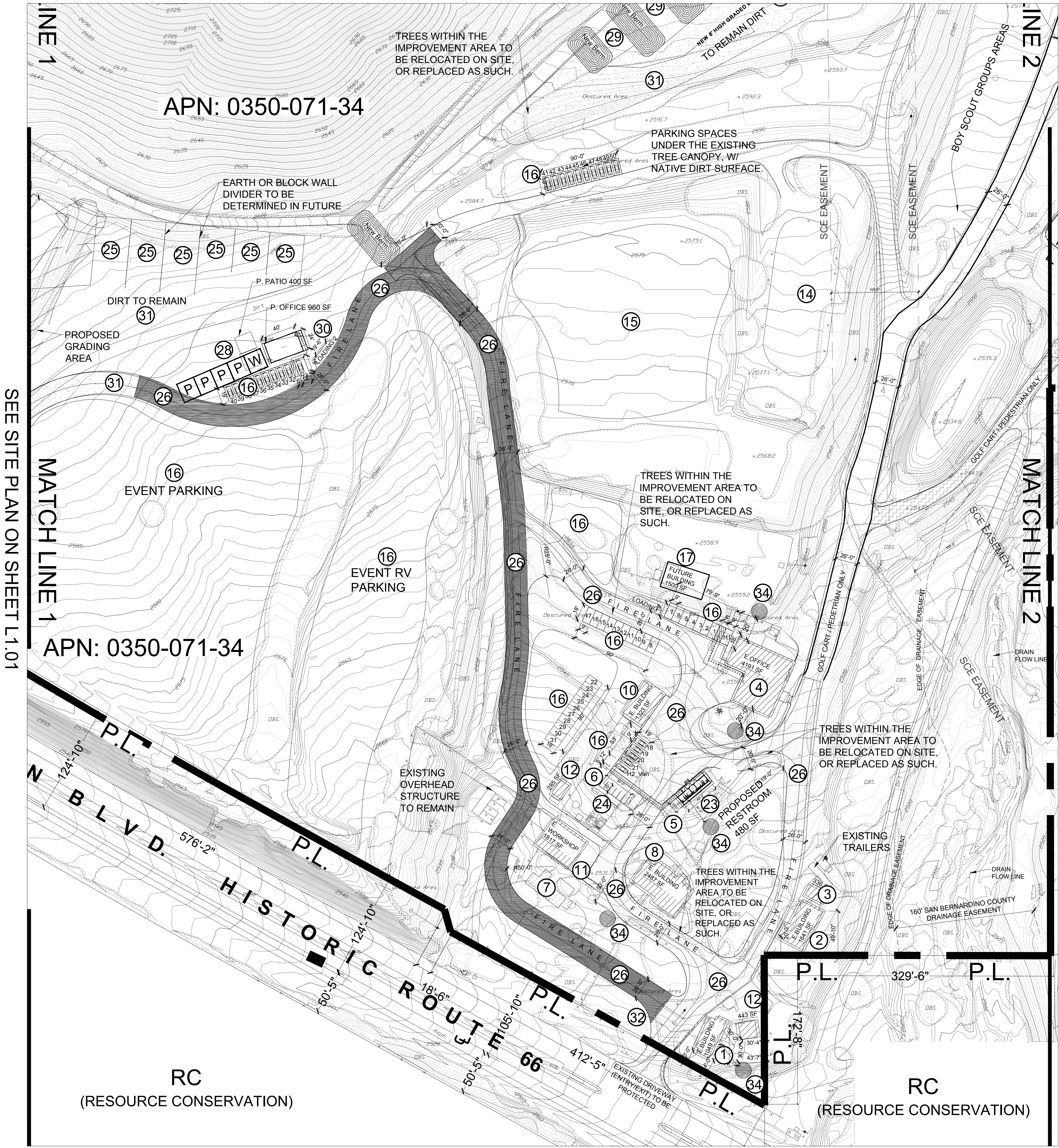
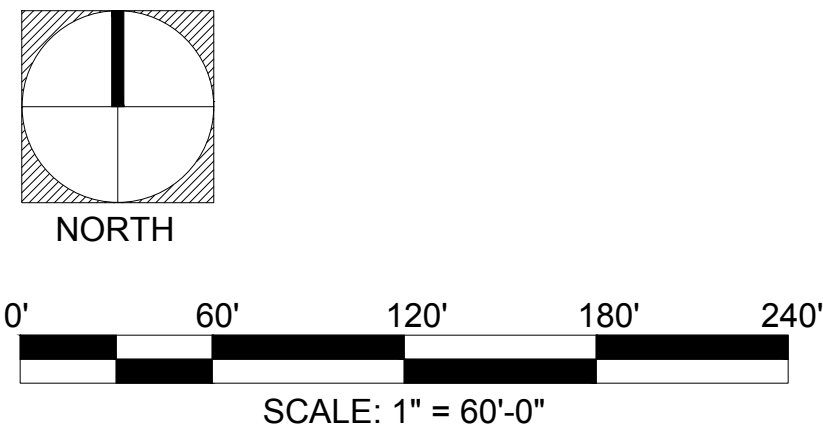


**ARCHMETRICS**  
DESIGN BUILD STUDIO  
1177 IDAHO STREET, STE 200A  
REDLANDS, CALIF. 92374  
909 322-7582

FOR  
**ROUTE 66 - SHOOTING RANGE**  
**GENG NIE & ASSIGNE**  
**GENG DEVELOPMENT, L.L.C.**  
15810 CAJON BLVD -- (APN 0350-07-01 & 0350-071-34)  
SAN BERNARDINO, CA 92407

REVISIONS	01-County Planning Review
	02-Building & Safety Review
CONSTR.	
BID	
PLAN CHECK	
DRAWN	
JOB NO.	18-010
SHEET NAME	SITE PLAN
SHEET NO.	L1.01
SHEET	2 OF 4
PLOT DATE:	6-21-19





SEE SITE PLAN ON SHEET L1.03

**NOTE:**

- NO ENDANGERED OR PROTECTED TREES ARE WITHIN THE DEVELOPED AREAS.
- NO CURB AND GUTTER OR SIDEWALK EXIST ALONG PROPERTY LINE.
- PARKING AREAS AND SPACES WILL BE ON DIRT, EXCEPT FOR REQUIRED HANDICAPPED SPACES.
- APPROX. SIGN LOCATION, BY DIFFERENT PERMIT.

**KEY MAP**

THIS AREA

NORTH N.T.S.

**ROUTE 66 - SHOOTING RANGE**

**GENG NIE & ASSIGNE**

**GENG DEVELOPMENT, L.L.C.**

15810 CAJON BLVD -- (APN 0350-07-01 & 0350-071-34)

SAN BERNARDINO, CA 92407

**FOR**

**REVISIONS**

01-County Planning Review
02-Building & Safety Review

**CONSTR.**

**BID**

**PLAN CHECK**

**DRAWN**

**JOB NO.** 18-010

**SHEET NAME**

**SITE PLAN**

**SHEET NO.**

**L1.02**

**3 OF 4**

**PLOT DATE: 6-21-19**

**APN: 0350-071-34**

**APN: 0350-071-34**

**RC (RESOURCE CONSERVATION)**

**RC (RESOURCE CONSERVATION)**

**1** EXISTING CARE TAKER HOME TO REMAIN

**2** EXISTING CARE TAKER HOME TO REMAIN

**3** EXISTING CARE TAKER HOME TO REMAIN

**4** EXISTING OFFICE FOR EASTERLY SHOTGUN/ARCHERY CHECK-IN

**5** EXISTING CARE TAKER HOME TO BE REMOVED

**6** STORAGE AREA TO BE REMOVED

**7** EXISTING HOUSE TO BE REMOVED

**8** EXISTING CARE TAKER HOME TO REMAIN

**9** EXISTING POOL HOUSE TO BE REMODELED FOR ADA RESTROOM & FILL POOL

**10** EXISTING CARE TAKER HOME TO REMAIN

**11** EXISTING WORKSHOP TO REMAIN

**12** EXISTING STORAGE TO REMAIN

**13** EXISTING TANK AND WELL TO REMAIN

**14** EXISTING HORSE ARENA

**15** ARCHERY RANGE W/ TARGETS

**16** PARKING AREA

**17** PROPOSED BUILDING TO BE BUILT IN THE FUTURE

**18** AR RANGE 180' SHOOTING BOOTH REFER TO #1 @ SHEET A1.0

**19** RIFLE/FISTOL COMBO RANGE 80' SHOOTING BOOTH REFER TO #2 @ SHEET A1.0

**20** INDIVIDUAL PISTOL BAY 50' RANGE REFER TO #1 @ SHEET A1.3

**21** GALLERY RANGE w/ 10 POSITION STATION COVER REFER TO #1 @ SHEET A1.4

**22** 100 YARD RIFLE RANGE w/ 6 POSITION STATION COVER REFER TO #2 @ SHEET A1.4

**23** RESTROOM MODULAR REFER TO #3 @ SHEET A1.5

**24** TRASH ENCLOSURE w/ RECYCLABLE REFER TO #3 @ SHEET A1.4

**25** CAJON COWBOY RANGE BAYS

**26** 26' WIDE FIRE LANE (NATIVE D.G./ DIRT, OR A.C. PAVEMENT, SEE PLAN)

**27** CORPORATE/FAMILY BOOTH REFER TO SHEET A1.2

**28** 20X20 COVERED PATIO

**29** CLUB ONLY RANGE

**30** PROPOSED MODULAR OFFICE FOR WESTERLY RIFLE/PISTOL CHECK-IN, REFER TO #1 @ SHEET A1.5

**31** NATIVE D.G./DIRT PARKING OR ROAD

**32** PROPOSED SIGNAGE

**33** SHOTGUN SHOOTING STAND ON NATIVE DIRT SURFACE

**34** EXISTING ROAD

**35** PROPOSED ROAD w/ A.C. PAVING

**36** EXISTING ROAD FOR GOLF CART AND PEDESTRIAN ONLY W/ NATIVE DIRT SURFACE

**37** APPROX. SEPTIC TANK LOCATION

**38** PORTA POTTY & WASH STATION ADA PORTA POTTY (2) EA. (7) EA. PORTA POTTY & (3) WASH STA.

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**ARCHMETRICS**

DESIGN BUILD STUDIO

1177 IDAHO STREET, STE 200A  
REDLANDS, CALIF. 92374  
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**REGISTERED LANDSCAPE ARCHITECT**

FAUSTO A. REYES No. 4725

Signature: 9-30-2019  
Renewal Date: 6-21-2019  
DATE

STATE OF CALIFORNIA







## **EXHIBIT B**

### **Findings**

## **FINDINGS: CONDITIONAL USE PERMIT**

**A conditional use permit to authorize a shooting range, including individual shooting bays and stages for rifles and pistols and a shotgun range, areas for archery, and the removal, installation, and/or reuse of buildings for caretakers, office space and gun-smithing, and storage on two separate parcels covering approximately 85 acres (PROJECT).**

**Required Findings:** Before approving a request for a Conditional Use Permit, the review authority shall first find that all of the following are true:

- 1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other features pertaining to the application.**

The proposed shooting range is located on approximately 85 acres and involves the expansion of an existing use. The proposed Project will undertake grading to create expanded shooting bays, provide paving and re-grading of existing dirt drives for continued site accessibility, and install block walls to separate and protect individual shooting bays. The subject property has adequate land area to meet the stated operational needs of the use and all County Development Code standards.

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

The proposed Project will utilize existing access drives into and out of the property from a County maintained roadway.

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

A noise study completed during a shooting event found operational noise levels within County standard threshold levels and that the most prevalent noise impacts to adjoining residential areas were from off-site road noise. The type of shotgun shells proposed by the applicant along the easterly portion of the property, along with the orientation of the shooting stands and placement of clay disk throwers will ensure shells and debris land on the subject property. The use will also not interfere with the present or future ability to use solar energy systems, due to the open air nature of the design.

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

The proposed land use is allowed as a conditionally permitted use in the RC (Resource Conservation) Land Use District and implements the goals and policies of the General



Plan through its implementation of the County's planning objectives. The Project specifically implements the following goals:

General Plan Policy CO 2.2: Provide a balanced approach to resource protection and recreational use of the natural environment.

- Project Characteristics/Implementation

The proposed Project will maintain the existing land use and not intrude upon an existing Indian Milling Site identified in the Project's *Cultural Resource Assessment*. The proposed Project design maintains the existing site circulation, natural drainage courses, and existing hillsides. Most existing natural vegetation will be maintained, including the major north/south creek along the easterly property boundary, with only changes to some existing trees and landscaping located around one of the proposed office check-in stations. Camping and archery areas are also proposed in disturbed areas that are free of major vegetation.

General Plan Policy CO 2.4: All discretionary approvals requiring mitigation measures for impacts to biological resources will include the condition that the mitigation measures be monitored and modified, if necessary, unless a finding is made that such monitoring is not feasible.

- Project Characteristics/Implementation

The proposed Project has mitigation measures to:

- Survey for the presence of burrowing owls;
- Obtain correspondence from the California Department of Fish and Wildlife for a Streambed Alteration Agreement;
- Install a barrier or netting to aid in the collection of shotgun and disk fragments; and
- Complete a nesting bird survey within specified time periods.

These measures are monitored as part of the County's Condition Compliance process to ensure they are implemented. Conditions of approval also require periodic reporting to the County on lead mining and to ensure shotgun range stations do not encroach upon adjacent properties.

General Plan Goal CO 3: The County will preserve and promote its historic and prehistoric cultural heritage.

- Project Characteristics/Implementation

The County, in consultation with area Indian Tribes, has identified and established procedures for the maintenance of an existing Indian Milling Site on the subject property. No portion of the proposed Project activities will affect the identified Milling Site.

5. **There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed development without significantly lowering service levels.**

The proposed Project has and will utilize on-site water and wastewater disposal and other existing utilities. County Environmental Health Services has also conditioned the Project to meet the latest water testing requirements. Existing and improved on-site dirt and paved drives will provide access throughout the property and ensure adequate access for emergency vehicles.

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

The Project has been evaluated by County departments and as part of the environmental review process to respond to specific development needs and reduce potential environmental 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.**

The proposed Project can provide future opportunities for the installation of solar energy systems due to the open and unimproved nature of the use and the proposed shade structures would not interfere with the placement of solar systems on adjoining properties.

#### **ENVIRONMENTAL FINDINGS:**

In compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, County staff prepared an Initial Study/Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the Project. Based on the IS/MND, the County determines that the Project will not have a significant adverse impact on the environment with the implementation of all the required mitigation measures and conditions of approval. The IS/MND represents the independent judgment and analysis of the County acting as lead agency for the Project. Therefore, if the Project is approved a Notice of Determination will be filed.



## **EXHIBIT C**

### **Conditions of Approval**

## **CONDITIONS OF APPROVAL**

Route 66 Shooting Range  
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 (CUP) is conditionally approved to establish a shooting range that includes individual shooting bays and stages for rifles and pistols, a shotgun range, areas for horse riding and archery, camping, and the removal, installation and/or reuse of buildings for caretakers, office space, and storage on two separate parcels totaling approximately 85 acres in Devore, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations).

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: 0350-071-01 and 34 Project No. P201800361.

2. Project Location. The Project site is located on the northeast side Cajon Road, east and west of the intersection of Cajon Boulevard and Apple White Road, including the property addressed at 15810 Cajon Road, in the Community of Devore.
3. Revisions. Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

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

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

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



5. Expiration. This project permit approval shall expire and become void if it is not “exercised” within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed “exercised” when either:
- a. The permittee has commenced actual construction or alteration under a validly issued building permit, or
  - b. The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)
  - c. Occupancy of approved land use occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
    - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
    - The land use is determined by the County to be abandoned or non-conforming.
    - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.
- PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.
6. Continuous Effect/Revocation. All 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.
7. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
8. Project Account. The Project account number is P201800361. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the “developer” shall deposit additional funds to maintain or return the account to a positive balance. The “developer” is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.
9. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through the Planning Division in accordance with the directions stated in the Approval letter. The Planning Division shall release their holds on each phase of development by providing to County Building and Safety the following:
- Grading Permits: a copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.

- Building Permits: a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
- Final Occupancy: a copy of the signed CCRF for final inspection of each respective building or use of the land, after an on-site compliance inspection by the Planning Division.

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

11. 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:

- FEDERAL: N/A;
- STATE: California Department of Fish and Wildlife
- COUNTY: Land Use Services – Planning/Building and Safety/Code Enforcement/Land Development, County Fire/HazMat; Public Health – Environmental Health Services, Public Works –Traffic/ County Surveyor.
- LOCAL: N/A

12. 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:

- 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.
- Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance.
- 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.
- Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
- Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

13. 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.
14. Lighting. Lighting shall comply with the County's Development Code. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
  - 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.
21. Shotgun Range Stations and Debris. The applicant shall design, demonstrate, and continuously monitor activities to ensure that the spent shot from the shotgun range stations do not encroach on adjacent properties.
22. Use of Lead Shot for Shotgun Range Prohibited. The use of lead shot shall be prohibited within the shotgun range. All shot shall be consistent with the ammunition requirements of the California Department of Fish and Wildlife.
23. Lead Mining. The applicant shall continuously mine the shooting range to collect spent shot related to the rifle and pistol shooting bays. Semi-annual (every other year) reports shall be filed with the Planning Division indicating the actions undertaken within each reporting period.

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

24. 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.
25. 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**

26. 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.
27. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
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.
29. 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.

30. Continuous BMP Maintenance. The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to ensure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.
31. 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.

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

32. 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.
33. Septic System Maintenance. The septic system shall be properly maintained, not create a public nuisance, and be serviced by a DEHS permitted sewage pumper.
34. 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**

35. 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.
36. 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.

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

37. 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- dba Cal Disposal).
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. Mandatory Commercial Recycling. Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
40. Mandatory Commercial Organics Recycling – As of January 1, 2017, AB 1826 (Enacted October 2014) requires businesses that generate four (4) cubic yards of organic waste per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics; 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.
41. Demolition Debris – San Bernardino County owned and operated sanitary landfills and transfer stations are not permitted to accept asbestos contaminated wastes, therefore any debris generated by the demolition of structures are subject to asbestos clearance prior to disposal at any San Bernardino County disposal sites. Applicants are required to have a Certified Asbestos Consultant perform testing of all materials to be disposed. Upon receipt of the Consultant's report, indicating that the debris is not contaminated, Solid Waste Management Operations Section will provide applicant with disposal authorization. For more information on Certified Asbestos Consultants please visit <http://www.dir.ca.gov/databases/doshacru/acruList.asp>, or for information on County requirements please contact Solid Waste Operations at 909-386-8701 or [solid.wastemail@dpw.sbcounty.gov](mailto:solid.wastemail@dpw.sbcounty.gov).

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

42. Record of Survey. A Record of Survey is recommended for the two project parcels.

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

43. Vehicle Maneuvering. Project vehicles shall not back into the public roadway.
44. 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.



**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. *Biological Resources. The following measure shall be undertaken:*

- a) *BIO-1: A qualified biologist(s) will conduct two presence/absence surveys for burrowing owls; one 14 days prior and another 24 hours prior to scheduled site disturbance (CDFW 2012). If burrowing owls are documented on site, then a plan for avoidance or passive exclusion shall be made in coordination with the CDFW guidelines. If the survey is negative, the Project may proceed without further restrictions related to burrowing owls.*
- b) *BIO-2: Written correspondence from the California Department of Fish and Wildlife stating that notification under Section 1602 of the California Fish and Game Code is either not required for the project; or a copy of a Department-executed Lake or Streambed Alteration Agreement, authorizing impacts to California Fish and Game Code, section 1602 resources associated with the project.*
- c) *BIO-3: The applicant will provide documentation of the installation of a barrier or netting acceptable to California Department of Fish and Wildlife along the opposite hillside from the shotgun range.*
- d) *BIO-4: Pre-construction Nesting Bird Surveys and Avoidance. Within 30 days prior to demolition, tree removal, vegetation clearing or ground disturbance associated with grading that would occur during the nesting/breeding season (between February 15 and September 1) the applicant shall retain a qualified biologist, knowledgeable in local birds and their nesting preferences, to conduct a pre-construction survey for nesting bird species. The survey shall be conducted no more than seven (7) days prior to initiation of disturbance work and will be conducted to ensure compliance with the federal Migratory Bird Treaty Act and CFG Code Section 3504.5. If ground disturbance activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than seven days will have elapsed between the survey and ground disturbance activities.*

*If active nests are found during the breeding season then no-work buffer zones shall be established around the active nests by a qualified biologist (typically 250 feet radius for a songbird and 500 feet for raptors). A lesser distance may be approved in consultation with the California Department of Fish and Wildlife. Demolition, tree removal, vegetation clearing, and ground disturbance shall be postponed or halted within the buffer zone until a qualified biologist determines that the nest is no longer active. No-work buffers shall be established in the field with highly visible construction fencing or flagging, and construction personnel shall be instructed on the sensitivity of nest areas. A qualified biologist shall serve as a grading and construction monitor during those periods to regularly monitor active nests to ensure that no inadvertent impacts on these nests occur and to determine when the nests become inactive so that buffer restrictions may be removed.*

46. *Cultural Resources. The following measures shall be undertaken:*

- a) *CR-1: In the event that pre-contact cultural resources are discovered during project activities, all work in the immediate vicinity of the find (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, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and Morongo Band of Mission Indians shall be contacted, as detailed within CR-4, if any such find occurs and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.*
- b) *CR-2: If the find is deemed significant, as defined by CEQA (as amended, 2015), and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided*

to SMBMI for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

- c) CR-3: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (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.
- d) CR-4: If any changes of interest, as defined below, are made to the proposed project's area of impact after the conclusion of Tribal consultation, then the County must reinitiate consultation with the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI). Changes of interest include proposed disturbance to any areas that a) were not previously investigated during the archaeological study, or b) were identified to the Lead Agency as being culturally sensitive.
- e) CR-5: The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in 1 above, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.
- f) CR-6: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

47. **Construction Noise.** Prior to grading permit issuance, the County shall verify that the following mitigation measures are included on the Grading and Building plans:

- a) "Note 1: Construction Equipment Controls. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site."
- b) "Note-2: Noise Ordinance. To minimize potential impacts to adjacent sensitive receptors, project construction shall only be performed during the hours construction activities are exempt from the Glen Helen Specific Plan noise standards: Temporary construction, maintenance or demolition activities shall only be conducted between the hours of 7:00 a.m. and 7:00 p.m. However, this exemption does not apply on Sundays and national holidays.
- c) "Note-3: Equipment Staging. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction."

48. **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 flagperson 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.

49. Air Quality. Although the Project does not exceed South Coast Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the South Coast Air Basin is in non-attainment status for ozone and suspended particulates [PM<sub>10</sub> and PM<sub>2.5</sub> (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.

b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NO<sub>x</sub> and PM<sub>10</sub> levels in the area. Although the Project will not exceed South Coast 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.

50. Diesel Regulations. The operator shall comply with all existing and future California Air Resources Board and South Coast Air Quality 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 Quality 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.

51. The Site Plan is approved subject to and not limited to Southern California Edison reviewing and approving the following affecting SCE's easement area:

- a) Construction Plans
- b) Grading and Drainage Plans
- c) Elevation Profiles and Overhead Transmission Lines.

Documentation shall be provided to the County Planning Division indicating Edison approval has occurred.

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

52. Retaining Wall Plans. Submit plans and obtain separate building permits for any required walls or retaining walls.
53. Geotechnical (Soil) Report. When earthwork quantities exceed 5,000 cubic yards, a geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
54. Geology Report. A geology report shall be submitted to the Building and Safety Division for review and approval by the County Geologist and fees paid for the review prior to final project approval.
55. Demolition Permit. 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.

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

56. Geotechnical Investigation. Based on the proposed commercial development plan, a geotechnical investigation is required prior to issuance of grading and building permits.
57. Geologic Report. The northeast portion of the site is located within an Alquist-Priolo Zone associated with the San Andreas Fault Zone. Significant slope grading and two new buildings are proposed as part of the project. A geologic report is required to address potential slope stability constraints, debris flow hazards, liquefaction, and the potential for strong ground shaking, which may affect the proposed building designs.

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

58. Drainage Improvements. A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
59. Drainage Easements. Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities/or concentration of runoff from the site. Proof of recordation shall be provided to the Land Development Division.
60. FEMA Flood Zone. The project is located within Flood Zone   D   according to FEMA Panel Number   06071C7190H   dated   08/28/2008  . Flood Hazards are undetermined in this area but possible.



61. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
62. 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.
63. 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](http://www.swrcb.ca.gov)
64. 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.
65. 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.
66. 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>
67. 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.
68. Streambed Alteration Agreement. California Department of Fish and Wildlife (CDFW) must be notified per Fish and Game Code (FGC) §1602. A streambed alteration agreement shall be provided prior to Grading permit issuance. Link to CDFW website at <https://www.wildlife.ca.gov/Conservation/LSA>.

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

69. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code.
70. FS-1. The County General Plan designates this property as being within the Fire Safety Review Area 1 (One) and all future construction shall adhere to all applicable standards and requirements of this overlay district.
71. Fire Fee. The required fire fees are due at time of submittal; and paid to the San Bernardino County Fire Department/Community Safety Division. This fee is in addition to fire fees that are paid to other City or County offices.

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

72. Survey Monumentation. If any activity on this project will disturb **any** land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying **prior** to commencement of any activity with the potential to disturb said monumentation, and a corner record or



record of survey of the references shall be filed with the County Surveyor (Section 8771(b) Business and Professions Code.

73. Record of Survey. Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of shall be filed under any of the following circumstances:
- a) Monuments set to mark property lines or corners;
  - b) Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
  - c) Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

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

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

#### **PRIOR TO ISSUANCE OF BUILDING PERMITS**

The Following Shall Be Completed:

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

75. 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.
76. Landscape and Irrigation Plan. Within those areas proposed for landscaping, a 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.
77. 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, if applicable. 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.
- 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.
- 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.
- Lighting. Lighting design for building interiors shall support the use of:
  - ✓ Compact fluorescent light bulbs or equivalently efficient lighting.
  - ✓ Natural day lighting through site orientation and the use of reflected light.
  - ✓ Skylight/roof window systems.
  - ✓ Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
  - ✓ A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
  - ✓ Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
- 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.
- Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- 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.
- 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.



- 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.

78. Signs. All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards:

- a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
- b. All sign lighting shall not exceed 0.5 foot-candle.
- c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
- d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

79. The Site Plan is approved subject to and not limited to Southern California Edison reviewing and approving the following affecting SCE's easement area:

- d) Construction Plans
- e) Grading and Drainage Plans
- f) Elevation Profiles and Overhead Transmission Lines.

Documentation shall be provided to the County Planning Division indicating Edison approval has occurred. This condition is consistent with and reiterates condition number 51.

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

80. Demolition Permit. 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.

81. 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.

82. Temporary Use Permit. A Temporary Use Permit (T.U.P.) for the office trailer will be required or it must be placed on a permanent foundation per State H.C.D. guidelines. A T.U.P. is only valid for a maximum of five (5) years.

83. Permits. Obtain permits for all structures located on site and all work done without a permit.



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

84. Building Plans. EZ Online Permitting. Visit EZOP.SBCounty.gov to submit plans. All new construction and modifications shall be submitted to both the Fire Department and Building and Safety for approval.
85. Rural Water System Commercial. In areas without water serving utilities the fire protection water system shall be designed to NFPA 1142 and shall be operational prior to framing. All NFPA 1142 systems shall provide an approved permanent water supply. Water supply systems may be mitigated with an approved NFPA 13 or 13 R fire sprinkler system. [F06A] The minimum water supply for this project is 7500 gallons. If a fire hydrant system is provided from the main well/tank, a tank supplying the minimum required water supply shall be located centrally near the existing office and proposed parking areas.
86. Access. The development shall have a minimum TWO (2) points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. The secondary point of access is permitted to be compacted native soils or DG. Single Story Road Access Width: All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions. Multi-Story Road Access Width: Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.
87. Combustible Protection. Prior to combustibles, being placed on the project site an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.
88. Combustible Vegetation. Combustible vegetation shall be removed as follows: " 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. " 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. County Ordinance # 3586
89. 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 FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1
90. Fire Watch. When required by the Fire Code Official for building demolition or building construction during working hours that is hazardous in nature, qualified personnel shall be provided to serve as an on-site fire watch. Fire watch personnel shall be provided with at least on approved means for notification of the fire department and their sole duty shall be to perform constant patrols and water for the occurrence of fire.
91. Areas without Water Serving Utilities. In areas without water serving utilities, the fire protection water system shall be designed to NFPA Standard 1142 and shall be operational prior to framing. All NFPA 1142 systems shall provide an approved permanent water supply of a minimum 5,000-gallon water tank. Water supply systems may be mitigated with an approved NFPA 13D two (2) head or 13D four (4) head calculation-fire sprinkler system.

In areas that are at risk of freezing, all fire protection tanks and pipes shall be required to be freeze protected. Plans for installation of the fire protection tanks shall be submitted to the San Bernardino County Fire Department for review and approval prior to final inspection. At time of the final inspection, tank shall contain 5000 gallons of water for fire protection. All outlets shall be installed and operable. If unable to provide approved freeze protection for tanks and pipes, residential fire sprinklers shall be installed.



92. Override Switch. Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required.
93. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior to any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed.

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

94. Water purveyor shall be the City of San Bernardino MWD or EHS approved.
95. 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 the Water Section at 1-800-442-2283.
96. A water system permit may/will be required and concurrently approved by the State Water Resources Control Board – Division of Drinking Water. Applicant shall submit preliminary technical report at least 6 months before initiating construction of any water-related development. Source of water shall meet water quality and quantity standards. Test results, which show source meets water quality and quantity standards shall be submitted to the Division of Environmental Health Services (DEHS). For information, contact the Water Section at 1-800-442-2283 and SWRCB-DDW at 916-449-5577.

Technical report should include the following:

- a) The name of each public water system for which any service area boundary is within three miles, as measured through existing public rights-of-way, of any boundary of the applicant's proposed public water system's service area.
- b) A discussion of the feasibility of each of the adjacent public water systems identified pursuant to paragraph (1) annexing, connecting, or otherwise supplying domestic water to the applicant's proposed new public water system's service area. The applicant shall consult with each adjacent public water system in preparing the report and shall include in the report any information provided by each adjacent public water system regarding the feasibility of annexing, connecting, or otherwise supplying domestic water to that service area.
- c) A discussion of all actions taken by the applicant to secure a supply of domestic water from an existing public water system for the proposed new public water system's service area.
- d) All sources of domestic water supply for the proposed new public water system.
- e) The estimated cost to construct, operate, and maintain the proposed new public water system, including long-term operation and maintenance costs and a potential rate structure.
- f) A comparison of the costs associated with the construction, operation and maintenance, and long-term sustainability of the proposed new public water system to the costs associated with providing water to the proposed new public water system's service area through annexation by, consolidation with, or connection to an existing public water system.
- g) A discussion of all actions taken by the applicant to pursue a contract for managerial or operational oversight from an existing public water system.
- h) An analysis of whether a proposed new public water system's total projected water supplies available during normal, single dry, or multiple dry water years during a 20-year projection will meet the projected water demand for the service area.

- i) Any information provided by the local agency formation commission (LAFCO). The applicant shall consult with the LAFCO if any adjacent public water system identified pursuant to paragraph (1) is a local agency as defined by Section 56054 of the Government Code.
97. Any existing wells on the lot shall (1) be properly destroyed under permit OR (2) have been constructed to "California Well Standards" and be used as a source of water (industrial and/or domestic) for the project. Contact DEHS/Water Section for more information at 1-800-442-2283.
98. Method of sewage disposal shall be the City of San Bernardino, or, if not available, EHS approved onsite wastewater treatment system (OWTS).
99. Applicant shall procure a verification letter from the sewer service provider identified. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer provider. The letter shall reference the Assessor's Parcel Number(s).
100. 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 DEHS for review and approval. If the percolation report cannot be approved, the project may require an alternative OWTS. For information, please contact the Wastewater Section at 1-800-442-2283.
101. 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.
102. 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:
- a) Annexation of parcels into the jurisdiction of the water and/or sewer service provider; or
  - b) 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.
103. 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.
104. All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any such premises. For information, contact DEHS Vector Section at 1-800-442-2283.
105. Plans for food establishments shall be reviewed and approved by DEHS. For information, call DEHS/Plan Check at: 1-800-442-2283.



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

106. Driveway Locations. All driveway locations shall be located pursuant to legal access rights. Legal access points of entry shall be identified on all street improvement plans.

**PRIOR TO FINAL INSPECTION OR OCCUPANCY**

The Following Shall Be Completed

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

107. 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 P201800361.
108. Shotgun Station Final Alignments. The final location of the shotgun shooting stations shall be identified to confirm shooting directions and distances to adjoining property.
109. 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”).
110. 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.
111. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
112. 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.
113. Installation of Improvements. All required on-site improvements shall be installed per approved plans.
114. 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.

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

115. 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.

116. 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.

**COUNTY FIRE DEPARTMENT – Community Safety Division (760) 995-8190/(909) 386-8465/LOCAL FIRE JURISDICTION**

117. Commercial Addressing. Commercial and industrial developments of 100,000 sq. ft. or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F82]
118. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]

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

119. Retail Food Facility. Retail Food Facility, if applicable shall, be required. For information, contact DEHS at: 1-800-442-2283.
120. Organized Camping Permit. An Organized Camping Permit will be required for on-site camping activities. Please contact DEHS to obtain the proper approvals prior to undertaking such an activity.

**END OF CONDITIONS**



## **EXHIBIT D**

### **Letter of Intent**

## **Route 66 Shooting Sports Park**

**15810 CAJON BLVD., SAN BERNARDINO, CA 92407**

**(Also known as Gem Ranch)**

It is our intent to expand the existing shooting range and upgrade it into a shooting sports complex on the property located at 15810 Cajon Blvd., San Bernardino, CA 92407, consisting of 2 parcels of land APN: 0350-071-01 and 34. The transformation of the current shooting range that has been existing for 41+ years into a shooting sports park will be safe and secure for all levels of the shooting enthusiasts and families. It will include shooting facilities for handguns, rifles, shotguns and archery.

With the expansion of the existing shooting range located on the east side of the property, handgun and rifle ranges will be added to accommodate 40 bays (berms) of various width, depth and length (distances), using existing earth and creating concrete block dividers. Bullet impact area will be at the base of the hillside. The impact area will be mined to remove metal objects and projectiles every two (2) years, as estimated.

The shotgun facilities will be located on the west side of the property for sporting clays. It will consist of 20-30 shooting stations. Non-toxic (lead-free) shots will only be allowed, and bio-gradable clay targets will only be used. This will be the first totally green course in Southern California. 95% of the existing vegetation and trees will be retained, and more trees will be planted. It is our intention and goal to make this shooting sports park environmentally safe, friendly, secure, and the first of its kind in California.

The archery range will be located on the center of the property, approximately between the handgun-rifle range and shotgun sporting-clay area. It will consist some 3-D moving targets and stationary targets using earth as impact area.

The park will be open 7-days a week to the general public as well as to members. Hours of operation will be from 7:30am thru 5:30pm. There will be scheduled and pre-arranged low-light and night trainings conducted.

We expect between 50-100 visitors per day during weekdays, and 100-150 visitors per day on weekends. Based on the forecasted operation of business hours, a total of 12-16 persons will be employed with work shifts consisting of 8-8 employees per day.



## **EXHIBIT E**

### **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:**

<b>APN:</b>	0350-071-01 and 34
<b>APPLICANT:</b>	Neng Nie
<b>COMMUNITY:</b>	DEVORE/2 <sup>ND</sup> SUPERVISORIAL DISTRICT
<b>LOCATION:</b>	NORTHEAST SIDE OF CAJON BOULEVARD, EAST AND WEST OF THE INTERSECTION OF CAJON BOULEVARD AND APPLE WHITE ROAD IN THE DEVORE AREA.
<b>PROJECT No:</b>	P201800361
<b>STAFF:</b>	JIM MORRISSEY, CONTRACT PLANNER
<b>REP('S):</b>	Kevin Kollock
<b>PROPOSAL:</b>	CONDITIONAL USE PERMIT TO AUTHORIZE THE DEVELOPMENT OF A SHOOTING RANGE THAT INCLUDES INDIVIDUAL SHOOTING BAYS AND STAGES FOR RIFLES AND PISTOLS, A SHOTGUN RANGE, AN AREA FOR ARCHERY, AND THE REMOVAL, INSTALLATION AND/OR REUSE OF BUILDINGS FOR CARETAKERS, OFFICE SPACE AND GUN SMITHING, AND STORAGE ON TWO SEPARATE PARCELS COVERING APPROXIMATELY 85 ACRES.

**USGS Quad:** DEVORE, CALIF.  
**T, R, Section:** T2N, R6W, Section: 13

**Planning Area:** DEVORE

**OLUD:** RC (Resource Conservation)

**Overlays:** Biological Resources Overlay  
FEMA ZONE D-Flood Hazard  
Possible but Undetermined

### **PROJECT CONTACT INFORMATION:**

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

**Contact person:** Jim Morrissey, Contract Planner  
**Phone No:** (909) 387-4434  
**E-mail:** Jim.Morrissey@lus.sbcounty.gov

**Fax No:** (909) 387-4234

**Project Sponsor:** Neng Nie  
Nie Development, LLC  
950 S. Spring Meadow Drive  
West Covina, CA 91791

**Phone No:** (626) 691-8878  
**E-mail:** gengniec@gmail.com (applicant)

**Fax No:** N/A

### **PROJECT DESCRIPTION:**

A Conditional Use Permit to authorize the development of a shooting range that includes expanded and improved individual shooting bays/stages for rifles and pistols in the northwesterly and central portion of the site, a new shotgun range in the easterly portion of the property, an area for archery,



and the removal, installation and/or reuse of buildings for caretakers, office space, and storage. The proposed use is located on two separate parcels covering approximately 85 acres. The property has been used as a shooting range since the 1960's, based upon historical aerials photos, the earliest of which is from 1966. Various improvements have occurred over the years resulting in the current shooting range and existing on-site buildings.

**ENVIRONMENTAL/EXISTING SITE CONDITIONS:**

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Existing shooting range and buildings for caretakers and office.	RC (Resource Conservation)
North	Vacant, unimproved	RC (Resource Conservation)
South	Single family residential (across Cajon Blvd.)	RC (Resource Conservation)
East	Predominately vacant and unimproved, with the exception of a single family home.	RC (Resource Conservation)
West	Vacant, unimproved	RC (Resource Conservation)

The subject property has two separate parcels, with various levels of improvement, including existing shooting bays with western motif/façades, multiple caretaker homes, office building, storage building, workshop, home, a designated horse riding area, and pool house.

The parcel has significant natural vegetation, even though it has been heavily disturbed by human activities. The property has variable terrain, depending upon the location. The rifle and pistol bays/stages in the westerly portion of the property are relatively flat. The proposed shotgun areas have moderate terrain, but will shot towards existing hillsides, and the balance of the property beyond the proposed improvement/use areas has steep hills. Access to the site is provided at several locations along Cajon Boulevard, which is a paved 2-lane roadway. The property is located between Cajon Boulevard and Interstate 15 Freeway.

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

Federal: None; State of California: California Department of Fish and Wildlife; County of San Bernardino: Land Use Services - Building and Safety, Planning, Land Development, and Code Enforcement; Public Works; Environmental Health, and; County Fire and Haz Mat: Local: None

## **EVALUATION FORMAT**

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

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
--------------------------------	--	-----------------------	-----------

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

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

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



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

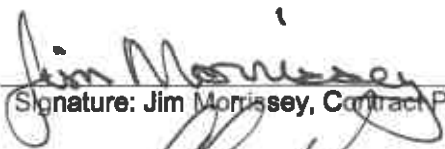
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

**DETERMINATION:** (To be completed by the Lead Agency)

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

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

  
Signature: Jim Morrissey, Contract Planner

  
Signature : Chris Warrick, Supervising Planner

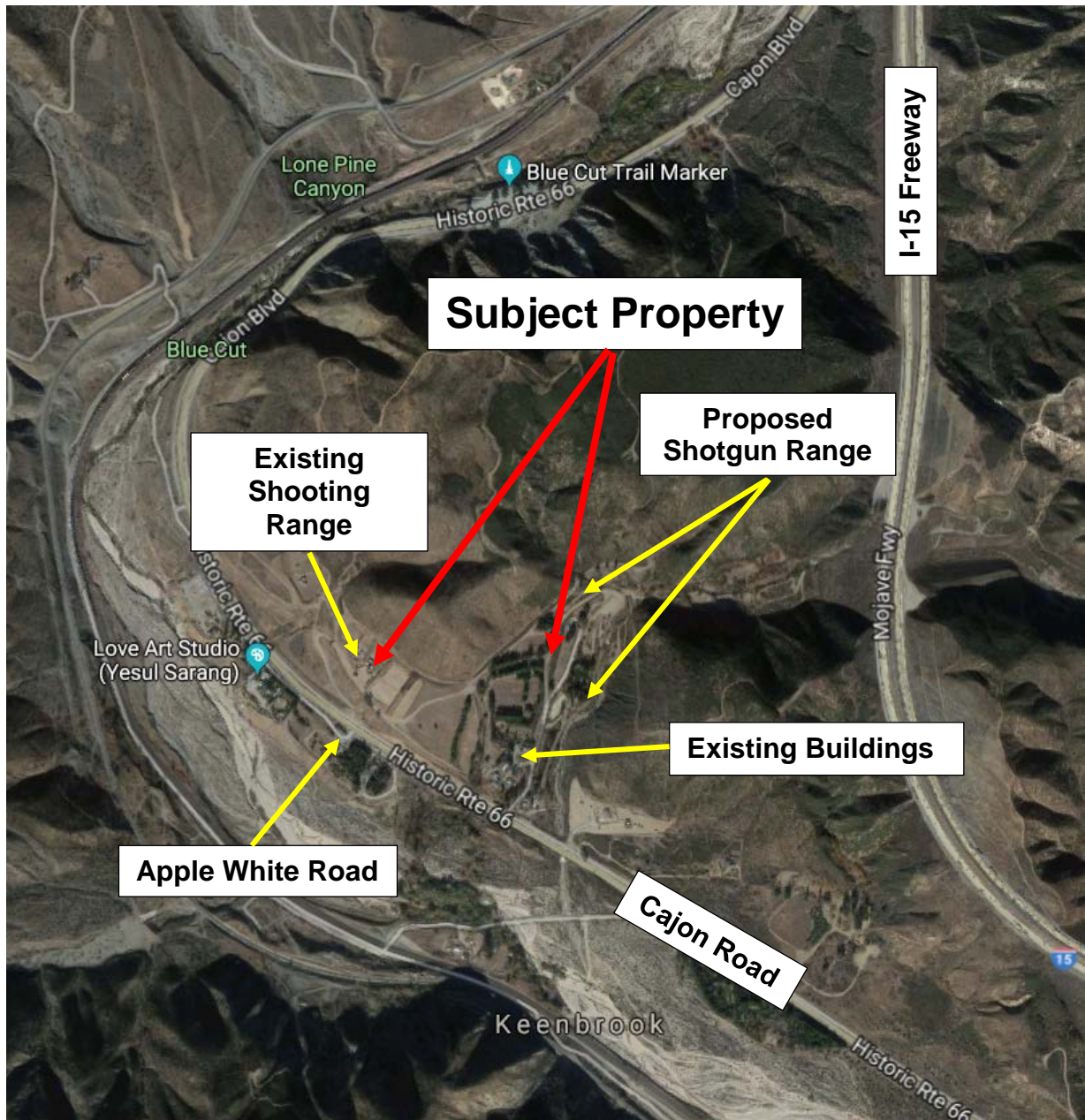
3/5/19  
Date

3/5/19  
Date

**APPENDICES (On Compact Disk or Under Separate Cover)**

- A. Air Quality and Greenhouse Gas Emissions CalEEMod Computer Model Print outs.
- B. *Route 66 (Gem Ranch) Shooting Sports Park Biological Resources Report*, February 19, 2018, prepared by Rocks Biological Consulting.
- C. *Cultural Resource Assessment for a Proposed Shooting Range located at 15810 Cajon Boulevard near Devore, San Bernardino County, California (Non-Confidential Version)*, December 12, 2018, prepared by Rincon Consultants, Inc.
- D. *Preliminary Geologic Hazards Report, Route 66 Shooting Sports Park & Modular Addition*, June 22, 2018, prepared by Earth Systems.





Nie Development, LLC.  
P201800361

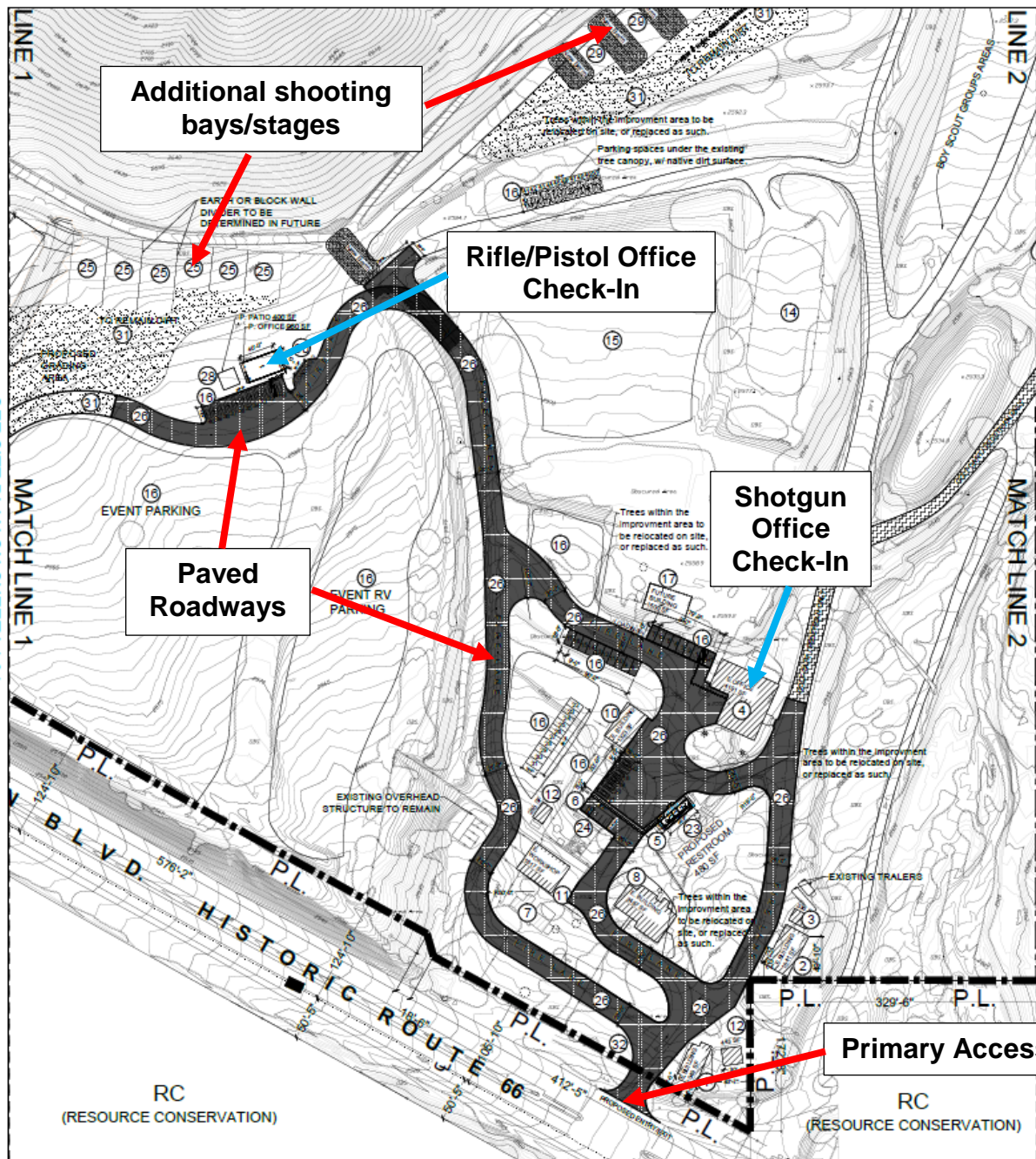
Location Map

Exhibit 1









Nie Development, LLC.  
P201800361

Southeasterly Portion of Site Plan  
(Sheet 2)

Exhibit 2B





Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**I. 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) Substantially degrade the existing visual character or quality of the site and its surroundings?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- I a) **Less Than Significant Impact.** The San Bernardino County General Plan has identified a number of scenic highways. Cajon Road is not identified as a scenic highway, but the I-15 Freeway is identified as a scenic highway in general proximity to the Project site. General Plan Policy OS 5.2 states: "Define the scenic corridor on either side of the designated route, measured from the outside edge of the right-of-way, trail, or path. Development along scenic corridors will be required to demonstrate through visual analysis that proposed improvements are compatible with the scenic qualities present."

The subject property is approximately 900 feet west of the I-15 Freeway and separated by an intervening property. Although topography in the area has significant topographic variations, the northerly portion of the subject property is visible from the Freeway. The County's Development Code has established development criteria for areas within 200 feet of the ultimate road right of way. Due to the Project's distance from I-15 Freeway and the minimal changes intended on the Project site, particularly those visible from the I-15 Freeway, the proposal will have a less than significant impact on a scenic vista.

- I b) **Less than Significant Impact.** The Project site is not adjacent to a state designated scenic highway. The I-15 Freeway is listed as an eligible State Scenic Highway, according to an on-line search of the Caltrans Scenic Highway Mapping System.

As noted above, the Project site has been improved and various structures exist on-site. Significant vegetation exists on-site and the northerly portion is traversed by a USGS delineated Blue Line Stream. The existing vegetation along the Blue Line Stream will not be affected by the proposed project. Some on-site trees within the existing improvement area, such as eucalyptus and pepper trees adjacent to the proposed paved roadways, will be removed or relocated to facilitate vehicle and emergency vehicle access. As such, the proposed Project would not affect or substantially damage scenic resources, including but not



limited to, trees, rock outcroppings, and historic buildings within a County or State Scenic Corridor.

- I c) **Less than Significant Impact.** The Project site has been improved and includes an existing rifle range area with separate shooting bays. Proposed improvements will involve upgrades to these shooting bays/stages and existing roadways, along with the establishment of new earthen-bermed shooting stages and a shotgun range. The topographic characteristics of the property will remain the same. The proposed Project will not substantially degrade the existing visual character of the site and its surroundings, because substantial portions of the proposed Project improvements already exist. Therefore, the proposed Project will not notably change the existing visual character or quality of the site.
- I d) **Less than Significant Impact.** The site is currently improved and continues to be utilized as a gun range with exterior building lighting. Improvements will require compliance with existing County lighting standards, specifically Section 83.07.030, Glare and Outdoor Lighting – Valley Region. This Section identifies maximum lighting height and shielding requirements to preclude light pollution or light trespass on adjacent property and adjacent roadways. Adherence to this mandatory 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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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## II. AGRICULTURE AND FORESTRY RESOURCES -

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 San Bernardino County Important Farmland 2016 Map, Sheet 2 of 2, prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency and displayed on the Department of Conservation Web Site. The subject Property is located beyond the surveyed area for agricultural resources.

A Preliminary Geologic Hazards Report prepared for the subject property found the soils are "course grained and consist of silty and clayey sands and gravelly sands." (p. 4, *Preliminary*



*Geologic Hazards Report, Route 66 Shooting Sports Park & Modular Addition*) These types of characteristics are not suitable for farmland.

- II b) **No Impact.** The subject property is disturbed due to the existence of an on-going shooting range and buildings. The property exhibits an irregular topography, including significant hillsides and a notable drainage course along the easterly boundary. As noted above, the subject property is beyond the range of the farmland mapping area provided by the California Department of Conservation. According to the California Department of Conservation, San Bernardino County Williamson Act FY 2015/2016, Sheet 2 of 2, the closest Williamson Act Contract is approximately five miles northeast of the site. The planned use of the property would not materially affect the opportunity to utilize the property for agricultural uses in the future. However, the current improvements do not reflect agricultural uses.
- II c) **No Impact.** The Project site is zoned RC (Resource Conservation). The Project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the project site. No lands on the Project site are zoned for forestland or timberland, therefore, the Project has no potential to impact such zoning and no impact would occur.
- II d) **No Impact.** The Project site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the *General Plan*. Since no forest land is present on the Project site or in the immediate vicinity of the project site, the Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. Therefore, no impact would occur.
- II e) **No Impact.** Implementation of the proposed Project will not involve 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 improved and its proposed improvements/changes will be in substantial conformance with the current design. The surrounding properties are primarily undeveloped and only one residence is located approximately 250 feet southeast of the property. Therefore, no impact would occur.

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

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

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION**

*The following responses are based on MDAQMD regulations and the California Emissions Estimator Model (CalEEMod) printouts utilized for the project. Please reference that 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 short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD as demonstrated in Section IIIb of this Initial Study Checklist; therefore, the project could not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.



2. The proposed Project involves the expansion of an existing shooting range on approximately 85 acres. The proposed use is consistent with the land uses permitted within the San Bernardino County Land Use RC District (Resource Conservation), subject to a conditional use permit. The County General Plan and Land Use District Map have not been comprehensively updated since the 2016 AQMP was adopted, therefore, the land use projections used in the General Plan are assumed to be equivalent to the growth projections utilized in the 2016 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 provide 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 projects are established by the South Coast Air Quality Management District (SCAQMD) and are described below in Table 1.

**Table 1. SCAQMD Significant Emission Thresholds**

Criteria Pollutant	Daily Threshold (pounds per day) Const./Operation
Carbon Monoxide (CO)	550
Oxides of Nitrogen (NOx)	100/55
Volatile Organic Compounds (VOC)	75/55
Oxides of Sulphur (SOx)	150
Particulate Matter (PM10)	150
Particulate Matter (PM2.5)	55
<i>Source: SCAQMD CEQA Guidelines</i>	

Emissions were evaluated for both construction and operation were modeled using the California Emissions Estimator Model (CalEEMod). The results are shown in Tables 3 and 4 below and attached as part of this project.

#### Construction Emissions

Short-term criteria pollutant emissions will occur during site preparation, grading, building construction, paving, and painting activities. Emissions will occur from use of equipment, worker, vendor, and hauling trips, and disturbance of onsite soils (fugitive dust). To determine if construction of the proposed building could result in a significant air quality impact, the California Emissions Estimator Model (CalEEMod) has been utilized to determine if emissions would exceed South Coast Air Quality Management District (SCAQMD) Thresholds. The results of the CalEEMod outputs are summarized below in Tables 2 (Daily Construction Emissions) and 3 (Construction Emission, Rule 401 and 403 Compliance). Based on the results of the model, maximum daily emissions from the construction of the project will not exceed SCAQMD Thresholds and no mitigation is required.

**Table 2. Daily Construction Emissions Unmitigated (lbs./day)**

Source	NOx	VOC	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Total Emissions</b>	16.78	2.11	15.41	0.025	7.01	4.16
<b>SCAQMD Threshold</b>	<b>100</b>	<b>75</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Source: SCAQMD and California Emissions estimator Model (Appendix A).</i>						

**Table 3. Construction Daily Emissions (lbs./day) (Rule 401 and 403 Compliance)**

Source	NOx	VOC	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Total Emissions</b>	16.78	2.11	15.41	0.025	3.33	2.14
<b>SCAQMD Threshold</b>	<b>100</b>	<b>75</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Source: SCAQMD and California Emissions estimator Model (Appendix A).</i>						

**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 (Daily Operational Emissions). Based on the results of the model, without control measures, maximum daily emissions from the operation of the project will not exceed adopted Thresholds. Table 5 (Projected Greenhouse Gas Emissions) also identify for projected operations.

**Table 4. Daily Operational Emissions (lbs./day)**

Maximum Daily Emissions	NOx	VOC	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
	1.82	0.56	3.4	0.01	0.75	0.21
<b>Regional Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Exceeds Regional Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Source: SCAQMD and California Emissions estimator Model (Appendix A).</i>						



**Table 5. Projected Greenhouse Gas Emissions**

Source	GHG Emissions MT/yr			
	N2O	CO2	CH4	CO2e
Mobile Sources	0.000	110.63	0.007	110.79
Area	0.000	0.004	0.00001	0.005
Energy	0.0001	15.18	0.0006	15.23
Solid Waste	0.000	1.67	0.098	4.13
Water/Wastewater	0.003	339.11	0.022	340.59
30-year Amortized Construction GHG				1.59
<b>TOTAL</b>				<b>472.34</b>
<b>SCAQMD Threshold</b>				<b>3,000</b>
<b>Exceed Threshold?</b>				<b>NO</b>

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, PM<sub>2.5</sub>, and PM<sub>10</sub>. The Project would comply with the mandatory requirements of SCAQMD's Rule 403 (fugitive dust control) during construction, as well as all other adopted AQMP emissions control measures. The project is also required to comply, if applicable, with California Code of Regulations Title 13, Division 3, and specifically Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants, from In- Use Heavy-Duty Diesel-Fueled Vehicles" and Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling." Per SCAQMD rules and mandates, and California Code of Regulation requirements, as well as the CEQA requirement that significant impacts be mitigated to the extent feasible, these same requirements are imposed on all projects in the South Coast Air Basin.

In determining whether or not the project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors), the non-attainment pollutants of concern for this impact are ozone, PM<sub>2.5</sub>, and PM<sub>10</sub>. In developing the thresholds of significance for air pollutants disclosed above under Issue IIIb, SCAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. As shown in Tables 3, 4, and 5 above, the Project does not exceed the identified significance thresholds. As such, emissions would not be cumulatively considerable.

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

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

The nearest sensitive receptor to the project site is the single-family residence located near, but not adjacent to, the southeast side of the Project site. 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 (PM<sub>10</sub>) and particulate matter less than 2.5 microns in aerodynamic diameter (PM<sub>2.5</sub>).

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.

#### LST Construction and Operational Analysis

Table 6 below describes the results of the LST Construction Analysis.



**Table 6. LST Analysis (1 acres - receptor @ 25 meters)**

<b>Pollutant</b>	<b>LST Significance Threshold Lbs./Day*</b>	<b>Project Emissions (mitigated)</b>	<b>Exceeds Threshold?</b>
(NO <sub>x</sub> ) for Construction and Operation	118	16.78	<b>NO</b>
(CO) for Construction and Operation	667	15.41	<b>NO</b>
PM 10 for Operation	1	<0.01	<b>NO</b>
PM10 for Construction	4	3.33	<b>NO</b>
PM 2.5 for Operation	1	<0.01	<b>NO</b>
PM2.5 for Construction	3	2.14	<b>NO</b>
*Based on LST SRA #34 1-acre @ 25 meters			

As shown in Table 6 above, the emissions forecasted for the construction and operation would not to exceed the LST Significance Thresholds. No mitigation is required.

#### Carbon Monoxide (CO) Hotspot Analysis

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

- III e) **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 use is a shooting range with paving proposed over existing dirt roadways and is not anticipated to produce odors that would substantially affect the residential sensitive receptor to the southeast of the Project site, since the proposed paving activities would be a substantial distance from any of the nearby residences. 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.

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.

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

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

- |  |                          |                                     |                                     |                                     |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

- IV a) **Less Than Significant Impact with Mitigation Incorporated.** The proposed Project site has been disturbed through the completion of prior grading and building activities. Portions of the property have historically been used as a shooting range, based upon a review of aerial photos as early as 1966. The County's Biotic Resources exhibit for the site displays the potential for four species: Southwestern Willow Flycatcher, Arroyo Toad, San Bernardino



Kangaroo Rat, and Burrowing Owl. An updated *Biological Resources Report* was prepared for the property by Rocks Biological Consulting, dated November, 2018. The findings for these species are outlined below.

- Southwesterly Willow Flycatcher (SWFL): This species is a state and federally listed endangered species. Habitat typically includes dense willows and native broadleaf trees, 3 to 15 meters in height. The Project site includes a small stand of southwestern willow scrub in the northeast portion of the property. “However, the habitat is minimal and lacks the appropriate vegetation density and surface water that are associated with SWFL. There is no potential for southwestern willow flycatcher to occur on site” (p. 7)
- Arroyo Toad: This species breed in slow-moving streams with shallow pools, sandbars, and adjacent stream terraces. “Suitable arroyo toad habitat containing fine sand and stream terraces is not present on site, and no toad sign was observed. Based upon these conditions, there is no potential for arroyo toad to occur on site.” (p. 7)
- San Bernardino Kangaroo Rat (SBKR): This species typically occurs in alluvial fan scrub habitat, which generally occurs on dry sites with severely drained soils. “Marginally suitable alluvial fan scrub habitat is present along the creek on site; however, no burrows or small mammal sign were observed. Based on the lack of burrows observed on site and the minimal suitable habitat, there is no potential for SBKR to occur on the project site.” (p. 8)
- Burrowing Owl (BUOW): This species is found in annual and perennial grasslands, deserts, and scrublands containing low-growing vegetation and areas with less than 30 percent canopy cover. This species will utilize burrows and other areas that offer shelter, whether natural or manmade. “No ground squirrel activity or suitable burrows were observed on site. Although it is unlikely for BUOW to occur on site, the project site has a low potential to support BUOW.” (p. 8) To confirm BUOW do not exist on-site, two avoidance surveys are proposed as part of the following mitigation measure:

*BIO-1: A qualified biologist(s) will conduct two presence/absence surveys for burrowing owls; one 14 days prior and another 24 hours prior to scheduled site disturbance (CDFW 2012). If burrowing owls are documented on site, then a plan for avoidance or passive exclusion shall be made in coordination with the CDFW guidelines. If the survey is negative, the Project may proceed without further restrictions related to burrowing owls.*

The Report and follow-up e-mail on January 10, 2019, also included an analysis of Special-Status Plant and Animal Species and their potential to occur. The data based research and field investigation resulted in the following findings:

#### Plants

- Place bog-rush: No potential to occur. Suitable habitat not present.
- Plummer’s mariposa-lily: Low potential to occur. Species not observed during field survey.
- Slender-horned spineflower: Very low potential to occur. Biologist’s e-mail correspondence stated this species requires a “very specific habitat type...[that] is not present.”
- Short-joint beavertail: No potential to occur. Species was not observed during field survey and suitable habitat not present.

- White-bracted spineflower: No potential to occur. No suitable habitat present.

#### Fish

- Santa Ana speckled dace: No potential to occur. No suitable habitat present.

#### Reptiles and Amphibians

- Arroyo toad: No potential to occur. No suitable habitat present.
- Coastal whiptail: Low potential to occur. Suitable habitat present, but species is usually observed closer to the coast.

#### Birds

- Bell's sage sparrow: Low potential to occur. Suitable habitat present, but species was not observed.
- Least Bell's vireo: No potential to occur. No suitable habitat present.
- Southwestern willow flycatcher: No potential to occur. No suitable habitat present.

#### Mammals

- Los Angeles pocket mouse: Low potential to occur. Minimal alluvial fan on-site and no burrows or sign observed.

Based on the above analysis, the proposed Project would have a less than significant effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, because the property does not contain habitat suitable for these species.

- IV b) **Less Than Significant Impact with Mitigation Incorporated.** The subject property is traversed by an identified blue line stream along the easterly side of the project area, based upon a review of the Cajon, CA 2015 USGS Map. Blue Line Streams are within the jurisdiction of the California Department of Fish and Wildlife. As noted previously, the disturbed, recompacted, and improved portions of the site do not contain any notable vegetation nor riparian habitat or other sensitive natural communities. A portion of the Project area traversed by the Blue Line Stream is proposed for shotgun related recreational activities. This will involve the use of small target throwers at multiple stations that hurl clay targets into the air to be shot. The target throwing devices are small upright rectangular pedestals less than four feet tall that are card activated by the shooter. Shooters can proceed from station to station around the course. 20 stations in total are proposed. Shotgun projectiles have a limited range and are not expected to exceed approximately 50 to 60 yards. Within the upstream portion of the property is Southern Willow Scrub (SWS), approximately 1.3 acres. However, this portion of the site is not proposed for disturbance and only the very westerly end of the SWS area would be potentially affected by shotgun activities because it is within the designed shooting range for falling shotgun shells. No improvements are proposed along the stream bank.



### Ammunition Used

The California Department of Fish and Wildlife Web site contains information on Certified Nonlead Ammunition, including a listing of product manufacturers. The Web site also provides a history of the Department's regulations on nonlead shot, which is to occur within three phases. Phase 1, effective July 1, 2015, required nonlead ammunition when shooting Nelson bighorn sheep and all wildlife on state wildlife areas and ecological reserves. Phase 2, effective July 1, 2016, required nonlead shot when shooting upland game birds and some mammals. Phase 3 is effective July 1, 2019, and applies when shooting any wildlife with a firearm anywhere in California. The Web site also states "The regulations do not require use of nonlead ammunition when target shooting. Use of lead projectiles for target shooting is legal unless CDFW [California Department of Fish and Wildlife] or another government entity has determined otherwise for lands they administer." According to information provided by the applicant, only biodegradable clay targets and non-toxic (lead free) shot will be used, similar to the products allowed by State and Federal agencies. The probable type of clay targets will be manufactured by White Flyer, with the shotgun shells made by Fiochi.

The use of targets and projectiles in the Blue Line drainage course, as described above, are not expected to cause a notable environmental effect, based upon use of nonlead shot and consistent with the overall requirements of nonlead shot established by the California Department of Fish and Wildlife. The applicant and California Department of Fish and Wildlife have discussed the placement of jute twine along the shotgun hill to catch shot. This barrier would be accessible using an existing dirt path along the creek hillside that links with the upper portion of the property that is accessible by motor vehicles.

Due to the proximity of the Blue Line Stream through the project site, the San Bernardino County Land Development Division will require notification of the Department of Fish and Wildlife for compliance with their Streambed Alteration requirements. This condition and the mitigation measure listed below will not only ensure compliance with the State Fish and Wildlife requirements, but also concurrence with the above listed criteria as it relates to the use and accumulation of shot within the drainage course.

*BIO-2: Written correspondence from the California Department of Fish and Wildlife stating that notification under Section 1602 of the California Fish and Game Code is either not required for the project; or a copy of a Department-executed Lake or Streambed Alteration Agreement, authorizing impacts to California Fish and Game Code, section 1602 resources associated with the project.*

*BIO-3: The applicant will provide documentation of the installation of a barrier or netting acceptable to California Department of Fish and Wildlife along the opposite hillside from the shotgun range.*

- 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. As noted previously, the proposed Project would not undertake improvements within the drainage course and the *Biological Resources Report* stated “The proposed project will not directly impact riparian vegetation or vernal pools.” (p. 13) Based upon the proposed Project design and operation it would not affect any existing “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

The existing drainage course/creek on the easterly side of the Project site acts as a possible wildlife corridor, although the creek design changes at the southerly end of the property where it transitions to a pipe as it crosses under Cajon Boulevard and into the Cajon Wash. While this is a likely corridor it “would not be considered an important wildlife movement area.” (p. 12, updated *Biological Resources Report*) No improvements to the creek are proposed on-site that would change its existing design or vegetation.

The northwesterly portion of the Project site has historically been used as a shooting range. The expanded operation would increase the on-site noise levels and move shooting further to the east that could affect species on other portions of the property. However, the easterly portion of the site is the developed portion of the site with numerous structures and improvements, including multiple caretaker facilities, a pond for fishing, water reservoir, graded dirt roadways, and a pool house with an outdoor pool.

The shotgun shooting range would occur during the day and over the easterly creek which could be used as a local wildlife corridor. The creek is not proposed for improvement and represents a localized drainage area extending from Interstate 15 Freeway to Cajon Boulevard, approximately 2/3rds of a mile. Interstate 15 Freeway is located approximately 900 feet beyond the boundaries of the property and represents the upstream terminus of the natural creek design due to existing freeway improvements. Although the creek continues downstream under Cajon Boulevard into an existing wash on the south side of Cajon Boulevard, its upstream location extends from a point just beyond the boundaries of the property. As such, access through the site to off-site locations would not be changed and the limited accessibility of the creek to wildlife through the property would remain due to surrounding improvements.



### *Wildlife Nursery Sites*

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

The subject property is partially disturbed with existing buildings, shooting bays, and parking areas, and is located between a major interstate Freeway and roadway. As such, the Project site does not act as a wildlife nursery.

Based on the above analysis, the proposed Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, impacts are less than significant.

- IV e) **Less Than Significant Impact.** San Bernardino County regulates the removal of native plants. Numerous trees exist on the property, particularly on the easterly side of the site. The applicant indicated some eucalyptus and pepper trees west of the proposed parking area and shotgun range check-in office may be removed to provide an adequate vehicle turning radius at the intersection of several existing dirt drives. The applicant intends to replace or remove these trees on-site. A bird survey would need to be conducted prior to their removal/relocation, consistent with the Migratory Bird Treaty Act and California Fish and Game Code, if it occurred during nesting season. See proposed mitigation measure listed below. Since the removal of these few trees would be part of the proposed Project, it would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

*BIO-4: Pre-construction Nesting Bird Surveys and Avoidance. Within 30 days prior to demolition, tree removal, vegetation clearing or ground disturbance associated with grading that would occur during the nesting/breeding season (between February 15 and September 1) the applicant shall retain a qualified biologist, knowledgeable in local birds and their nesting preferences, to conduct a pre-construction survey for nesting bird species. The survey shall be conducted no more than seven (7) days prior to initiation of disturbance work and will be conducted to ensure compliance with the federal Migratory Bird Treaty Act and CFG Code Section 3504.5. If ground disturbance activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than seven days will have elapsed between the survey and ground disturbance activities.*

*If active nests are found during the breeding season then no-work buffer zones shall be established around the active nests by a qualified biologist (typically 250 feet radius for a songbird and 500 feet for raptors). A lesser distance may be approved in consultation with the California Department of Fish and Wildlife. Demolition, tree removal, vegetation clearing, and ground disturbance shall be postponed or halted within the buffer zone until a qualified biologist determines that the nest is no longer active. No-work buffers shall be established*

*in the field with highly visible construction fencing or flagging, and construction personnel shall be instructed on the sensitivity of nest areas. A qualified biologist shall serve as a grading and construction monitor during those periods to regularly monitor active nests to ensure that no inadvertent impacts on these nests occur and to determine when the nests become inactive so that buffer restrictions may be removed.*

- IV f) **No Impact.** The proposed 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.

**SIGNIFICANCE:** Possible significant adverse impacts have been identified or are anticipated and the above referenced mitigation measures BIO-1 through BIO-4 are required as conditions of project approval to reduce these impacts to a level considered less than significant.



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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

- V a) **Less Than Significant 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 [CRHR].
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

The site is partially improved and consists of a variety of structures and dirt roadways. A *Cultural Resource Assessment*, dated October 24, 2018, prepared by Rincon Consultants for the proposed Project noted a number of previously identified historical structures, including the above ground 500kV transmission line traversing the property, which is eligible for listing on the CRHR, and portions of Gem Ranch, which include most the buildings and

improvements on the easterly side of the property. The transmission line is not affected by the proposed Project and does not warrant further review. The previously identified and newly identified buildings and structures on Gem Ranch, although historical due to age and subject to modification for reuse for the proposed Project, are not historically significant based upon the criteria listed above for CRHR.

Therefore, there is no evidence of surface structures or features which meet the definition of a significant historic resource as described above. As such, there are less than significant impacts to historic resources.

V b) **Less Than Significant Impact with Mitigation Incorporated.**

***Archaeological Resources***

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

The Project site is located on a partially improved property that has been disturbed by previous human activities as part of an existing gun range. Minimal grading is proposed and according to correspondence from the San Manuel Tribe, it is not anticipated that subsurface archaeological resources will be encountered in these areas during construction due to “soil ages and type” (e-mail correspondence, December 21, 2018). The Tribe also provided “Inadvertent Discovery Language” that included both inadvertent finds, as well as measures should the following changes occur:

- Areas not previously investigated during the archaeological study, due in part to a change in the proposed Project area.
- Areas identified by the County as being culturally sensitive.

The concern expressed by the San Manuel Tribe relates to the potential effect any change to the proposed improvement areas would have upon existing resources. Measures are recommended further below that address these concerns.

The Morongo Tribe also responded to the AB 52 notice on October 2, 2018, and provided the following three comments:

- “A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
- Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI [Morongo Band of Mission Indians] requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.



- MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.”

Responses to these items are listed on the following page and incorporated with the San Manuel measures.

### ***Tribal Cultural Resources***

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

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

“Tribal cultural resources” are either of the following:

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

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

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

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

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

The Land Use Services Department notified the appropriate California Native American Tribes consistent with the requirements of AB52, utilizing information provided by each tribe. The San Manuel Band of Mission Indians and Morongo Band of Mission Indians responded within the 30-day response period and each wanted to review a completed *Cultural Resource Assessment* and review a completed research document. Those materials were forwarded to both Tribes for their review. The San Manuel Tribe indicated they concurred with the following findings in the *Assessment*:

- The Project does not affect a newly discovered site within a potentially significant portion of the property.
- There are no cumulative impacts to potentially sensitive areas from pedestrian activity.
- No surficial artifacts are associated with the identified site, which is located beyond the proposed development area.
- Very little of the proposed development area could contain resource material, due to the age and type of soils, based upon a review of the Geologic Hazards Report.

The San Manuel Tribe noted several areas of potential concern that could contain resources; 1) The slope between the northerly exit road and the uphill roadway located parallel with and adjacent to the various rifle and pistol shooting booths, and; 2) An area in the northerly portion of the property. Based upon the soil type reflected in the geotechnical report, the Tribe felt the property would not have the potential to contain buried resources, except for the area between the roadways. The Tribe recommended conditions should inadvertent finds occur or the proposed affected area change.

Responding to the Morongo Tribal items listed in the previous section above, a copy of the *Cultural Resource Assessment* was sent to them on December 12, 2018, which included a copy of the CHRIS evaluation. It should be noted the initial field survey for the *Assessment* occurred between October 10 and 15, 2018, prior to the completion and submittal of the *Assessment* to the County. Lastly, both the Morongo Band of Mission Indians and San Manuel Tribe have been listed as site monitors during ground disturbance activities, consistent with the request of the Morongo Tribe.

Further correspondence occurred with the Morongo Tribe when they inquired about the status of the Project on January 17, 2019, and indicated on January 18, 2019, via e-mail, that they were “concerned about protections against shooting into the hillsides where possible milling feature could be.” Based upon this inquiry additional site plan information was provided to them via e-mail by the County on January 18, 2019, demonstrating that the shooting area “would be a considerable distance from the milling site.” No further correspondence has been received from the Morongo Tribe.

The comments and conditions of both Tribes have been incorporated into the following mitigation measures:

*CR-1: In the event that pre-contact cultural resources are discovered during project activities, all work in the immediate vicinity of the find (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, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and Morongo Band of Mission Indians (MBMI) shall be contacted, as detailed within CR-4, if any such find occurs and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.*



*CR-2: If the find is deemed significant, as defined by CEQA (as amended, 2015), and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI and (MBMI) for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.*

*CR-3: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (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.*

*CR-4: If any changes of interest, as defined below, are made to the proposed project's area of impact after the conclusion of Tribal consultation, then the County must reinstate consultation with the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and Morongo Band of Mission Indians (MBMI). Changes of interest include proposed disturbance to any areas that a) were not previously investigated during the archaeological study, or b) were identified to the Lead Agency as being culturally sensitive.*

*CR-5: The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and Morongo Band of Mission Indians (MBMI) shall be contacted, as detailed in CR-1 above, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI and MBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI and MBMI for the remainder of the project, should SMBMI and/or MBMI elect to place a monitor on-site.*

*CR-6: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI and MBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI and MBMI throughout the life of the project.*

V c) **No Impact.** The Project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, due to the limited amount of grading and no known paleontological sites are located in the area. To further reduce the potential for impacts, the Project will be subject to the County's standard condition which requires the developer to contact the County Museum for determination of appropriate mitigation measures if any inadvertent finds are made during Project construction. This Project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no such resources have been identified on the site.

V d) **Less than Significant Impact.** No formal cemeteries are known to be located on the project site. Disturbance of subsurface soils has the potential to uncover buried remains. If buried remains are discovered, the project proponent is required to comply with Section 5097.98 of the California Public Resources Code and Section 7050.5-7055 of the California Health and

Safety Code, requiring halting of construction activities until a County coroner can evaluate the find and notify a Native American Representative if the remains are of Native American origin. Upon compliance with these regulations, impacts would be less than significant.

**SIGNIFICANCE:** Possible significant adverse impacts have been identified or are anticipated and the above referenced mitigation measures CR-1 through CR-6 are required as conditions of project approval to reduce these impacts to a level considered less than significant.

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:  |                          |                          |                                     |                          |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION** (☒ check if project is located in the Geologic Hazards Overlay District):

- VI a)i **Less Than Significant Impact.** The northerly portion of the site lies within an Alquist-Priolo Earthquake Fault Zone, as well as land southwest of Cajon Boulevard, based upon a review of County's General Plan Geologic Hazard Overlays map and a *Preliminary Geologic Hazards Report*, prepared by Earth Systems Pacific. The *Geologic* report states: "We anticipate that the potential for future surface fault rupture in the proximity of the total property is moderate to high



in the northeastern ½ of the site, essentially within the currently delineate CGS Earthquake Fault Zone. The potential for surface fault rupture in the westerly 2/3 of the total property is considered low. While fault rupture would most likely occur along previously established fault traces, future fault rupture could occur at other locations.” (p. 8)

The only improvements proposed within the Alquist-Priolo (AP) Fault Zone are the installation of the disk throwing devices and the potential remodeling of an existing pool house near the boundary of the AP Zone. Any remodeling associated with the pool house building would require compliance with the California Building Code (CBC). The CBC requirements take into account soil conditions and ground shaking potential due to proximity to faults.

VI a)ii **Less Than Significant Impact.** The Project site will be subject to strong ground shaking due to the proximity to area faults. Several new buildings are proposed as modular office/storage buildings and will need to be designed to comply with the California Building Code, including proximity to faulting. An earthquake produced from regional faults could result in strong ground shaking. The new proposed structures will be reviewed and approved by the County Building and Safety Division with appropriate seismic standards. Adherence to the standards and requirements contained in the current Building Code will ensure that any impacts are less than significant by ensuring that the structure does not collapse or adversely affect occupants during strong ground shaking.

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

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

The San Bernardino County Geologic Hazards Overlay Map for the area does not identify the site as having a susceptibility for liquefaction. The previously referenced *Geologic* report stated: “The project is not situated in a zone designated by San Bernardino County to have a significant liquefaction potential due to relatively deep groundwater, so the potential for liquefaction to occur at this site is considered low because groundwater is generally greater than 50 feet below the ground surface. Where shallow bedrock or older alluvium exists, the potential for liquefaction is considered nil to low due to the density of the underlying materials.” (p. 9) The report also states: **“Specifically, for the proposed modular building site, it is our opinion that this location is not subject to liquefaction or lateral spreading due to deep groundwater levels and dense geologic materials (Older alluvium).”** (p. 9, text was in bold)

- VI a)iv **Less Than Significant Impact.** Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes.

According to the *Geologic* report “The site is a combination of moderately sloping to flat alluvial areas with adjacent highlands with steep hillsides. Aerial photograph reviews indicated past surficial style landslides in the hillsides, with suggestive more extensive possible older landslides. Therefore, slope stability issues on the hillside areas of the site are possible. **For the modular building site, there are no apparent landslide issues.** Erosion of surficial soils should be anticipated...No evidence of significant surficial instability was noted on the existing cut or fill slopes, despite being present for decades.” (p. 10, text was in bold)

- VI b) **Less Than Significant Impact.** The Project will not result in substantial soil erosion or the loss of topsoil, because the site is improved and proposed improvements, such as new buildings and paved surfaces, will not be extensive. The Project site is within the MS4 (Municipal Separate Sewer and Storm Drainage Systems) region for preparation of Water Quality Management Plans (WQMP). A preliminary Water Quality Management Plan (WQMP) has been reviewed, but updated information is required. Compliance with County requirements for the preparation of the WQMP will ensure the incremental increase in stormwater runoff is retained on-site and off-site erosion is prevented and impacts will be less than significant.

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

#### *Landslide*

As noted in the response to subsection a) iv above, portions of the site are susceptible to landslides. However, shooting areas located adjacent to the hillside do not involve enclosed structures. The closest structure to the hillside areas, which is also a new structure, was not identified in the *Geologic* report as having any potential concerns. Therefore, the proposed improvements are not considered susceptible to landslides.

#### *Lateral Spreading*

Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by earthquakes, but also by landslides. The *Geologic* report found “The potential for lateral spreading is considered nil to low for most the site due to deep (+50') groundwater levels or dense geologic materials. However, within and near the main drainage channel along the eastern portion of the site free-face conditions do exist due to site grading and drainage channel bluffs. During seasonal shallow groundwater conditions, there may be a potential for seismic induced liquefaction and associated lateral spreading within the primary drainage channel areas.” (p. 9) No new construction or grading is proposed along the referenced drainage course and, therefore, development the site is not considered susceptible to lateral spreading.

### *Subsidence*

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

As noted in the response to Issue a) iii above, the area is not identified as being within an area subject to subsidence. Based on this factor, the subsidence potential is considered "low" and can be attenuated with adherence to standards and requirements contained in the California Building Code (CBC), thereby ensuring any impacts are less than significant. Compliance with the CBC is a mandatory requirement.

### *Liquefaction*

As noted in the response to Issue a) iii above, the area is not identified as being within an area subject to subsidence. Based on this information, the liquefaction potential is considered to be "low" and can be attenuated with adherence to standards and requirements contained in the CBC for the design of the proposed structure to ensure that any impacts are less than significant. Compliance with the CBC is a mandatory requirement.

### *Collapse*

Collapse occurs in saturated soils in which the space between individual particles is completely filled with water. This water exerts 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 a) iii above, the area is not identified as being within an area subject to subsidence. Based on this factor, the collapse potential is "low" and can be attenuated with adherence to standards and requirements contained in the CBC for the design of the proposed structure and ensure that any impacts are less than significant. Compliance with the CBC is a mandatory requirement.

- VI d) **Less Than Significant Impact.** According to the above listed *Geologic* report, on-site soils are alluvial in nature. Shallow fills are present and are assumed to be unsuitable for support of structures. A geotechnical report will be required to determine the precise soil type and characteristics for construction design. Based upon the completion of this report and the implementation of its recommendations the potential impact would be less than significant.
- VI e) **Less Than Significant Impact.** The proposed Project will continue to utilize the existing water well and subsurface on-site disposal system. Depending upon the expected number of persons utilizing the site, the current septic system may need to be certified through the San Bernardino County Division of Environmental Health, meet all current standards, and obtain approval from



the California Regional Water Quality Control Board. Based upon this review, potential impacts to subsurface wastewater disposal will be less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**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 the California Emissions Estimator Model (CalEEMod). Please reference that CalEEMod document for further details (Appendix A).*

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

Section 5.6 of the GHG Plan identifies the procedures for reviewing development projects for consistency with the GHG Plan. The GHG Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related greenhouse gas emissions or otherwise comply with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines. The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>E) 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 analysis was conducted utilizing the CalEEMod referenced in Section III above. Total greenhouse gases estimated for Project operation are approximately 472 tons per year.

Due to the type of operation proposed, the impacts are projected to be less than significant and no mitigation measures are required.

However, according to the *County of San Bernardino Greenhouse Gas Emissions Plan*, and even although the Project is below the 3,000 MTCO<sub>2</sub>E/YR screening threshold for GHG emissions 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.* These measures have been incorporated into the Project's conditions of approval.

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 actions that have or will be implemented by the County as a result of the GHG Plan.

As discussed above in Section VII a), the proposed Project is not projected to exceed the 3,000 MTC2OE/YR screening threshold identified in the GHG Plan and will implement reduction measures that are consistent with the Screening Tables shown in the GHG Plan. Therefore, the Project is not in conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

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



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

Would the project:

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

## SUBSTANTIATION

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

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

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

Finally, safety procedures associated with such hazards shall be clearly posted and personnel shall be properly trained in these procedures. Adequate fire alarms, fire-fighting and fire suppression equipment and devices must be provided on-site in accordance with the requirements of the California Building Code and the California Fire Code.

- VIII c) **No Impact.** The proposed Project site is not located within ¼ mile of an existing or proposed school. The nearest school is Kimbark Elementary School, located approximately three miles to the southeast. The identified distance is a straight-line aerial distances and does not account for circuitous roads or changes in elevation. No new schools are proposed within the area.
- 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 Ontario International Airport located approximately 12 miles to the southwest.

- 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 proposed Project site will obtain access from Cajon Boulevard/Historic Route 66, a two-lane paved roadway adjoining the property to the west. A portion of the Historic Route parallel and adjacent to the property is no longer used affording drivers increased visibility when accessing or leaving the property. The Fire Department has required adequate driveway access and roadway access through the property. As such, the proposed Project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The proposed Project will also not result in any substantial change 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. No additional improvements will be required along Cajon Boulevard.
- VIII h) **Less Than Significant Impact.** According to the County's LUSD Permit GIS Viewer, the Project site is located with Fire Safety Area FS-1. Implementation of appropriate Building and Safety Division and Fire Department requirements will ensure people or structures are not exposed to a significant risk of loss, injury or death involving wildland fires.

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



Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**IX. HYDROLOGY AND WATER QUALITY - Would the project:**

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| IX a) Violate any water quality standards or waste discharge requirements?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| IX b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| IX c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| IX d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| IX e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| IX f) Otherwise substantially degrade water quality?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| IX g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| IX h) Place within a 100-year flood hazard area structure, which would impede or redirect flood flows?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| IX i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

☐☐☐☒

## SUBSTANTIATION

- IX a) **Less Than Significant Impact.** The proposed Project will not violate any water quality standards or waste discharge requirements, because the Project's design incorporates measures to diminish impacts to water quality to an acceptable level, as required by state and federal regulations. Due to the location of the property a Water Quality Management Plan (WQMP) is required and a preliminary WQMP has been reviewed.

Portions of the property are currently improved with buildings and dirt access roads extending throughout the site. A portion of the existing access roads are to be paved and several new small structures installed near them. At this time the applicant has proposed a drainage trench along the proposed paved roads to accept the runoff, reduce potential erosion, and reduce the potential for off-site pollutant impacts.

The proposed Project will also utilize an existing on-site subsurface septic system. This system would require approval from County Environmental Health Services (DEHS) as part of their standard review and approval process. Once approved it would then be sent to the Regional Water Quality Control Board for clearance.

- IX b) **Less Than Significant Impact.** The proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project site has been served by a private well. According to the Urban Water Management Plan (UWMP) prepared for the San Bernardino Valley, the Project site is located adjacent to the Lower Canyon Basin of the San Bernardino Valley Area, which is the most northwesterly portion of the basin. This area has been adjudicated and defined by a judgement rendered in 1969. Agencies are allocated a safe yield and extractions result in either a debit or credit towards their allocated amount. Credits result from recharge of the basin through imported water and can include stormwater re-capture.

The applicant will continue to utilize a private well and would fall outside of the scope of the allocations referenced above. However, the amount of ground water use would not be significant since the proposed operation is for an activity with little water demand due to its outdoor use and short-term activity times. Recent historical data for State Well Number 02N05W19R005S over the last seven years, located several miles to the southeast along Cajon Boulevard, found water depths varied from approximately 60 feet to 225 feet, including a 100'+ change in a three month period. The ability to provide a high level of water use is not essential to the operation of the proposed rifle/pistol/shotgun range.

Development of the Project would result in the installation of new impervious surface through the paving of some existing dirt drives and several new structures. However, the site is approximately 85 acres in size and new storm water retention trenches are proposed along the proposed paved roadways. As such, direct infiltration of runoff into the ground would increase under the new Project design. This would have a less than significant impact on groundwater recharge.

- IX c) **Less Than Significant Impact.** The Project site is variable, with steep slopes along the north and easterly sides of the property. However, very little topographic change is proposed as part of the proposed Project grading. The rifle/pistol/shotgun range intends to use the variable land form as a backdrop for various shooting areas. Some grading will occur to modify the terrain near the rifle/pistol range to create greater uniformity, but it will not change the existing drainage pattern nor affect any drainage courses. The major drainage course on the easterly side the project site is identified on the Cajon, CA USGS Map as a blue line stream. Some shotgun pellets may land within this drainage course, but they would represent a negligible change and are consistent with California Department of Fish and Game requirements for toxicity. Several new small buildings are proposed within the Project area. An infiltration trench is currently proposed along the newly paved access roads. The trench and any other associated facilities 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, as a result, there would not be any significant increase in the rates of erosion or siltation on or off site due to the design of the infiltration areas.

- IX d) **Less Than Significant Impact.** No significant increase in runoff flow rates and volumes is anticipated in the developed condition due to the existing impervious surface areas that generally reflect the proposed design. An infiltration trench will be located adjacent to the newly proposed paved roadways to meet water quality requirements. The County Public Works Department will review the final WQMP prior to construction of the project. Based on the analysis above, there would be no significant alteration of the site's existing drainage pattern and there would not be a significant increases in flooding on or off-site and no mitigation measures are required.
- IX e) **Less Than Significant Impact.** As discussed under Section IX d) above, an infiltration trench is currently proposed adjacent to the newly paved roadways for water quality treatment and acceptance of additional impervious flows. With completion of the Project design, there would be no significant alteration of the existing drainage pattern and there would not be any additional sources of pollution runoff.
- IX f) **Less Than Significant Impact.** There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in the responses to Sections IX a), c), and e).
- IX g) **No Impact.** The proposed Project will not place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the Project does not propose housing and is not within a designated flood hazard area as shown on *San Bernardino County's General Plan Hazard Overlays Map* and FEMA FIRM Panel No. 06071C7190H.
- IX h) **No Impact.** The proposed Project will not place structures within a 100-year flood hazard area that 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. 06071C7190H.

- IX i) **No Impact.** According to the *County of San Bernardino Hazards Overlay Map* the Project site and surrounding area is not located within a designated dam inundation area. The Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, as no levee or dam is located in the vicinity of the project.
- IX j) **No Impact.** The proposed Project will not be impacted by inundation by seiche, tsunami, or mudflow, because the Project is not adjacent to any body of water that has the potential of seiche or tsunami. Based on the responses to Issues VI a) and c) of this Initial Study Checklist, the Project site is not located in an area prone to landslides. Therefore, the proposed Project would have no impacts from seiche, tsunami, or mudflows.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**X. LAND USE AND PLANNING - Would the project:**

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**SUBSTANTIATION**

- X a) **No Impact.** The Project site is partially improved with a shooting range and will not physically divide an established community, because the Project site will be operated in a manner similar to the existing operation, is in a rural area, and exists on one side of the roadway with separate physical points of access. The subject property is located between the I-15 Freeway and Cajon Road and surrounding by hillsides.
- X b) **Less Than Significant Impact.** The purpose of the proposed Project is to improve an existing rifle and pistol range and expand the operation to include additional shooting bays and a shotgun range.

This use is permitted in the RC (Resource Conservation) land use district, which is the current land use designation, upon approval of the Conditional Use Permit. As demonstrated throughout this Initial Study Checklist, the Project would otherwise not conflict with any applicable goals, objectives, and policies of the General Plan and San Bernardino 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.

- X c) **No Impact.** The Project site is not located within any habitat conservation plan or natural community conservation plan, therefore no conflict will occur.

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

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- XI a) **No Impact.** The Project site is approximately 85 acres in size and partially improved with compacted soil over a portion of the site for vehicular access, parking and buildings, and pistol and rifle shooting areas/bays. The subject property is not designated on State Mineral Maps. However, the area beyond the project site, south of Cajon Boulevard, is identified as MRZ-2 (may contain significant aggregate deposit), based upon Mineral Land Classification Map for the San Bernardino P-C Region, completed by the State Geologist.

Aerial photography from 1966 to present displays a shooting range for a portion of the property, along with existing structures in their current location. During this time no mines, oil or gas wells, or other resource extraction activity has occurred on the property nor is it known to have ever occurred on the property.

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

- XI b) **No Impact.** The Project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the Project site and the property has been improved and previously utilized in a manner similar to that proposed.

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



Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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## XII. NOISE - Would the project:

- |   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

- XII a) **Less Than Significant With Mitigation Incorporated.** The Project site has been in operation as a shooting range for many years, based upon the review of aerial photos back to 1966. The proposed use represents an expansion of the current operation. A noise analysis was conducted on January 26, 2019, during a gun club shooting event. A total of four measurements were taken, although the noise report noted only the closest (approximately 50 feet) and furthest (approximately 600 feet) locations from the actual shooting. The locations selected represented the open bays on the west end of the site and across from residences on the opposite side of Cajon Boulevard.

The weapons used included rifle, shotgun, and pistol. The day was windy (15 to 20 mph) and the ambient noise level in certain circumstances was high because of the wind. The measurement nearest the shooting found an ambient noise level (existing noise level) of 56.1

dBA and a gun shooting/operational level of 81.4 dBA. The furthest location was taken across the street and found the ambient noise level actually exceeded the operational noise level (65.5 vs. 65.0) primarily due to vehicular noise on Cajon Boulevard and, to a certain extent the wind and even passing train noise.

The report noted that “an attenuation rate of 6dBA per doubling of distance for point noise sources, and a distance of 600 feet between the shooting range and off-site residences, we anticipate that operational noise levels from the shooting range would not exceed 60 dBA Leq at the nearest residential property line. This estimate is consistent with the measured noise level at this location during active shooting (Measurement 2), and the finding that gun firing noise, while audible at these residences, is not a primary source at this distance from the shooting range. Wind and traffic noise remain the primary noise source at these residences.” (p. 5, *Noise Memorandum for the Old Route 66 Shooting Range Project*, February 1, 2019)

The existing residence to the east of the project site and was not evaluated due to its location on the opposite side of a hill that represents the backdrop for the shotgun range area.

### Construction Noise

The most significant source of short-term noise impact is related to noise generated during construction activities on the Project site that would result in potential noise impacts to the residences located to the northwest of the Project site.

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

**Table 8. Typical Construction Equipment Noise Levels**

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

Graders	79 to 89
Air Compressors	76 to 86
Trucks	81 to 87
Source: "Noise Control for Buildings and Manufacturing Plants", Bolt, Beranek & Newman, 1987, as cited in the General Plan EIR.	

Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during the grading phase. A likely worst-case construction noise scenario during grading assumes the use of construction equipment operating at 50 feet from the nearest sensitive receptor, although the closest receptor from potential grading areas is about 300 feet.

Construction activities on the Project site, especially those involving heavy equipment, would initially create intermittent, short-term noise increases affecting sensitive receptors in the vicinity of the project site, representing a temporary effect on ambient noise levels. Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels at 50 feet have the potential to reach 90 dBA Leq and 92 dBA Lmax. Noise levels for the other construction phases would be lower and range between 85 to 90 dBA. Noise levels typically decrease at a six decimal rate for each doubling of distance. Soft site conditions, such as grass, soft dirt or landscaping further absorb sound, which could decrease noise levels another 1.5 dB per doubling of distance. As such, noise levels would successively decrease 7.5 decimals at intervals of 100 feet, 200 feet, and 400 feet, resulting in a 22.5 decimal decrease at 400 feet. Due to the lack of vegetation, other than very low-lying ground cover, and other structures, it is assumed that no interruption in the standard noise propagation rate would occur. The County's Development Code, Section 83.01.080 (g) exempts temporary construction noise from adopted standards. However, due to the limited intervals of equipment use and the distance to the closest sensitive receptor, it is not expected that construction activities would adversely affect the residents.

Although short-term project construction activities on the Project site would be consistent with the County's noise regulations and impacts would be less than significant, implementation of Mitigation Measure NOI-1 listed below would ensure that additional noise attenuation measures are incorporated into the Project's construction plans to minimize the noise exposure to nearby sensitive receptors to the maximum extent feasible, consistent with CEQA practice.

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

***"Note 1: Construction Equipment Controls.** During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The*



*construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.”*

*“Note-2: Noise Ordinance. To minimize potential impacts to adjacent sensitive receptors, project construction shall only be performed during the hours construction activities are exempt from the County adopted noise standards: Temporary construction, maintenance or demolition activities shall only be conducted between the hours of 7:00 a.m. and 7:00 p.m. However, this exemption does not apply on Sundays and national holidays.*

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

### Operational Noise

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

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. While the potential noise levels for shooting related activities were previously identified, vehicle related noise caused by patrons and any delivery trucks would occur in closer proximity to area residences. Adherence to these mandatory standards will ensure that the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Project. As such, impacts are considered less than significant.

- XII b) **Less Than Significant Impact.** Construction equipment may result in vibration levels that are considered annoying at nearby sensitive receptors when the most vibration causing equipment is within 100 feet. As a standard condition of approval, the Project will be conditioned to comply with the vibration standards of the County Development Code, although existing development is at a substantially greater distance from the Project site than 100 feet.
- XII c) **Less Than Significant Impact.** As noted in the response to Issue XII a) above, the increased level of operational noise from the project will be less than significant with mandatory compliance with County Development Standards.
- XII d) **Less Than Significant Impact With Mitigation Incorporated.** As noted in the response to Issue XII a) above, the increased level of noise from the Project will be less than significant with implementation of Mitigation Measure NOI-1 (Construction Noise). Therefore, the Project will not result in a substantial temporary increase in ambient noise levels in the Project vicinity above levels existing without the Project.

XII e,f) **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 Ontario International Airport located approximately 12 miles to the southwest. As such, the proposed Project would not expose people residing or working in the project area to excessive noise levels.

**Possible significant adverse impacts have been identified or are anticipated and the above referenced mitigation measure NOI-1 is required as a condition of Project approval to reduce these impacts to a level considered less than significant.**

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

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### SUBSTANTIATION

- XIII a) **Less Than Significant Impact.** The proposed Project would not directly result in population growth, because it does not propose any residential dwelling units. The Project site is partially improved with graded dirt roadways, existing structures, a water reservoir, and shooting bays for rifles and pistols. The proposed use will operate the site in a manner similar to the previous use, with an expansion of the number of shooting bays and a new shotgun range. A Project of this size and type would not create an additional need for housing.

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

The Project site will not require the extension of any new off-site roads or infrastructure to serve the Project, because the site is already improved and includes the infrastructure necessary to serve the proposed uses.

- XIII b) **No Impact.** The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing, because the site is designated resource conservation and used as a shooting range and does not contain housing units.
- XIII c) **No Impact.** The proposed use will not displace substantial numbers of people, thereby necessitating the construction of replacement housing elsewhere, because the site currently operates as a shooting range and is proposed to be operated as an expanded shooting range and does not contain housing units.

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



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

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

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

#### SUBSTANTIATION

##### XIV a) Less Than Significant Impact.

Fire Protection: The nearest fire stations are County Fire Devore Station # 2 located at 1511 Devore Road, approximately 3.7 miles to the northwest and Lytle Creek Station #20 located at 497 Lytle Creek Road, approximately 1.7 miles to the west, measured in a direct line distance. Due to the existing street pattern, the actual travel distance would be greater. The Lytle Creek Station would require a longer travel distance due to the road pattern in that area. Building and Safety Division and Fire Department related building requirements would require the new proposed structure to include sprinklers for fire suppression.

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 and the installation of fire hydrants.

Police Protection: The San Bernardino County Sheriff Department provides the police protection for unincorporated areas of San Bernardino County. The closest area station is in the City of Fontana, approximately 10.5 miles from the Project site. The proposed Project demand on police protection services would not be significant as a pistol/rifle/shotgun range. The Project area is currently improved for a use of this type with existing structures. As such, the Project would not create the need to construct a new police station or physically alter an existing station, because the use does not typically warrant the need for substantial police services and the site is currently improved.

Schools: The Project site is located in the San Bernardino City Unified School District. The nearest school is Kimbark Elementary School, located approximately three miles to the southeast. The identified distances are straight-line aerial distances and do not account for circuitous roads or changes in elevation. A shooting range of this type would not create an additional need for housing that would directly increase the overall population of the District's attendance area and generate additional students to be served by the School District. However, the proposed Project would be required to contribute fees to the San Bernardino City Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for project related impacts to school services. According to the District's Web Site and current Development Impact Fee for Commercial and Industrial uses is \$0.61 per square foot, based upon verbal information received from the District on December 20, 2018.

Parks: The Project will not create a demand for additional park service in that the Project is a shooting range and no housing is proposed.

Other Public Facilities: As noted above, development of the proposed Project would not result in a direct increase in population. As such, the Project would not increase the demand for public services, including public health services and library services, which would require the construction of new or expanded public facilities.

Based on the above analysis, the proposed Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities. Construction of the Project will increase property tax revenues to provide a source of funding that is sufficient to offset increases in the anticipated demands for public services generated by this project.

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

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

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

### SUBSTANTIATION

- XV a) **No Impact.** The proposed Project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur, because the proposed Project is a unique facility that has utilized the natural physical attributes/topography of the property to provide areas for shooting rifles/shotguns and pistols. Due to its past long-term operation and use by patrons, its upgrade and expansion would not generate demand for new residential units and the impacts generated by any additional employees of this Project will be minimal.
- XV b) **No Impact.** The Project is a recreationally related activity and would be open to groups and individuals. However, it is a unique private facility and not available to anyone due to the specific focus and types of activities permitted. It would not require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

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



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

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Result in inadequate emergency access?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**SUBSTANTIATION:** No traffic study was required.

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

*Project Trip Generation*

Trip generation represents the amount of traffic that is attracted to and produced by a development project. Determining traffic generation for a specific project is based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses proposed for a given development. The applicant submitted information estimating the amount of vehicle trips and comparing it to several other shooting ranges. The applicant has estimated 50 to 60 vehicle trips during the week and 75 to 120 on weekends. Light commercial traffic for delivers would occur 4 to 6 times per month. The two sample ranges, Prado Olympic Shooting Park in the Chino area and Mike Raahauge Shooting Enterprises in the Corona/Norco area, had similar weekday (50 to 100) and weekend (150 to 200) vehicle trips. County vehicle counts from April 2011 found approximately 1,230 vehicles on Cajon Road. While the number has probably increased since 2011, 200 hundred additional vehicle trips per day would represent a change of 16%. The 2006 Draft County

General Plan EIR identified the Level of Service (LOS) as A, which indicates the best level of traffic flow. Although this information is dated, the 2006 and 2011 year data correlate with each other and has not substantially changed along this portion of the roadway due to a lack of development in the area. As such, adequate capacity would be available to meet the projected Project increase, consistent with the County General Plan LOS standards.

### ***Transit Service Analysis***

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

### ***Bicycle & Pedestrian Facilities Analysis***

The proposed Project does not intend to construct any improvements that will interfere with bicycle and pedestrian use. Pedestrian and bicycle access are available to the Project site along Cajon Boulevard, although no bicycle lanes exist. Therefore, the Project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Impacts would be less than significant.

- XVI b) **Less Than Significant Impact.** The proposed Project will not exceed, either individually or cumulatively, a Level of Service (LOS) standard established by the County Congestion Management Agency for designated roads or highways, because the Project is not projected to generate a significant amount of vehicle trips per day that would reduce the LOS to less than level "C", based upon past and current traffic levels. Cajon Boulevard is not part of the adopted CMP.
- XVI c) **No Impact.** The nearest airport is Ontario International Airport located approximately 12 miles to the southwest. The proposed Project site would not alter air traffic patterns and would, therefore, not result in substantial safety risks.
- XVI d) **Less Than Significant Impact.** The proposed Project would not substantially increase hazards due to a design feature or incompatible uses, because the Project site is adjacent to Cajon Boulevard that provides excellent visibility due to the width of the roadway that allows vehicles to partially enter the roadway right of way prior to turning and the subsequent visual distance along the roadway. The area is relatively flat and no significant visual obstructions exist that would create a potential hazard.
- XVI e) **Less Than Significant Impact.** The proposed Project will be accessible via Cajon Boulevard. The Project site plan provides adequate fire department access and turning radii entering the site and within the site to accommodate trailer trucks. Therefore, the Project would have adequate emergency access that would result in a less than significant impact.
- XVI f) **Less Than Significant Impact.** The Project is located adjacent to Cajon Boulevard which is a paved roadway. Therefore, access for alternative transportation (i.e., public transit, pedestrian, bicycle) can be accommodated and the Project will not decrease the performance

of existing alternative transportation facilities or be in conflict with policies, plans, or programs supporting alternative transportation.

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



<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XVII. TRIBAL CULTURAL RESOURCES - Will the project:</b>				

- 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?

☐ ☐ ☒ ☐

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

☐ ☐ ☒ ☐

### ***SUBSTANTIATION:***

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

- a) i) **Less than Significant Impact.** A portion of the Project site is currently utilized as a shooting range that will be modified and expanded to increase the number of shooting bays and add a shotgun range along the easterly side of the property. Some of the existing dirt roads around some of the existing buildings will be paved. Area Tribes were contacted as provided by AB 52. The San Manuel Band of Mission Indians and Morongo Band of Mission Indians have commented upon the proposed Project. Both Tribes were provided a copy of the *Cultural Resource Assessment* prepared for the property.

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The San Manuel Tribe has provided comments, based upon the findings in the *Assessment*, as well as additional comments from the applicant acknowledging no activity is to occur within the potentially sensitive areas of the site identified by the Tribe. Correspondence from the Tribe stated “that SMBMI [San Manuel Band of Mission Indians] does not have concerns with the project as it is currently proposed and will not be requesting any additional work (archaeological, monitoring, etc.)” (E-mail correspondence, December 17, 2018.) The comments/conditions recommended by San Manuel are intended to address potential concerns that may arise through inadvertent finds or any development or construction activity that occur outside of the defined area of improvement and have been included within the conditions of approval and mitigation measures. Please refer to Section V Cultural Resources for additional information and a listing of mitigation measures.

The San Manuel Tribe noted several areas of potential concern that could contain resources on the slope between the northerly exit road and the uphill parallel roadway adjacent to the various rifle and pistol shooting booths and in the northerly portion of the property. Based upon the soil type reflected in the geotechnical report, the Tribe felt the property would not have the potential to contain buried resources, except for the area between the roadways. The Tribe recommended conditions should inadvertent finds occur or the proposed affected area change.

The Morongo Tribe also responded to the AB 52 notice on October 2, 2018, and provided the following three comments:

- “A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
- Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI [Morongo Band of Mission Indians] requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
- MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.”

A copy of the *Cultural Resource Assessment* was sent to the Tribe on December 12, 2018, which included a copy of the CHRIS evaluation. It should be noted the initial field survey for the *Assessment* occurred between October 10 and 15, 2018, prior to the completion and submittal of the *Assessment* to the County. Lastly, both the Morongo Band of Mission Indians and San Manuel Tribe have been listed as site monitors during ground disturbance activities, consistent with the request of the Morongo Tribe. Responses to these items are listed in Section V, Cultural Resources.

ii) **Less than Significant Impact.** Section 5024.1 (c) of the California Public Resources Code provides that an historical resource can be listed in the California Register if it meets any of the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Is associated with the lives of persons important in our past.
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Has yielded, or may be likely to yield, information important in prehistory or history.

Due to the Project site's developed condition, it is unlikely that historical resources would exist. However, as noted in Section V, Cultural Resources, should an inadvertent find occur during construction or improvements occur beyond the current identified areas, conditions of approval has been incorporated to address either occurrence. Based upon these factors, the potential for Tribal resources is less than significant

**SIGNIFICANCE:** Possible significant adverse impacts have been identified or are anticipated for cultural resources and the previously referenced mitigation measures CR-1 through CR-6 are required as conditions of project approval to reduce these impacts to a level considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:**

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**SUBSTANTIATION**

XVII a) **Less Than Significant Impact.** The proposed Project will utilize on-site septic disposal and well water. As noted above in Section IX a) the proposed Project would require the review and approval of County Environmental Health Department. Due to the use of this standard review and approval process the potential to exceed the applicable discharge requirements would be minimal and the impacts would be less than significant.

XVII b) **No Impact.** The proposed Project intends to continue to utilize an existing on-site water well and on-site septic system. These improvements would not require construction of new water or wastewater facilities. As such, no impacts would occur to existing water or wastewater systems.

- XVII c) **Less Than Significant Impact.** The proposed Project would not construct new on-site water drainage systems, except those related to either on-site water retention to prevent erosion or the off-site discharge of pollutants. As previously noted in the response to Section IX a), implementation of the Project would not increase peak runoff flows from the property above existing levels. Therefore, the proposed Project would not require the expansion of any offsite storm water drainage facilities.

The construction of the on-site improvements as proposed 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 Checklist. In instances where significant impacts may have been identified for the Project's construction phase, standard actions/measures or specific mitigation measures related to this Project site are recommended in each applicable subsection of this Initial Study Checklist to reduce impacts to less than significant levels.

As such, the construction of an on-site storm water retention area/trench would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Initial Study Checklist. Accordingly, additional mitigation measures beyond those identified throughout this Initial Study Checklist would not be required.

- XVII d) **Less Than Significant Impact.** Water demand for the proposed use is similar to the demand for the existing use. Adequate capacity would be required through compliance with Environmental Health Services standards. The existing on-site private well is not subject to basin adjudication and would not utilize a significant amount of water due to the type of operation proposed. Therefore, the proposed Project will have sufficient water supplies available to serve the use from existing entitlements and resources, and no new or expanded entitlements are needed.
- XVII e) **No Impact.** The proposed use will not utilize an existing wastewater treatment plant, but an underground septic system. Section IX a) has outlined the standard review and approval process associated with the septic system. Since the proposed Project would not connect to an existing wastewater treatment facility, the Project would not affect such a system and no further evaluation is warranted.
- XVII f,g) **Less Than Significant Impact.**

#### *Construction Waste*

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

Effective January 1, 2011, the California Green Building Standards Code (CALGreen) requires all newly constructed buildings, including low-rise residential and most non-residential commercial projects, to develop a waste management plan and divert construction waste, which is currently at a minimum level of 65%.

The waste management plan typically consists of two parts which are incorporated into the Conditions of Approval (COA's) for County Planning and Building & Safety. Part I requires projects to estimate the amount of tonnage to be disposed and diverted during construction. Part 2 requires projects to show what tonnage was actually diverted and disposed. Disposal/diversion receipts or certifications are required as a part of that summary. At this time Burrtec is the franchise waste hauler for the area.

Due to the type of operation proposed the County is not requiring a Construction and Demolition Waste Management Plan Part 1 or 2.

#### *Operational Waste*

The proposed shooting range is not expected to generate a notable amount of solid waste, since patrons are there for limited periods and food is not provided. The closest landfill to the Project site is the Mid-Valley Sanitary Landfill operated by the County of San Bernardino. According to the CalRecycle website accessed on December 17, 2018, the Mid-Valley Sanitary Landfill had a remaining capacity of 67,520,000 cubic yards and is estimated to remain open until 2033. Therefore, there is sufficient permitted capacity to accommodate the Project's solid waste disposal needs for the foreseeable future.

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



Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- |  |                          |                                     |                                     |                          |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

## SUBSTANTIATION

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

Mitigation Measures BIO-1 through BIO-4 and CR-1 through CR-6.

### Impact Analysis

All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study Checklist. There were instances where potentially significant impacts were identified, thus requiring mitigation measures to reduce impacts to less than significant levels.

Due to the proximity of an existing creek along the easterly property line and the proposed shotgun range firing over the stream, a Streambed Alteration Agreement is required through the California Department of Fish and Wildlife. This is both a mitigation measure and condition of approval. No impacts to plants or animals along or within the creek are expected as part of this proposal, due to the existing shooting range and proximity and use of buildings along the creek.

In instances where impacts have been identified, the Mitigation Measures listed above are required to reduce impacts to less than significant levels.

No significant historical or pre-historic resources were identified on the property. In the event such resources are found the Mitigation Measures listed above are required to reduce impacts to less than significant levels.

- XVIII b) **Less Than Significant Impact.** The following apply to the proposed Project and would reduce impacts relating to this issue.

### **Impact Analysis**

As discussed throughout this Initial Study Checklist, implementation of the proposed Project has the potential to result in effects to the environment that are individually limited. In instances where potentially significant impacts have been identified, Mitigation Measures would be listed to reduce impacts to less than significant levels. However, no significant effects were identified for the proposed Project related to cumulative effects. Therefore, the project would not contribute to environmental effects that are individually limited, but cumulatively considerable.

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

Mitigation Measure NOI-1.

### **Impact Analysis**

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

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

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

## **XVIII. MITIGATION MEASURES**

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

### **Section IV Biological Resource Mitigation Measures:**

*BIO-1: A qualified biologist(s) will conduct two presence/absence surveys for burrowing owls; one 14 days prior and another 24 hours prior to scheduled site disturbance (CDFW 2012). If burrowing owls are documented on site, then a plan for avoidance or passive exclusion shall be made in coordination with the CDFW guidelines. If the survey is negative, the Project may proceed without further restrictions related to burrowing owls.*

*BIO-2: Written correspondence from the California Department of Fish and Wildlife stating that notification under Section 1602 of the California Fish and Game Code is either not required for the project; or a copy of a Department-executed Lake or Streambed Alteration Agreement, authorizing impacts to California Fish and Game Code, section 1602 resources associated with the project.*

*BIO-3: The applicant will provide documentation of the installation of a barrier or netting acceptable to California Department of Fish and Wildlife along the opposite hillside from the shotgun range.*

*BIO-4: Pre-construction Nesting Bird Surveys and Avoidance. Within 30 days prior to demolition, tree removal, vegetation clearing or ground disturbance associated with grading that would occur during the nesting/breeding season (between February 15 and September 1) the applicant shall retain a qualified biologist, knowledgeable in local birds and their nesting preferences, to conduct a pre-construction survey for nesting bird species. The survey shall be conducted no more than seven (7) days prior to initiation of disturbance work and will be conducted to ensure compliance with the federal Migratory Bird Treaty Act and CFG Code Section 3504.5. If ground disturbance activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than seven days will have elapsed between the survey and ground disturbance activities.*

*If active nests are found during the breeding season then no-work buffer zones shall be established around the active nests by a qualified biologist (typically 250 feet radius for a songbird and 500 feet for raptors). A lesser distance may be approved in consultation with the California Department of Fish and Wildlife. Demolition, tree removal, vegetation clearing, and ground disturbance shall be postponed or halted within the buffer zone until a qualified biologist determines that the nest is no longer active. No-work buffers shall be established in the field with highly visible construction fencing or flagging, and construction personnel shall be instructed on the sensitivity of nest areas. A qualified biologist shall serve as a grading and construction monitor during those periods to regularly monitor active nests to ensure that no inadvertent impacts on these nests occur and to determine when the nests become inactive so that buffer restrictions may be removed.*

### **Section V Cultural Resource Mitigation Measures:**

*CR-1: In the event that pre-contact cultural resources are discovered during project activities, all work in the immediate vicinity of the find (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, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and Morongo Band of Mission Indians (MBMI) shall be contacted, as detailed within CR-4, if any such find occurs and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.*

*CR-2: If the find is deemed significant, as defined by CEQA (as amended, 2015), and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI and (MBMI) for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.*

*CR-3: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (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.*

*CR-4: If any changes of interest, as defined below, are made to the proposed project's area of impact after the conclusion of Tribal consultation, then the County must reinitiate consultation with the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and Morongo Band of Mission Indians (MBMI). Changes of interest include proposed disturbance to any areas that a) were not previously investigated during the archaeological study, or b) were identified to the Lead Agency as being culturally sensitive.*

*CR-5: The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and Morongo Band of Mission Indians (MBMI) shall be contacted, as detailed in CR-1 above, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI and MBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI and MBMI for the remainder of the project, should SMBMI and/or MBMI elect to place a monitor on-site.*

*CR-6: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI and MBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI and MBMI throughout the life of the project.*

## **Section XII Noise Mitigation Measures:**

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

*"Note 1: Construction Equipment Controls. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall*

*place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.”*

*“Note-2: Noise Ordinance. To minimize potential impacts to adjacent sensitive receptors, project construction shall only be performed during the hours construction activities are exempt from the Glen Helen Specific Plan noise standards: Temporary construction, maintenance or demolition activities shall only be conducted between the hours of 7:00 a.m. and 7:00 p.m. However, this exemption does not apply on Sundays and national holidays.*

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

## **GENERAL REFERENCES**

Alquist-Priolo Special Studies Zone Act Map Series

California Department of Conservation, <http://www.conservation.ca.gov/>, for agricultural land, Williamson Act, and mineral resource information

California Department of Water Resources, <http://www.water.ca.gov/waterdatalibrary/>, for water wells.

CalRecycle, State of California, <http://www.calrecycle.ca.gov/>, for landfill information.

CEQA Guidelines, Appendix G

County of San Bernardino Development Code, 2007

County of San Bernardino General Plan, 2007

County of San Bernardino Hazard Overlay Map FH13B

Environmental Impact Report, San Bernardino County General Plan, 2007

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

NETROnline.com, <http://www.netronline.com/>, for aerial photos.

San Bernardino County Transportation Authority, *San Bernardino County Congestion Management Program (CMP), 2016 Update*

South Coast Air Quality Management District (SCAQMD), *2016 Air Quality Management Plan*.

## **PROJECT SPECIFIC REFERENCES**

Air Quality and Greenhouse Gas Emissions CalEEMod Computer Model Print outs.

*Route 66 (Gem Ranch) Shooting Sports Park Biological Resources Report*, February 19, 2018, prepared by Rocks Biological Consulting.

*Cultural Resource Assessment for a Proposed Shooting Range located at 15810 Cajon Boulevard near Devore, San Bernardino County, California (Non-Confidential Version)*, December 12, 2018, prepared by Rincon Consultants, Inc.

*Preliminary Drainage Report*, July 16, 2018, Goodman & Associates.

*Preliminary Geologic Hazards Report, Route 66 Shooting Sports Park & Modular Addition*, June 22, 2018, prepared by Earth Systems.

*Preliminary Water Quality Management Plan*, January 15, 2019, Goodman & Associates.

Project Trip Generation Report, June 19, 2018, Goodman & Associates



## **EXHIBIT F**

### **Proposed Goals and Operating Procedures**

## **ROUTE 66**

### **SHOOTING SPORTS PARK**

#### **GOALS AND OPERATING PROCEDURES**

Our first and foremost goal is to provide a safe and secure environment for all levels, genders and ages of shooting participants and spectators, from individuals to groups and organizations such as Boy Scouts, YMCA, and shooting clubs (Cajon Cowboys, Riverside Archery, Norco Running Gun, etc.) Our family orientated facility will include covered picnic areas, BB gun and pellet gun areas and training with our expert staff members in all areas of shooting. Rental equipment will also be available.

Range rules will be posted at each shooting bay or station and each customer will be required to sign a copy of the rules and watch a short video once every year. There are separate rules for each shooting venue (sporting clays, rifle, pistol, and archery.) See attached.

Our facility will not only be physically safe, it will also be an environmentally friendly facility. Our Sporting Clays Range will only use biodegradable clay targets and will only allow non-toxic (lead free) shot, which is the same type of shot that the State and Federal Government Agencies have adopted for waterfowl hunting to protect the streams, rivers and lakes of the areas.

The facility will have two (2) separate shooting areas. A rifle and pistol range on the westerly portion and a shotgun area on the easterly portion. Each section will have separate check-in and parking areas, but will use the same entrance from Cajon Blvd. The shotgun area will exit at the main entrance while the rifle and pistol range will exit at a separate location.

On the rifle and pistol range, the discharged brass casings will be collected and recycled daily. The bullet impact area (base of the mountain) will be mined approximately every two (2) years to remove lead and other metals from the soil and recycled. The mining process consists of removing layers of soil with

machinery that filters the soil through equipment which collects the metal fragments and replaces the soil from where it was taken.

We will also be re-doing the main entrance so as to eliminate any congestion on Cajon Blvd., and doing some light grading and moving of existing earthen berms to install block and earthen safety walls. The walls will vary in width but will generally be eight (8) feet in height.

Cowboy Range is designed for an Old West theme of shooting, complete with an Old West Town and stage props. Only single action pistols are used. The participants are dressed in vintage old west attire and shoot 5 to 6 different stages. These events are designed for all ages and genders, from children to seniors and is a very family orientated fun event for both spectators and shooters.

## TYPICAL CUSTOMER PROCESS FOR SPORTING CLAYS RANGE

Sporting Clays is sometimes referred to as golf with a shotgun. Each shooting station has two (2) clay target throwers which are set at various speeds and angles. Each station is different. Each station has different speeds and target presentations. The main impact area of the shot is 20 to 35 yards, that being the distance the clay target is most easily broken. The actual distance the shot will travel is 50 - 60 yards. Each shotgun station contains a small vertical stand that is card activated and monitored by staff.

Customers would enter from Cajon Blvd., on the main entrance road and follow the signs to the sporting clays check-in office. They would park in the designated parking areas and then go to the office where they would complete

the required forms and be given a target key card. The key card keeps track of the targets thrown and is needed to operate the clay throwers at each station. There will be 20 stations.

The customers would then proceed on foot or by golf cart to the sporting clays range. A typical stay for sporting clays is 2 to 3 hours. After shooting they would check-out at the office, and exit by way of the main road back to Cajon Blvd.

## **ARCHERY**

The Archery Range would have the same check-in procedure as the Sporting Clays and the same entrance and exit procedure. A typical stay would be 1 to 2 hours.

## **TYPICAL CUSTOMER PROCESS FOR RIFLE AND PISTOL RANGES**

The customer would enter the property on the main road from Cajon Blvd., and follow the signs to the check-in building for rifle and pistol. Customers would park in the check-in parking area and enter the building where they would complete the required forms and watch a safety video. They would then return to the vehicle and be led to the appropriate shooting bay by one of the range officers. The range officer would briefly go over the rules again and the customer would begin the session. The typical stay period is 1 to 2 hours. After their session they would exit the property by following the signs and the directions of the range officers to the east exit to Cajon Blvd.



## **EXHIBIT G**

### **Southern California Edison Comment Letter**

June 4, 2019

Mr. Kevin Kollock  
Route 66 - Shooting Range  
5605 Roundup Rd  
Norco, CA 92860

Re: Route 66 - Shooting Range  
North of Cajon Blvd, West of Interstate 15, City of Devore  
APN: 0350-071-01

Dear Mr. Kevin Kollock:

Southern California Edison ("SCE") has reviewed the Preliminary Site Plan sheet "L1.01" dated March 24, 2019 for your proposed "Route 66 - Shooting Range" North of Cajon Blvd, West of Interstate 15, City of Devore. The subject Preliminary Site Plan is approved subject to and not limited to SCE reviewing and approving the following affecting SCE's easement area:

- Construction Plans
- Grading and Drainage Plans
- Elevation Profiles of Overhead Transmission Lines

Thank you for your submittal and SCE looks forward to working with you on a successful project. Please be advised that no construction shall take place within SCE's easement area until the above-mentioned plans are reviewed by SCE's various departments.

Thank you again for your cooperation on this matter. If you have any questions or need further assistance please feel free to contact me: [joseph.schaefer@sce.com](mailto:joseph.schaefer@sce.com) or (909) 786-7825.

Sincerely,



Joseph Schaefer  
Land Services Agent  
Real Properties

## **EXHIBIT H**

### **Property owner comment letters**



### ATTENTION PROPERTY OWNERS

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning no later than September 18, 2018 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Planner, JIM MORRISSEY at (909) 387-4234 or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0350-071-34

(See map below for more information)

PROJECT NUMBER: P201800361/CUP

**\* Multiple Parcel Associations \***

APPLICANT: GENG NIE AND / OR ASSIGNEE

LAND USE DISTRICT (ZONING): RC

IN THE COMMUNITY OF: DEVORE/2ND/ SUPERVISORIAL DISTRICT

LOCATED AT: 15810 CAJON BLVD DEVORE 92403

PROPOSAL: Conditional Use Permit to authorize the development of a shooting range that includes individual shooting bays and stages for rifles and pistols, a shotgun range, areas for horse riding and archery, and the removal/installation/reuse of buildings for caretakers, office space, and storage on two separate parcels on approximately 90 acres. APN 0350-071-01 and 34.

If you want to be notified of the project decision, please print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

Comments (If you need additional space, please attach additional pages):

*Very excited to see this project coming to this area.*

VICINITY MAP



SIGNATURE

DATE

AGENCY

IF THIS DECISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN WRITING AND DELIVERED TO LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.





SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

LAND USE SERVICES DEPARTMENT

SEP 20 2018

Referral Date:  
September 04, 2018

COUNTY OF SAN BERNARDINO

ATTENTION PROPERTY OWNERS

Page 1 of 2

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning no later than September 18, 2018 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Planner, JIM MORRISSEY at (909) 387-4234 or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0350-071-34

(See map below for more information)

PROJECT NUMBER: P201800361/CUP

\* Multiple Parcel Associations \*

APPLICANT: GENG NIE AND / OR ASSIGNEE

LAND USE DISTRICT (ZONING): RC

IN THE COMMUNITY OF: DEVORE/2ND/ SUPERVISORIAL DISTRICT

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If you want to be notified of the project decision, please print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

Comments (If you need additional space, please attach additional pages):

Looks like a great project. Hope its completed soon.

VICINITY MAP



*Sherry Bayless*

SIGNATURE

9-14-18

DATE

*San Antonio*

AGENCY

IF THIS DECISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN WRITING AND DELIVERED TO LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.

IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC

Applicant: Geng NIE and/or assignee  
assessor Parcel #: 035-071.34

LAND USE SERVICES DEPARTMENT

SEP 17 2018

To whom it may concern COUNTY OF SAN BERNARDINO  
Specifically to the Committee members.  
Do you have a 90 acre shooting range  
across the street from your homes?  
Do you want one? I think the answer  
to these questions is obvious No!  
My husband and I own 3 pieces of  
property across the street from the  
proposed 90 acre shooting range. We've  
lived in this little community for  
40 years. We've endured many changes  
in this community. The most recent  
being the increased traffic on Canyon Blvd.  
Since the failure of the new I 15 freeway  
extension only increased the traffic  
on Canyon Blvd. morning and night.  
Along with increased air pollution come  
the noise pollution. The shooting  
range planned for 90 acres across the  
street from our home will only increase  
that noise pollution. There is already  
a small shooting range on that property  
with loud noisy shooting going on  
about 2 week out of every month. One  
evening they shot off a cannon! It  
sounded like a bomb going off! It  
frightened family members and animals  
here. Over the years we've had bullets  
fired from the current shooting range  
fly across our yard and hit our  
water tower. Plus the black power group  
the shoot once there started a wild fire

one year! This notice came to us a week before the due date to respond. There were no explanations or assurances that safety and noise will be addressed. We shouldn't have to live in fear of recurrence of bullets flying into our house or yards.

Another questionable point is not knowing how accurate these maps are but it looks like part of this proposed area includes part of our property. This needs to be addressed.

Our  
Parcel  
Numbers

APN: 0350-071-370000

APN: 0350-071-230000

APN: 0350-071-240000

Thank you,  
Julie C. Sauthuri  
Robt E. Sauthuri

9-14-18

Issues to be addressed:

1. We live in a high fire danger area, as noted by the blue-cut fire in 2016.
2. Safety and noise with a 90 acre range across the street.
3. The destruction of our communities quality of life. Invasion of privacy.
4. proposed range includes part of our property.

9/17/18

**Route 66 shooting range issues for consideration**

**Noise pollution**

**Wildlife decay**

**Watershed contamination**

Sirs:

Residents of the Cajon Creek area affected by the application for CUP of a shooting plaza on Cajon Blvd at the Gem Ranch location. There are significant environmental and quality of life issues regarding the project:

**Environmental factors**

Shooting ranges are notorious for lead contamination in soil, air and water. There has been an existing shooting range at the Gem ranch location for many years. Has there been testing for lead contamination in soil at that site? If so, how much of that lead contamination has been running off into cajon creek and into the watershed including active wells in the area. What can we expect when shooting will increase by possibly 5000%?. How much of the soil contamination will spill over onto federal land and private residences in the area. Residents and wildlife in the area rely on the watershed for clean drinking water.

Noise effect on wildlife?

Noise Impact Study is necessary and must be completed.

Environmental Impact Report is necessary and must be completed.

It would be wise to call in the **Environmental Protection Agency** to review plans for possibly infractions into federal environmental laws regarding spent shells, possibly metallic contamination of watershed.

Cajon Creek and Cajon Pass and the San Gabriel and San Bernardino mountains are home to a wide variety of wildlife. Deer, Mountain Lions, Bears, Bobcats, Quail, Hawks, Eagles, Owls, and hundreds of other species. All will be affected by this proposed project. Noise pollution alone will drive wildlife away from the area. Lead dust and lead shot leaches into soil and riparian areas. With this plan, there doesn't seem to be any way to contain the contamination effectively within the property boundaries. Noise pollution alone will be a serious problem. The sound of dozens or hundreds of gunshots reporting and echoing throughout the Cajon Creek canyon area is unacceptable. One rifle shot can be 175 db.

**Monitoring of ammunition usage**

Lead poisoning in soil and air. How do we know that lead will not be used? Is there a protocol in place to monitor rounds shot?

Who will be monitoring the site?



What is to be done about the water run off washing the spent slugs and shot into sensitive riparian area and into Cajon Creek spreading down the watershed? Who will be checking for Metallic contamination of watershed and wells in area?

Has there been clearance from the Forest service that it has agreed to allow potentially hundreds of thousands of rounds of ammunition both slugs and shot dispersed onto Forest Service land?

Have there been sound tests to study the effect of hundreds or thousands of popping rounds every day on the local wildlife within earshot of this area? By earshot I means it could be 10 miles or more. See accompanying sound chart.

One shotgun report can be 175db. Echoing throughout the canyon, multiplied by dozens or more shooters would distort the environmental stature of the Cajon Creek Pass.

Please see attached chart of sound travel for testimony. Decibel level of rifle fire is above safe for hearing levels 12 miles away. What does that mean for residents of canyon? Shooters will presumably wearing ear protection. What about ear protection for residents up to 5 or 10 miles away with decibel level above safe hearing range. Are residents supposed to adopt hearing protection when going out for a hike? This is a massive intrusion of noise into the peaceful canyon.

There is already an older, existing gun range on the northern part of the property which has been in use for many years. Has there been soil testing as to any lead content within that soil? How much of any present lead, from that site has leached into cajon creek and beyond. If found, would we call the EPA for input? Would the soil in that area be removed and replaced with the contaminated soil move to a suitable disposal site, away from the watershed.

**Applicant claims travel distance of 150ft for shotgun shells. All shotgun shells for target use average over 750ft total travel distance. The 150 ft mark is range distance. Shot will travel far beyond range distance, up to 800ft or more. See manufacturer specs from Browning, Winchester, Federal, et. al. Evidence will be presented to confirm. Was this purposely misleading fact inserted into the official record intentionally?**

Property value diminished with loss of natural habitat and peaceful serenity of cajon creek canyon.

Testimony of property appraisers to validate loss of property value?

If you have any questions feel free to contact me anytime.

Vincent J Wukmir  
1354 W. Buffington St.  
Upland, CA 91786

Cajon Ranch  
16035 Cajon Blvd  
San Bernardino 92047



(909) 949-9779

(909) 239 8965 mobile



## SOUND TRAVEL CHART Rifle and Shotgun

CAL OSHA maximum

DISTANCE FROM ORIGIN			Decibel level at source: 175db	
			Decibel level at distance	CAL OSHA max noise
1 METER	3.2 FEET		175 db	80 db 8 hours
20 METER	64 FT		148 db	88 db 4 hours
50 METER	162 FT		141 db	
100 METER	328 FT		135 db	
500 METER	1968 FT	.31 MILES	121 db	
1000 METER	3280 FT	.62 MILES	115 db	
5000 METER	16,400 FT	3.1 MILES	101 db	
10000 METER	32,900 FT	6.2 MILES	95 db	
20000 METER	65,600 FT	12 MILES	89 db	At 12 miles noise still above Cal Osha max.

The Occupational Safety and Health Administration's (OSHA's) Noise standard (29 CFR 1910.95) requires employers to have a hearing conservation program in place if workers are exposed to a time-weighted average (TWA) noise level of 85 decibels (dBA) or higher over an 8-hour work shift.

3 dB(A) Exchange Rate		5 dB(A) Exchange Rate
Allowable Level dB(A)	Maximum Permissible Exposure Time (MPE) hours	Allowable Level dB(A)
85	8	85
88	4	90



National Institute on  
Deafness and Other  
Communication Disorders

## NIDCD Fact Sheet | Hearing and Balance

# Noise-Induced Hearing Loss

### What is noise-induced hearing loss?

Every day, we experience sound in our environment, such as the sounds from television and radio, household appliances, and traffic. Normally, these sounds are at safe levels that don't damage our hearing. But sounds can be harmful when they are too loud, even for a brief time, or when they are both loud and long-lasting. These sounds can damage sensitive structures in the inner ear and cause noise-induced hearing loss (NIHL).

NIHL can be immediate or it can take a long time to be noticeable. It can be temporary or permanent, and it can affect one ear or both ears. Even if you can't tell that you are damaging your hearing, you could have trouble hearing in the future, such as not being able to understand other people when they talk, especially on the phone or in a noisy room. Regardless of how it might affect you, one thing is certain: noise-induced hearing loss is something you can prevent.

### Who is affected by NIHL?

Exposure to harmful noise can happen at any age. People of all ages, including children, teens, young adults, and older people, can develop NIHL. Based on a 2011–2012 CDC study involving hearing tests and interviews with participants, at least 10 million adults (6 percent) in the U.S. under age 70—and perhaps as many as 40 million adults (24 percent)—have features of their hearing test that suggest hearing loss in one or both ears from exposure to loud noise. Researchers have also estimated that as many as 17 percent of teens (ages 12 to 19) have features of their hearing test suggestive of NIHL in one or both ears, based on data from 2005–2006. For more information, see *Pediatrics* at <http://pediatrics.aappublications.org/content/127/1/e39.long>.

### What causes NIHL?

NIHL can be caused by a one-time exposure to an intense "impulse" sound, such as an explosion, or by continuous exposure to loud sounds over an extended period of time, such as noise generated in a woodworking shop.

Recreational activities that can put you at risk for NIHL include target shooting and hunting, snowmobile riding, listening to MP3 players at high volume through earbuds or headphones, playing in a band, and attending loud concerts. Harmful noises at home may come from sources including lawnmowers, leaf blowers, and woodworking tools.

Sound is measured in units called decibels. Sounds of less than 75 decibels, even after long exposure, are unlikely to cause hearing loss. However, long or repeated exposure to sounds at or above 85 decibels can cause hearing loss. The louder the sound, the shorter the amount of time it takes for NIHL to happen.

Here are the average decibel ratings of some familiar sounds:

▶ The humming of a refrigerator	45 decibels
▶ Normal conversation	60 decibels
▶ Noise from heavy city traffic	85 decibels
▶ Motorcycles	95 decibels
▶ An MP3 player at maximum volume	105 decibels
▶ Siren	120 decibels
▶ Firecrackers and guns	150 decibels

Your distance from the source of the sound and the length of time you are exposed to the sound are also important factors in protecting your hearing. A good rule of thumb is to avoid noises that are too loud, too close, or last too long.

## How can noise damage our hearing?



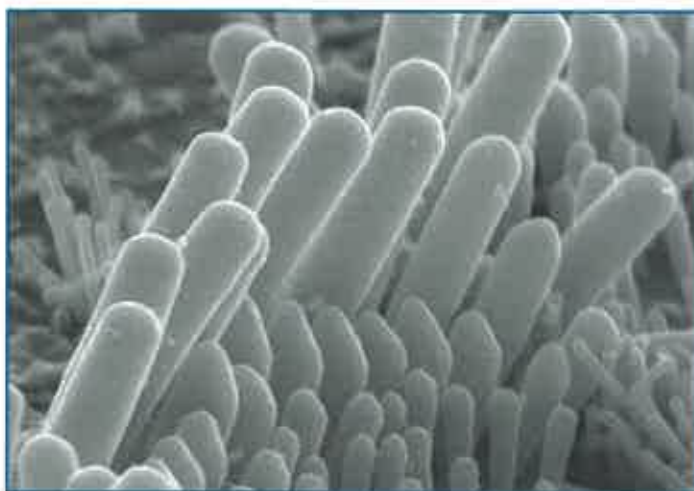
Credit: NIH Medical Arts

To understand how loud noises can damage our hearing, we have to understand how we hear. Hearing depends on a series of events that change sound waves in the air into electrical signals. Our auditory nerve then carries these signals to the brain through a complex series of steps.

1. Sound waves enter the outer ear and travel through a narrow passageway called the ear canal, which leads to the eardrum.
2. The eardrum vibrates from the incoming sound waves and sends these vibrations to three tiny bones in the middle ear. These bones are called the malleus, incus, and stapes.
3. The bones in the middle ear couple the sound vibrations from the air to fluid vibrations in the

cochlea of the inner ear, which is shaped like a snail and filled with fluid. An elastic partition runs from the beginning to the end of the cochlea, splitting it into an upper and lower part. This partition is called the basilar membrane because it serves as the base, or ground floor, on which key hearing structures sit.

4. Once the vibrations cause the fluid inside the cochlea to ripple, a traveling wave forms along the basilar membrane. Hair cells—sensory cells sitting on top of the basilar membrane—ride the wave.
5. As the hair cells move up and down, microscopic hair-like projections (known as stereocilia) that perch on top of the hair cells bump against an overlying structure and bend. Bending causes pore-like channels, which are at the tips of the stereocilia, to open up. When that happens, chemicals rush into the cell, creating an electrical signal.
6. The auditory nerve carries this electrical signal to the brain, which translates it into a sound that we recognize and understand.



*Stereocilia perch atop sensory hair cells in the inner ear.*  
Credit: Yoshiyuki Kawashima

Most NIHL is caused by the damage and eventual death of these hair cells. Unlike bird and amphibian hair cells, human hair cells don't grow back. They are gone for good.



## What are the effects and signs of NIHL?

When you are exposed to loud noise over a long period of time, you may slowly start to lose your hearing. Because the damage from noise exposure is usually gradual, you might not notice it, or you might ignore the signs of hearing loss until they become more pronounced. Over time, sounds may become distorted or muffled, and you might find it difficult to understand other people when they talk or have to turn up the volume on the television. The damage from NIHL, combined with aging, can lead to hearing loss severe enough that you need hearing aids to magnify the sounds around you to help you hear, communicate, and participate more fully in daily activities.

NIHL can also be caused by extremely loud bursts of sound, such as gunshots or explosions, which can rupture the eardrum or damage the bones in the middle ear. This kind of NIHL can be immediate and permanent.

Loud noise exposure can also cause tinnitus—a ringing, buzzing, or roaring in the ears or head. Tinnitus may subside over time, but can sometimes continue constantly or occasionally throughout a person's life. Hearing loss and tinnitus can occur in one or both ears.

Sometimes exposure to impulse or continuous loud noise causes a temporary hearing loss that disappears 16 to 48 hours later. Recent research suggests, however, that although the loss of hearing seems to disappear, there may be residual long-term damage to your hearing.

## Can NIHL be prevented?

NIHL is the only type of hearing loss that is completely preventable. If you understand the hazards of noise and how to practice good hearing health, you can protect your hearing for life. Here's how:

- ▶ Know which noises can cause damage (those at or above 85 decibels).
- ▶ Wear earplugs or other protective devices when involved in a loud activity (activity-specific earplugs and earmuffs are available at hardware and sporting goods stores).

- ▶ If you can't reduce the noise or protect yourself from it, move away from it.
- ▶ Be alert to hazardous noises in the environment.
- ▶ Protect the ears of children who are too young to protect their own.
- ▶ Make family, friends, and colleagues aware of the hazards of noise.
- ▶ Have your hearing tested if you think you might have hearing loss.

## What research is being done on NIHL?

The National Institute on Deafness and Other Communication Disorders (NIDCD) supports research on the causes, diagnosis, treatment, and prevention of hearing loss. NIDCD-supported researchers have helped to identify some of the many genes important for hair-cell development and function and are using this knowledge to explore new treatments for hearing loss.

Researchers are also looking at the protective properties of supporting cells in the inner ear, which appear to be capable of lessening the damage to sensory hair cells upon exposure to noise.

The NIDCD sponsors *It's a Noisy Planet. Protect Their Hearing®*, a national public education campaign to increase awareness among parents of preteens about the causes and prevention of NIHL. Armed with this information, parents, teachers, school nurses, and other adults can encourage children to adopt healthy hearing habits.



National Institute on  
Deafness and Other  
Communication Disorders



## Where can I find additional information about noise-induced hearing loss?

The NIDCD maintains a directory of organizations that provide information on the normal and disordered processes of hearing, balance, taste, smell, voice, speech, and language. Visit the NIDCD website at <http://www.nidcd.nih.gov> to search the directory.

Use the following keywords to help you find organizations that can answer questions and provide printed or electronic information on NIHL:

- ▶ Noise-induced hearing loss
- ▶ Hard of hearing
- ▶ Tinnitus

### More NIDCD fact sheets on Hearing and Balance:

- ▶ Age-Related Hearing Loss
- ▶ How Loud Is Too Loud? How Long Is Too Long?
- ▶ Otosclerosis
- ▶ Ten Ways to Recognize Hearing Loss
- ▶ Tinnitus

Visit the NIDCD website at <http://www.nidcd.nih.gov> to read, print, or download fact sheets.

For more information, contact us at:

### NIDCD Information Clearinghouse

1 Communication Avenue  
Bethesda, MD 20892-3456  
Toll-free Voice: (800) 241-1044  
Toll-free TTY: (800) 241-1055  
Email: [nidcdinfo@nidcd.nih.gov](mailto:nidcdinfo@nidcd.nih.gov)

<http://www.nidcd.nih.gov>

 Follow the NIDCD on Twitter at @NIDCD

**The NIDCD supports and conducts research and research training on the normal and disordered processes of hearing, balance, taste, smell, voice, speech, and language and provides health information, based upon scientific discovery, to the public.**



### Noise-Induced Hearing Loss

NIH Pub. No. 99-4233  
March 2014  
Reprinted July 2016