

LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: August 18, 2016 Project Description

APN: 0256-091-07 and 0256-101-34 Applicant: John And Dora Boruchin Living Trust Community: Bloomington/Supervisorial District 5 650 feet south of Santa Ana Avenue, east Location: and west of Laurel Avenue. Project No: P201400517 Staff: Jim Morrissey Applicant Rep: Albert A. Webb Associates Proposal: A) General Plan Amendment to change the official Land Use Zoning District from Bloomington Single Family Residential, one acre minimum lot size with Additional Agriculture (BL/RS-1-AA) to Bloomington Single Residential 20,000 sq. ft. minimum lot size (BL/RS20M) on 15 acres, and; Tentative Tract Map 18983 to create B) 22 single family lots on 15 gross acres.

AGENDA ITEM # 3 Vicinity Map



Report Prepared By: Jim Morrissey

32 Hearing Notices Sent On: August 5, 2016

SITE INFORMATION

Parcel Size: 15.0 gross acres Terrain: Relatively Flat Vegetation: The property is relatively clear of vegetation due to disking. Patchy non-native plants exist throughout. A wind row of trees divides the westerly parcel, extending north to south, and a portion of the easterly parcel includes remnants of previous accessory agriculture.

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT		
Site	Primarily vacant, some remnants of	BL/RS-1-AA (Bloomington/Single Residential, one-acre minimum		
	previous accessory agriculture	lot size, Additional Agricultural		
North	Single Family Residential	BL/RS-1-AA (Bloomington/Single Residential, one-acre minimum		
		lot size, Additional Agricultural		
South	Single Family Residential	BL/RS-1-AA (Bloomington/Single Residential, one-acre minimum		
		lot size, Additional Agricultural		
East	Single Family Residential and vacant	BL/RS-1-AA (Bloomington/Single Residential, one-acre minimum		
		lot size, Additional Agricultural		
West	Single Family Residential	BL/RS-1-AA (Bloomington/Single Residential, one-acre minimum		
		lot size, Additional Agricultural		

	AGENCY	<u>COMMENT</u>
City Sphere of Influence:	City of Rialto	Land Use is Residential 2 (Two Dwellings per acre)
Water Service:	West Valley Water District	Will Serve Letter Received
Sewer Service:	N/A	Individual Septic Tanks

In accordance with Section In accordance with Section 86.08.010 of the Development Code, the action taken by the Planning Commission may be appealed to the Board of Supervisors within ten (10) calendar days after the Planning Commission hearing.

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VICINITY MAP



OFFICIAL LAND USE DISTRICT MAP

GENERAL PLAN AMENDMENT AND TT 18983 P201400517/0256-091-07 AND 0256-101-34 Planning Commission Staff Report AUGUST 18, 2016



PLOT PLAN

GENERAL PLAN AMENDMENT AND TT 18983 P201400517/0256-091-07 AND 0256-101-34 Planning Commission Staff Report AUGUST 18, 2016

SITE PHOTOS



<u>Photo 1</u>: Looking north on Laurel Ave. from the southerly property line. Project site is on both sides of the road.



<u>Photo 2</u>: Looking south on Laurel Ave. from the southerly property line.



Photo 3: Looking westerly from Laurel Avenue near southerly property line.



<u>Photo 4</u>: Looking easterly from Laurel Avenue near southerly property line. This building will remain.



<u>Photo 5</u>: Looking north on Laurel Avenue near the most northerly property line.



<u>Photo 6</u>: Looking generally north along Alder Avenue, north of its intersection with Maywood Street. These lots have smaller width (82.5+ feet) and back up to westerly side of subject property.



<u>Photo 7</u>: Looking south along Alder Avenue. These smaller width lots (82.5+ feet) back up to westerly side of subject property.



<u>Photo 8</u>: Looking north along Alder Avenue. These lots are examples of properties that have greater lot width (154 feet), but smaller land area than the narrow-width lots.

PROJECT DESCRIPTION AND BACKGROUND:

The proposed Project includes a General Plan Amendment to change the official Land Use Zoning District from Bloomington Single Residential One acre minimum lot size and Additional Agriculture (BL/RS-1-AA) to Bloomington Single Residential 20,000 square feet minimum lot size (BL/RS20M) and a Tentative Tract Map to subdivide 15 gross acres into 22 single family residential lots with a minimum lot size of 20,000 square feet.

The Project site is bisected by Laurel Avenue, approximately 650 feet south of Santa Ana Avenue. Laurel Avenue is a paved roadway, but without curb, gutter or sidewalks, consistent with area improvements. The project site is south of Bloomington High School and east of Harris Middle School. The site is in the Sphere of Influence of the City of Rialto and designated Residential 2 that provides two-dwelling units per acre. See City of Rialto General Plan Map exhibit below.



ANALYSIS:

General Plan Amendment

The applicant proposes to amend the General Plan from one dwelling per acre to two dwellings per acre (20,000 sq. ft. lot size). The proposed amendment would be consistent with the City of Rialto General Plan Land Use Map, due to the Project site's location within the City's Sphere of Influence. Lot sizes within the area are generally large, as depicted on the Assessor Maps displayed below. Specifically, the parcels on the westerly side of Laurel Avenue include parcels over two-acres in size immediately to the north and south and mostly over one-acre adjoining the property to the west. Lot sizes on the easterly side of Laurel Avenue include parcels over two-acres in size immediately to the north and south and mostly over one-acre adjoining the property to the west. Lot sizes on the easterly side of Laurel Avenue include parcels over two-acres in size immediately to the east and south and almost four-acres to the north. Generally, the area encompassed by Santa Ana Avenue to the north, Jurupa Avenue to the south, Alder Avenue on the west and Locust Avenue to the east are comprised of lots over an acre in size. However, the lot frontages are relatively narrow, with widths of 100 feet or less, which will be compatible with the proposed development (see lots outlined in red below, and see Photos 6 and 7 for examples).

A typical large residential lot design is reflected in more compact rectangular shape, such as those displayed along the northerly portions of Alder Avenue, Laurel Avenue, and Locust Avenue. These lots are approximately one acre in size, but have a lot widths between 150 to 220 feet. See Photo 8.



The proposed project would provide lot widths well over 100 feet in width, with 15 of the 22 lots having widths between 139 feet and 161 feet. Lots at the street knuckles would have a reduced lot frontage. Although the proposed development would have a smaller lot size than currently exists in the area, their lot widths would provide a design style consistent with the area development pattern and reflect a very low-density urban condition.

The Development Code permits the keeping of variety of animals on lots 20,000 sq. ft. or larger, with a minimum 20,000 square foot parcel size requirement for accessory animal keeping. Cattle and horses are allowed on lots with a minimum area of 20,000 square feet, at a density of one animal per 10,000 square feet. The proposed lots may allow for keeping of large animals, subject to distance requirements from habitable structures.

Tentative Map

Subdivision Design and Improvements

The proposed subdivision provides 22 single family lots and an on-site retention basin located at the easterly and topographically lower portion of the Project site. One of the existing structures on the easterly side of Laurel Avenue will remain and is encompassed within a proposed lot. Laurel Avenue currently extends through the Project site and will be improved consistent with a Collector Street design, 66 feet right of way, for those portions adjacent to the property, with transitional improvements as needed. Three feet of additional dedication will be required on the west side of Laurel Avenue. All internal roadways will be local streets with 50 feet right of way (Street Design Standard 104A). All roadway improvements will include paving, curb, gutter, and sidewalks. Water service will be provided by West Valley Water District and waste water disposal will occur on-site through individual septic tanks.

Lot Size Criteria

A consistency analysis is provided below that compares the Development Code requirements for the RS (Single Residential) District to the proposed Project. The project design adheres to a minimum lot size of 20,000 sq. ft.

District or Proposal	Minimum Lot Size	Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
RS District	7.200 sq. ft.	60 feet for less	100 feet for less	1.3 for less than 10
Standard	7,200 04.10	than 1 acre	than 1 acre.	acres
Project	20,000 sq. ft.	Exceed 60 feet*	100 feet or	Less than 1:3 width
Proposal			greater	to depth ratio

*The lot width on a cul-de-sac or knuckle is determined by the shortest distance measured either at the building setback line or average horizontal distance.

Environmental Analysis

<u>Biological Resources</u>. A General Habitat Assessment was prepared for the Project site. No suitable habitat was identified on the Project site due to weed abatement activities and no nesting birds were observed. The property does contain Delhi Soils, which are associated with the Delhi Sands flower-loving fly (DSFF), a federally endangered species. However, based upon the quality of the soil and existing vegetation it was determined that the site is unsuitable for DSFF, and no further study is required.

No drainage courses or blue-line streams traverse the project site. Due to the potential for nesting birds to occur on the property, pre-construction surveys are proposed prior to vegetative clearing or ground disturbance. If birds are identified, work can occur away from the area at specified distances or be undertaken outside of the nesting season.

<u>Cultural Resources</u>. A number of actions were undertaken to evaluate cultural resources. These
included filing a request with the South Central Coastal Information Center to provide guidance
as to the potential for cultural resources. The Information Center recommended preparation of a
Phase I archaeological survey prior to project approval and an evaluation of the built environment
by an architectural historian. In response, a *Phase I Cultural Resource Assessment* was
prepared for the Project site. The report found no significant cultural resources. However, the *Assessment* recommended that cultural resource monitoring occur during any Project-related
ground-disturbing activity due to the number of previously recorded resources found within onemile of the property. The conditions of approval require monitoring by a qualified archaeological
monitor and a Native American monitor, to determine if potentially significant resources exist.

In addition to contact with the Information Center and the preparation of a *Cultural Resources Assessment*, notice was sent to area Native American Tribes, consistent with AB 52, which requires their notification whenever a Project necessitates either a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report and a Tribe has requested such notification. Correspondence was received from the Soboba Band of Luiseño Indians requesting consultation on the Project, as provided by the law. Upon consultation with the Tribe, a request was made to have a monitor present during the initial Project survey, which occurred with a Tribal member on January 4, 2016. Correspondence was received from the Tribe on April 20, 2016 indicating consultation has concluded, as provided by AB 52.

- <u>Air Quality and Noise</u>. Due to the proximity of residences to the project site a dust control plan has been required, along a the need to comply with regulations from the South Coast Air Quality Management District for nuisances, fugitive dust, sulfur content of gaseous fuels and liquids, architectural coatings and asbestos emissions. Similarly, a requirement has been placed on the Project to comply with County noise standards and other noise measures related to the operation and placement of construction equipment.
- <u>Traffic</u>. The Project is located within the Regional Transportation Development Mitigation Fee Plan for the Rialto Subarea, which requires a fee of \$7,895.00 per single family dwelling to offset the effects of new development upon the roadway system. This fee is to be paid prior to issuance of a building permit. The applicant is also required to install stop signs at project egress points along Laurel Avenue.

<u>Sphere of Influence</u>. The project site is located within the Sphere of Influence of the City of Rialto (City). A project notice was sent to the City, but no comments were received. As part of the application materials a letter was provided by the City of Rialto Public Works Department indicating no sewer lines existed in the area, with the exception of a sewer trunk line in Santa Ana Avenue.

<u>Environmental Determination</u>. In compliance with the California Environmental Quality Act (CEQA), an Initial Study (Exhibit C) has been completed for the proposed Project and it concluded that the Project will not have a significant adverse impact on the environment with the implementation of all the Conditions of Approval and environmental mitigation measures. The proposed Mitigated Negative Declaration has been made available for public review and no comments were received. Therefore, adoption of a Mitigated Negative Declaration is recommended.

SUMMARY:

Staff recommends approval of the proposed General Plan Amendment and Tentative Map based upon the finding the design would maintain rural-style uses and provide a varied approach to residential development, as provided for in the County's General Plan. Public services, including law enforcement, fire, and domestic water are available to meet projected demands and measures/conditions have been incorporated to minimize potential environmental effects.

<u>RECOMENDATION</u>: That the Planning Commission RECOMMEND to the Board of Supervisors that the following actions be undertaken:

- A. **ADOPT** the Mitigated Negative Declaration (MND), pursuant to the California Environmental Quality Act (CEQA).
- B. **ADOPT** the findings recommended for approval.
- C. **APPROVE** the General Plan Amendment from Single Family, one-acre minimum lot size, Agricultural Overlay to Single Family, 20,000 sq. ft. minimum lot size (RS, 20,000 sq. ft.) on 15 gross acres located approximately 650 feet south of Santa Ana Avenue, east and west of Laurel Avenue.
- D. **APPROVE** Tentative Map 18983 for the development of 22 single family lots and one lettered lot for a retention basin, subject to the conditions of approval.
- E. **DIRECT** the Clerk of the Board to file the Notice of Determination.

ATTACHMENTS:

- Exhibit A: Findings
- Exhibit B: Conditions of Approval
- Exhibit C: Initial Study
- Exhibit D: General Habitat Assessment
- Exhibit E: Phase I Cultural Resources Assessment
- Exhibit F: Public Comments

EXHIBIT A

Findings

FINDINGS – GENERAL PLAN AMENDMENT

1. The proposed amendment is internally consistent with all other provisions of the respective plan, the General Plan or an applicable specific plan as it is consistent with the following goals and policies of the County General Plan:

<u>Goal LU 2.1</u> – Promote varied approaches to residential development to foster a variety of housing types and densities and more efficient use of the land.

<u>Goal Implementation</u>: The Project would permit a lot size smaller than one acre, yet maintain lots large enough for rural-style uses with horses, and would represent a varied approach to residential development in the area as it will establish a residential community with a lower density than the existing residential neighborhoods immediately around the Project site.

<u>Policy LU 9.1</u> – Encourage infill development in unincorporated areas and sphere of influence (SOI) areas.

<u>Policy Implementation</u>: The proposed General Plan Amendment will allow the continuation of residential development which exists around the Project site and is similar in density to the Residential 2 Land Use District (0 to 2 dwelling units per acre) identified on the City of Rialto General Plan Land Use Map for this portion of the City's Sphere of Influence.

- The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County, because the amendment facilitates a Project that has incorporated appropriate conditions of approval and mitigation measures to protect and enhance public health and safety, while providing a logical and orderly expansion of existing adjacent single residential land uses.
- 3. The proposed land use zoning district change is in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised, because the proposed amendment represents a continuation of residential land uses in the surrounding areas. The amendment does not compromise existing or other planned uses and a community benefit will be derived from the creation of new single residential lots that will provide for new housing development and generate local construction jobs and retail/construction material sales.
- 4. The proposed land use zoning district change will provide a reasonable and logical extension of the existing land use pattern in the surrounding area, because the proposed amendment will extend residential development, and allow the development of single-family homes adjacent to existing single-family homes.
- 5. The proposed land use zoning district change does not conflict with provisions of the **Development Code**, because the Project site conforms to the size and location criteria specified for the Single Residential land use district and all future construction will be required to conform to the development standards and other applicable land use regulations.
- 6. The proposed land use zoning district change will not have a substantial adverse effect on surrounding property, because development standards within the proposed RS-20,000

(Single Residential, 20,000 sq. ft. minimum lot size) District are similar to the surrounding land use of RS-1 (Single Residential, 1 acre minimum lot size) and represents a continuation of the residential land use pattern and zoning in the surrounding area.

- 7. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. The proposed project conforms to all applicable development standards and sections of the Development Code, as noted in Finding No. 5 above. The affected water district has indicated an ability to adequately serve the proposed project and subsurface discharge will be regulated through the County Environmental Health Department. Other County departments responsible for providing service to the site, such as County Fire and Sheriff's Department have the ability to meet projected service demands created through the addition of new housing. Adequate landfill capacity also exists to handle the additional solid waste generated and appropriate drainage features have been incorporated into the project design to provide for and protect future project residents and existing area residents. Development impact fees, including the payment of required school fees, will off-set potentially adverse impacts created by the addition of new housing units. As such, the design of the project, incorporating the recommended conditions of approval, will ensure that the project will not endanger, jeopardize or otherwise constitute a hazard to the property or improvements in the vicinity or create significant noise, traffic or other conditions that may be objectionable or detrimental to other permitted and existing uses in the vicinity.
- 8. The Environmental Initial Study has been prepared in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgment of the County acting as lead agency for the Project. The Project will not have a significant adverse impact on the environment with the implementation of all the required conditions of approval and mitigation measures.

FINDINGS - TENTATIVE TRACT MAP 18983

Tentative Tract Map for the subdivision of approximately 15 acres into 22 parcels and a lettered parcel for a detention basin purposes.

- 1. The proposed map, subdivision design, and improvements are consistent with the General Plan, any applicable community plan, and any applicable specific plan, because the subdivision, in conjunction with a proposed General Plan Amendment from RS-1AA (Single Residential, 1 acre minimum lot size, Additional Agricultural Overlay) to RS-20,000 (Single Residential, 20,000 sq. ft. minimum lot size), will provide a land use district in which the lot sizes and design features are appropriate for such a development and consistent with both the County's RS-20,000 (Single Residential, 20,000 sq. ft. minimum lot size) Land Use District and Development Code.
- 2. The site is physically suitable for the type and proposed building density of development, because the land is relatively flat with no unique features or easements that would adversely affect or impede development of the project site, adequate public services can be provided to the project site from existing facilities and services, including water services from West Valley Water District, and traffic improvements and fees identified in the conditions of approval. The Project will be subject to the Regional Transportation Development Mitigation Fee Plan for the Rialto Subarea. All fees due as part of the Fee Plan are to be paid and traffic improvements constructed to ensure adequate vehicle access is available to the project site.
- 3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because no biological resources' habitat have been identified for the property based upon the completion of *General Habitat Assessment* and the implementation of proposed mitigation measures.
- 4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems, because the site location, the subdivision design, and the development intensity proposed are such that hazards from flood, fire, noise, and other potential public health hazards are deemed minimal with the implementation of the proposed conditions of approval and mitigation measures and the property is not located within a flood plain, near a designated geologic fault or within a high fire hazard area.
- 5. The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision, because the conditions of approval shall require that public right of easements will not be interfered with and a statement of concurrence shall be provided from utility companies whose easements may be affected by the proposed development.
- 6. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Control Board, because proposed individual lot septic systems will be reviewed and approved by San Bernardino County Division of Environmental Health Services (DEHS) and are required as a condition of approval.
- 7. The design of the subdivision provides to the extent feasible, passive or natural heating and cooling opportunities, because the proposed map will conform to Land Use District

development standards, which provide adequate building setback and separation criteria that allow adequate opportunity for the use of solar technology.

- 8. The proposed subdivision, its design, density and type of development and improvements conforms to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law, because the size and shape of the lots conform to the standard regulations set forth in the Development Code and the appropriate agencies (including Land Use Services, County Fire, and Public Works) have reviewed the proposed project design and the proposed conditions and mitigation measures.
- 9. There is no substantial evidence that the project will have a significant effect on the environment, because an initial study has been completed, which included the preparation of a *General Habitat Assessment, Phase I Cultural Resources Assessment, and Water Quality Management Plan.* A Mitigated Negative Declaration is recommended for the proposed project based staff's independent evaluation and judgment that the project will not have a significant adverse impact on the environment with the implementation of all the conditions of approval and environmental mitigation measures.

EXHIBIT B

Conditions of Approval

CONDITIONS OF APPROVAL

TENTATIVE TRACT 18983 JOHN AND DORA BORUCHIN LIVING TRUST

GENERAL REQUIREMENTS

Conditions of Operation and Procedure

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

- Project Approval Description. Tentative Tract Map (TT) 18983 is approved to be recorded and constructed in compliance with the San Bernardino County Code (SBCC), the conditions of approval stated herein and the approved stamped tentative tract map. This approval includes the requirements of any approved reports (e.g. traffic study, noise study). TT 18983 is approved to subdivide 15.0 gross acres into 22 numbered residential lots and 1 lettered lot for landscaping open space and drainage improvements, located on separate parcels on the east and west side of Laurel Avenue, approximately 650 feet south of Santa Ana Avenue, in the Bloomington area. APN: 0256-101-34. Project No: P201400517.
- <u>Concurrent Actions</u>. A General Plan Amendment (GPA) application is concurrently filed with TT18983 to change the Official Land Use Zoning District from Single Residential, one acre lot size, with an Additional Agriculture Overlay to Single Residential, 20,000 sq. ft. minimum lot size. Approval of TT 18983 is contingent upon approval of the concurrent GPA application.
- 3. <u>Expiration</u>. This conditional approval shall become null and void unless all conditions have been completed and the Tentative Map has been deemed complete by the County Surveyor for purposes of recordation within thirty–six (36) months following the effective approval date, unless an extension of time is granted.

<u>PLEASE NOTE:</u> This will be the ONLY notice given of the approval expiration date. The "developer" is responsible for initiation of any extension request.

- 4. <u>Revisions.</u> 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)
- 5. <u>Extension of Time.</u> 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)

- 6. <u>Project Account.</u> The Job Costing System (JCS) account number is <u>P201400517</u>. 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.
- 7. 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.

- 8. <u>Development Impact Fees.</u> Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
- 9. <u>Underground Utilities.</u> Utility lines, including electric, telephone, communications, and street lighting, within or directly serving each subdivision, shall be placed underground. The subdivider is responsible for complying with the requirements of this Subsection without expense to the County, and shall make necessary arrangements with the utility company for the installation of the facilities. Appurtenances and associated equipment (e.g., boxes and meter cabinets) and concealed ducts in an underground system may be placed above ground.
- 10. <u>Additional Permits.</u> The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:
 - a) <u>FEDERAL</u>: N/A
 - b) <u>STATE</u>: Regional Water Quality Control Board (RWQCB) Santa Ana Region, South Coast Air Quality Management District (AQMD)
 - c) <u>COUNTY</u>: Land Use Services-Building and Safety/Code Enforcement, Planning, Land Development; County Fire; County Surveyor; Public Health-Environmental Health Services (DEHS), Public Works, AND;
 - d) <u>LOCAL</u>: West Valley Water District, Local Agency Formation Commission (LAFCO).
- 11. <u>Condition Compliance.</u> In order to obtain construction permits for grading, building, final inspection and 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 County Planning in accordance with the directions stated in the Approval letter. County Planning shall release its holds on each phase of development by providing to County Building and Safety the following:
 - a) <u>Grading Permits</u> a copy of the signed CCRF for grading/land disturbance and two "red" stamped and signed approved copies of the grading plans.
 - b) <u>Building Permits</u> a copy of the signed CCRF for building permits and three "red" stamped and signed approved copies of the final approved site plan.
 - c) <u>Final Inspection</u> a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by County Planning.

LAND USE SERVICES - Code Enforcement Division (909) 387-4044

- 12. <u>Enforcement.</u> If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees.
- 13. <u>Weed Abatement</u>. The applicant shall comply with San Bernardino County weed abatement regulations [SBCC§ 23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

COUNTY FIRE - Community Safety (909) 386-8465

- 14. <u>Jurisdiction.</u> The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
- 15. <u>Construction Permits</u>. 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.
- 16. <u>Additional Requirements.</u> In addition to the Fire requirements stated herein, other on site and 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. [F01A]

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

17. <u>Tributary Drainage.</u> 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.

- 18. <u>Natural Drainage</u>. The natural drainage courses traversing the site shall not be occupied or obstructed.
- 19. <u>Additional Drainage Requirements.</u> 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.
- 20. <u>Continuous BMP Maintenance.</u> The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.
- 21. <u>BMP Enforcement.</u> 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 WORKS - Solid Waste Management (909) 387-8701

- 22. <u>Mandatory Trash Service.</u> This project falls within a Uniform Handling Service area. If uniform handling is implemented in all or part of a particular franchise area, all owners of a dwelling or a commercial or industrial unit within the uniform handling area who are required to have uniform handling service shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement and pay the rate of such services. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5 Section 46.0501.
- 23. <u>Recycling Storage Capacity.</u> 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.

PRIOR TO ISSUANCE OF DEMOLITION PERMITS

The following shall be completed:

PUBLIC WORKS - Solid Waste Management (909) 387-8701

24. <u>Construction Waste Management Plan (CDWMP) Part 1</u>. The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights or volumes of solid waste materials expected to be generated from demolition. The CDWMP shall include options to divert from landfill disposal, materials for reuse or recycling by a minimum of 50% of total weight or volume. Forms can be found on our website at www.sbcounty.gov/dpw/solidwaste. An approved CDWMP Part 1 is required before a demolition permit can be issued.

Upon completion of demolition, the developer shall complete SWMD's CDWMP Part 2 and shall provide documentation of diversion of materials including but not limited to receipts, invoices or letters showing material type(s) and weights or volume from diversion facilities or certification of reuse of materials on site. An approved Part 2 of the CDWMP is required prior to issuing building permits.

PRIOR TO ISSUANCE OF GRADING PERMITS

The following shall be completed:

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

- 25. <u>Retaining Wall Plans.</u> Submit plans and obtain separate building permits for any required walls or retaining walls.
- 26. <u>Grading Plans.</u> Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance of more than 50 Cu Yards.
- 27. <u>Demolition Permit.</u> 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.
- 28. <u>Erosion & Sediment Control Plan.</u> An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance.
- 29. <u>Erosion Control Installation.</u> Erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
- <u>NPDES Permit.</u> 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. <u>www.swrcb.ca.gov</u>

- 31. <u>Regional Board Permit Letter.</u> CONSTRUCTION projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
- 32. When proposed earthwork quantities exceed 5,000 cubic yards, including construction of private roads, a geotechnical (soils) report is required to be submitted with appropriate fees to the County Geologist for review and approval prior to issuance of grading permits.
- 33. When proposed earthwork quantities exceed 5,000 cubic yards, including construction of private roads, an engineering geology report is required to be submitted with appropriate fees to the County Geologist for review and approval prior to issuance of grading permits.

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

34. Nesting Bird Surveys. Within 30 days prior to vegetation clearing or ground disturbance associated with construction or grading that would occur during bird nesting seasons (February 1 to August 31), a gualified biologist shall survey the area within 200 feet (or up to 300 feet depending on topography or other factors and 500 feet for raptors) of the ground disturbance activity to determine if this activity would disturb nesting birds protected by the Migratory Bird Treaty Act or the California Fish and Game Code. If observed in the Project impact area, occupied nest shall not be disturbed unless a qualified biologist verifies through non-invasive methods that either: (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are foraging independently and are capable of independent survival. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within 300 feet of non-raptor nests, and within 500 feet of raptor nests, during the breeding season so as to avoid abandonment of the young (CDFW 2012b). This mitigation measure does not apply if construction occurs during the non-nesting season, September 1 through January 31.

[Mitigation Measure BIO-1] Prior to Grading Permit/Planning

- 35. <u>AQ-Dust Control Plan.</u> The "developer" shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:
 - a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of three times each day.
 - b) Any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities.

- c) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.
- d) Any area that will remain undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers and/or a desert wildflower mix hydroseed on the affected portion of the site.
- e) Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.
- f) Imported fill and exported excess cut shall be adequately watered prior to transport, covered during transport, and watered prior to unloading on the project site.
- g) Storm water control systems shall be installed to prevent off-site mud deposition.
- h) All trucks hauling dirt away from the site shall be covered.
- i) Construction vehicle tires shall be washed, prior to leaving the project site.
- *j)* Rumble plates shall be installed at construction exits from dirt driveways.
- *k)* Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.
- I) Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.

[Mitigation Measure AQ-1] Prior to Grading Permits/Planning

- 36. <u>AQ Construction Mitigation.</u> The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:
 - a) Provide documentation prior to beginning construction demonstrating that the Project will comply with all SCAQMD regulations including 402 (nuisance), 403 (fugitive dust), 431.1(sulfur content of gaseous fuels), 431.2 (sulfur content of liquid fuels), 1113 (architectural coatings), and 1403 (asbestos emissions from demolition activities).
 - b) Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.
 - c) Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.
 - d) All gasoline-powered equipment shall have catalytic converters.
 - e) Provide onsite electrical power to encourage use of electric tools.
 - f) Minimize concurrent use of equipment through equipment phasing.

- q) Provide traffic control during construction to reduce wait times.
- *h)* Provide on-site food service for construction workers to reduce offsite trips.
- *i)* Implement the County approved Dust Control Plan (DCP)
- i) Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).

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

- 37. Noise Mitigation. The developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:
 - a) Noise levels of any project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noiseproducing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.
 - b) Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays.
 - c) Construction equipment will be muffled per manufacturer's specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.
 - d) All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.

[Mitigation Measure N-1] Prior to Grading Permit/Planning

38. 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 impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:

a) Implement both the approved Coating Restriction Plans.

- b) Select construction equipment based on low-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 plans shall include the following statements:
 - "All construction equipment engines shall be properly tuned and • maintained in accordance with the manufactures 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.
- d) Schedule construction traffic ingress/egress to; not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flag person shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.

- e) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal and cardboard) per County Solid Waste procedures.
- f) 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.
- 39. <u>Cultural Resources</u>. 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.
- 40. <u>Cultural Resources Tribal Monitoring</u>. Cultural resource monitoring shall occur during any Project-related ground-disturbing activity that includes a qualified archaeological monitor and a Native American monitor to determine if potentially significant resources exist. Prior to initiating ground disturbance activities a letter shall be provided to the Planning Division confirming that arrangements have been made with the Soboba Indians to provide site monitoring. [Mitigation Measure C-1] Prior to Grading/Permit, Planning

COUNTY FIRE - Community Safety (909) 386-8465

- 41. <u>Water System.</u> 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. [F05]
- 42. <u>Street Signs</u>. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]
- 43. <u>Fire Flow Test.</u> Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety. [F05B]

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

44. <u>Vectors</u>. 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.

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

- 45. <u>Grading Plans.</u> Grading plans shall be submitted to Land Development Division for review and approval obtained, prior to construction. All drainage and water quality improvements shall be shown on the grading plans along with the supporting hydrology, hydraulics and water quality calculations. An \$806 deposit for grading plan review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- 46. <u>WQMP.</u> A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana Watershed Region. Copies of the WQMP guidance and template can be found at: (http://www.sbcounty.gov/dpw/land/npdes.asp)
- 47. <u>WQMP Inspection Fee.</u> The developer shall deposit an inspection fee for WQMP in the amount of \$3,600 to Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

PRIOR TO RECORDATION OF THE FINAL MAP

The Following Conditions Shall Be Completed

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

- 48. <u>HOA required.</u> The Developer shall establish a Homeowners' Association (HOA) for the purpose of monitoring and maintaining common area amenities and where applicable, private lot areas with HOA maintenance easements. The HOA shall include all lots in Tentative Tract 18983 and shall be formed to the satisfaction of County Planning. The Developer shall submit the following to County Planning for review and approval:
 - a) <u>Cover Letter</u>. Reference the project case number P201400517 and identify the contact individual (with contact information) for any questions concerning the submitted documents.
 - b) <u>By-Laws/CC&R.</u> The proposed HOA By-Laws, Declaration of Covenants, Conditions and Restrictions (CC&R's), and HOA Rules and Regulations shall be submitted for review and approval obtained from County Planning. The By-laws and the CC&R's, as approved by the County, shall not be modified or rescinded without County approval. The CC&R's shall:
 - Provide for a minimum term of 60 years.
 - Provide for the establishment of an HOA comprised of the owners of each individual lot or unit as tenants in common.
 - Provide for common area ownership to be by either the HOA or the owners of each individual lot or unit as tenants in common.

Tentative Tract Map 18983 JOHN AND DORA BORUCHIN LIVING TRUST P201400517 GPA and TTM

- Contain the following note verbatim: "Notwithstanding any provision in • this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'A', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the County of San Bernardino or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be paid in full prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed there from absent the prior written consent of the County of San Bernardino or the County's successor-ininterest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration., In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."
- c) <u>Sample Title.</u> A sample document conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference.
- d) <u>Recordation</u>. After approval by the County, the HOA By-Laws, the Declaration of Covenants, Conditions and Restrictions (CC&R's) shall be recorded and a copy of the recorded documents shall be provided to County Planning. The submitted documents shall include: One (1) copy and one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor.
- e) <u>HOA Responsibilities</u>. The HOA documents (CC&R's) shall indicate that the HOA is required to maintain common area landscaping, street landscaping of Laurel Avenue, if applicable, internal paved roadways, fuel modification measures, slopes, fencing, retaining walls, drainage facilities, and water quality facilities. The HOA shall enforce architectural controls to insure compatibility of colors, materials, landscaping and overall aesthetic appearance, including prompt removal of graffiti. The HOA shall require that roof mounted mechanical equipment shall be screened from view, on all sides to minimize any visual and aesthetic adverse impacts. Homeowners shall be required to incorporate drought-resistant, fire retardant, and water conserving plants and irrigation systems in their landscaping designs. Homeowners will be required to maintain any required fuel modification and

sound attenuation measures. Any or all maintenance responsibilities of the HOA may be assumed by a special district formed for such maintenance.

f) <u>Landscaped Area Maintenance</u>. The maintenance of landscaped areas shall be the sole responsibility of the developer until the transfer to individual ownership of the lots or until the maintenance is officially assumed by the required Homeowners' Association (HOA) or by a maintenance district. A separate water meter shall be installed in any common easement landscaped area, in conformance with an approved landscaping plan.

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

- 49. <u>Demolition Permit.</u> 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.
- 50. <u>Permits</u>. Obtain permits for all structures located on site and all work done without a permit.
- 51. Pursuant to § 66490 of the California Government Code and Chapter 87.08 of the San Bernardino County Development Code, a geotechnical (soils) report is required for all major subdivision. The report must be submitted with appropriate fees for review and approval prior to recordation of the tract.

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

- 52. <u>Water Purveyor</u>. The water purveyor shall be West Valley Water District.
- 53. <u>Water Verification</u>. Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. This letter shall reference the File Index Number and Assessor's Parcel Number.
- 54. <u>Sewage Disposal</u>. Method of sewage disposal shall be EHS approved.
- 55. <u>Sewer Verification</u>. Applicant shall procure a verification letter from the sewering agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewering agency. The letter shall reference the File Index Number and Assessor's Parcel Number.
- 56. <u>Regional Board Clearance</u>. Written clearance shall be obtained from the designated California Regional Water Quality Control Board (listed below) and a copy forwarded to the Department of Environmental Health Services

Santa Ana Region, 3737 Main Street, Suite 500, Riverside, CA 92501, 951-782-4130.

- 57. If Sewer Unavailable. If sewer connection and/or service is unavailable, septic system(s) will then be allowed under the following conditions "A "Soil Percolation Report" shall be submitted to DEHS for review and approval. The following note shall be placed on a Composite Development Plan (CDP): "An approved percolation report, (DEHS reference number) prepared by (person/firm name & credentials) on (date prepared), is on file with DEHS. A plot plan showing the location of the septic system shall be submitted to DEHS prior to the issuance of building permits for the individual lots." For information, please contact Water/Wastewater/Land Use Section at (800) 442-2283.
- 58. <u>Use of Existing Septic System</u>. The existing septic system can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C-42 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.
- 59. <u>Community Use Disposal</u>. The community use sewage disposal system shall be utilized subject to the following conditions: A) Multiple ownership septic systems shall be operated under permit from DEHS. Easements and expansion areas for such systems shall be shown on the tentative and final tract map and, B) Package Wastewater Treatment Plan operations and maintenance shall be conducted by State certified personnel. For more information, contact the Wastewater Section at (800) 442-2283.
- 60. <u>Preliminary Acoustic Information.</u> 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 87.0905(b). The purpose is to evaluate potential future on-site and/or adjacent offsite 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 (909) 442-2283.
- 61. <u>Existing Wells.</u> If wells are found onsite then, evidence shall be provided that all wells are (1) properly destroyed under permit from that Country OR (2) constructed to DEHS standards, properly sealed and certified to the County as inactivated OR (3) constructed to DEHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence shall be submitted to DEHS/Water Section for approval. Contact DEHS/Water Section for approval. Contact DEHS/Water Section for more information at 909-442-2283.
- 62. <u>LAFCO.</u> Submit verification of LAFCO approval to EHS for any project that requires water or sewer connection outside a purveyor's jurisdiction. For information, contact LAFCO at (909) 388-0480.

63. <u>Water/Sewer Requirements.</u> The following are the steps that must be completed to meet the requirements for installation and/or finance of the on-site/off-site water system and/or sewer system.

A. Where the water and/or sewer system is to be **installed** prior to recordation, it is the developer's responsibility to submit to the TRANSPORTATION/FLOOD CONTROL DEPARTMENT, SURVEYOR DIVISION, a copy of the approved plan and a signed statement from the utility of jurisdiction confirming that the improvement has been installed and accepted.

B. Where a **bond** is to be posted in lieu of installation of the improvement, the developer shall submit the approved plans and determined amount or a signed statement from an acceptable governmental entity, that financial arrangements have been completed and submitted to the TRANSPORTATION/FLOOD CONTROL DEPARTMENT, SURVEYOR DIVISION.

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

- 64. <u>Drainage Improvements.</u> A Registered Civil Engineer shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- 65. <u>Drainage Easements.</u> 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.
- 66. <u>Topo Map.</u> A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
- 67. <u>Grading Plans.</u> Grading plans shall be submitted for review and approval obtained if grading occurs prior to Final Map recordation. All drainage and water quality improvements shall be shown on the grading plans along with the supporting hydrology, hydraulics and water quality calculations. An \$806 deposit for grading plan review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- 68. <u>WQMP.</u> A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the

Santa Ana Watershed Region. Copies of the WQMP guidance and template can be found at: (http://www.sbcounty.gov/dpw/land/npdes.asp)

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

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

Laurel Avenue (Collector Street – 66')

- <u>Road Dedication</u>. A 3 foot grant of easement is required along the westerly portion of Laurel Ave. to provide a full-width right-of-way of <u>33</u>".
- <u>Curb Return Dedication</u>. A <u>30</u> foot radius return grant of easement is required at the intersection of <u>Laurel Ave with Street "A" and Street "C"</u>.
- <u>Street Improvements.</u> Design curb and gutter with match up paving <u>22</u> feet from centerline.
- <u>Sidewalks.</u> Design sidewalks per County Standard <u>109 Type "B"</u>.
- <u>Sidewalk Ramp.</u> Design sidewalk ramps per County Standard <u>110</u>.
- <u>Curb Returns.</u> Curb Returns shall be designed per County Standard <u>110</u>.

Streets "A", "B", "C" (Local, Less Than 1000 ADT - 50')

- <u>Road Dedication</u>. A <u>50</u> foot grant of easement is required to provide a fullwidth right-of-way of <u>50'</u>.
- <u>Curb Return Dedication</u>. A <u>20</u> foot radius return grant of easement is required at the intersection of interior streets.
- <u>Street Improvements.</u> Design curb and gutter with match up paving <u>18</u> feet from centerline.
 - <u>Sidewalks.</u> Design sidewalks per County Standard <u>109 Type "C"</u>.
 - Sidewalk Ramp. Design sidewalk ramps per County Standard 110.
- <u>Driveway Approach.</u> Design driveway approach per 2010 Caltrans Driveway Standard Detail A87A (W=12' min – 34' max), and per San Bernardino County Standard <u>130</u>.
- <u>Curb Returns.</u> Curb Returns shall be designed per County Standard <u>110</u>.
- <u>Cul-de-sac Design</u>. The proposed cul-de-sac shall be designed and constructed full width to County Standards. The map shall be revised as necessary to accomplish this.
- 70. <u>Road Standards and Design.</u> All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to <u>Valley</u> Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.
- 71. <u>Street Improvement Plans.</u> The developer shall submit for review and obtain approval of street improvement plans prior to construction. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction. Any utility affecting construction shall be relocated as necessary without cost to the County.
- 72. <u>Improvement Securities.</u> Any required public road, drainage, WQMP, and/or utility improvements for subdivisions shall be bonded in accordance with County Development code unless constructed and approved prior to recordation. All necessary fees shall be provided in accordance with the latest fee schedule.
- 73. <u>Maintenance Bond.</u> Once all required public road, drainage, WQMP, and/or utility improvements have been constructed and approved, a maintenance bond for a period of one year shall be required to insure satisfactory condition of all improvements. Submit necessary fees, per the latest fee schedule, for new securities.
- 74. <u>Encroachment Permits.</u> Prior to installation of road and drainage improvements, a permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.
- 75. <u>Soils Testing.</u> Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.

- 76. <u>Open Roads/Cash Deposit.</u> Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.
- 77. <u>Access Rights.</u> Vehicular access rights shall be restricted on <u>Laurel Ave</u> except at approved access points.
- 78. <u>Turnarounds</u>. Turnarounds at dead end streets shall be in accordance with the requirements of the County Department of Public Works and Fire Department.
- 79. <u>Street Type Entrance</u>. Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.
- 80. <u>Transitional Improvements.</u> Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
- 81. <u>Street Gradients.</u> Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.

PUBLIC WORKS – Office of Surveyor (909) 387-8148

- 82. <u>Tentative and Final Map</u>. A tentative and final map is required in compliance with the Subdivision Map Act and the San Bernardino County Development Code.
- 83. <u>Non-interference Letter</u>. Developer shall present evidence to the County Surveyor's Office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.
- 84. <u>Easements of Record</u>. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.
- 85. <u>Final Map Review</u>. Review of the Final Map by our office is based on actual cost, and requires an initial \$8,000.00 deposit. Prior to recordation of the map all fees due to our office for the project shall be paid in full.
- 86. <u>Title Report</u>. A current Title Report prepared for subdivision purposes is required at the time the map is submitted to our office for review.
- 87. <u>Final Monumentation</u>. Final monumentation, not set prior to recordation, shall be bonded with a cash amount deposited to the County Surveyor's Office as established per the County Fee Ordinance on file with the Clerk of the Board.

88. <u>Land Survey Monumentation</u>. 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 appropriate documents shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The following shall be completed:

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

- 89. <u>Construction Plans.</u> 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.
- 90. <u>Water Verification</u>. Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency.

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

- 91. <u>Project Development Standards.</u> Prior to issuance of Building Permits for any phase of the project, the Developer shall submit a final plan of design for review and approval by the Planning Division. That plan shall contain the following elements:
 - a) A final site plan showing all lots, building footprints, setbacks, mechanical equipment and model home assignments on individual lots.
 - b) Each model floor plan and elevations (all sides).
 - c) Two (2) sets of photographic or color prints of the sample board and colored elevations shall be submitted for review.
 - d) There shall be a minimum of five different floor plans for this project. For development projects that are to be constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
 - e) Building setbacks shall be as shown on the approved Tentative Map.
 - f) Air Conditioning units, fireplaces, and entertainment center pop-outs may encroach up to two feet into the non-gated side yard thus allowing a minimum three feet clearance to property line, wall, or toe of slope. If Air Conditioning units, fireplaces, and entertainment center pop-outs are proposed on the gated side yard, then a minimum of five feet free and clear shall be provided to the property line, wall, or toe of slope.
 - g) The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and

textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

- h) All windows must be trimmed. Shutters, pot shelves, clay vents, outlookers and/or decorative grille details used on the front elevation must be carried around to the rear elevation.
- i) All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel).
- j) Lots the backup to perimeter roads or along visible perimeter edges shall incorporate single story homes as often as feasible. The proportion of single story homes must meet or exceed the proportion represented in the overall product mix, with a minimum requirement of 50% on lots that backup to perimeter streets.
- k) All elevations along visible edges must meet the following requirements.
 - No single-story home may have an uninterrupted side-to-side gable.
 - No uninterrupted two-story masses facing perimeter edges are allowed (permitted on interior conditions).
 - A 12-inch gable or hip projection can be added to create an acceptable massing.
- 92. <u>Landscape and Irrigation Plan</u>. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. Three (3) sets of landscape plans shall be submitted to the Planning Division for review and approval. The landscape and irrigation plans shall include details for the following improvements and features, as applicable:
 - a) Pedestrian walkways and bicycle paths, with cross-sections.
 - b) Entry treatment details at project entrances, including any monument signs, walls, landscaping and hardscapes.
 - c) Walls and fences, indicating locations, heights and proposed materials.
 - d) Proposed buffer treatment (walls/landscape) for any double frontage lots or transition areas, including site-specific measures for screening.
 - e) Drought-tolerant and smog-tolerant plant species.
 - f) Smart irrigation systems with soil moisture sensing features.
- 93. <u>Individual Lot Landscaping.</u> The Developer shall be responsible for providing landscaping and irrigation in the front and street side yard areas of all single family residential lots. Landscaping of one model home shall consist only of drought tolerant landscaping to give potential homebuyers an option for a low maintenance yard with limited water usage.
- 94. <u>Model Home Complex TUP.</u> Where model homes or Model Home Complexes are proposed, the Developer shall submit, with appropriate fees, an application for a Temporary Use Permit (TUP). A model home or model home complex may be authorized before the completion of subdivision improvements in compliance with the following standards.
 - a) The sales office and any off-street parking shall be converted back to residential use and/or removed before the issuance of the Final Occupancy

Permit or within 14 days from the sale of the last parcel in the subdivision, whichever first occurs.

- b) The model home complex shall be used to sell only units within the subdivision within which the complex is located.
- c) Model home permits will be finaled and the model homes will be allowed to be open to the public only after all subdivision improvements are completed and accepted by the County.
- d) Model home sign permits will be issued only after all subdivision improvements are completed and accepted by the County.
- e) The review authority over the TUP may require other conditions of approval deemed necessary to protect the public health, safety, and general welfare of persons residing or working in the neighborhood.
- 95. <u>GHG Design Standards</u>. The developer shall submit for review and obtain approval from County Planning that the following measures have been incorporated into the design of the project. These are to; reduce potential project impacts on greenhouse gases: Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
 - a) <u>Meet Current Title 24 Energy Efficiency requirements</u>. 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 for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings):
 - 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 solar panels into the electrical system
 - Incorporate cool roofs/light colored roofing,
 - Incorporate other measures that will increase energy efficiency.
 - Incorporate insulation to reduce heat transfer and thermal bridging.
 - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
 - b) <u>Plumbing</u>. 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.

Tentative Tract Map 18983 JOHN AND DORA BORUCHIN LIVING TRUST P201400517 GPA and TTM

- If possible, utilize grey water systems and dual plumbing for recycled water.
- c) <u>Lighting</u>. 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 sued to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
 - The developer shall ensure that a minimum of 2.5 percent of the project's electricity needs is provided by on-site solar panels.
- d) <u>Building Design</u>. 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 equipment shall be installed.
 - Building automaton system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units.
- e) <u>Recycling</u>. Exterior storage areas for recyclables and green waste shall be provided. Adequate recycling containers shall be locate in public areas. Construction and operation waste shall be collected for reuse and recycling.
- 96. <u>AQ Coating Restriction Plan</u>. The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a condition that the contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of County Building and Safety:
 - a) Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.
 - b) Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
 - c) High-Volume, Low Pressure (HVLP) spray guns shall be used to apply coatings.

- d) Precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings shall be used, if practical.
- e) Comply with SCAQMD Rule 1113 on the use or architectural coatings. [Mitigation Measure AQ-3] Prior to Building Permits/Planning

PUBLIC WORKS – Traffic Division (909) 387-8186

- 97. <u>Street Improvements</u>. The applicant shall design as part of the street improvement plans, the installation of a stop control for the eastbound and westbound movements on Street "C" at Laurel Avenue, and a stop control for the eastbound movement on Street "A" at Laurel Avenue.
- 98. <u>Regional Transportation Fee.</u> This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Rialto Subarea. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. The Plan fees shall be computed in accordance with the Plan Fees in effect as of the date that the building plans are submitted and the building permit is applied for. These fees are subject to change periodically. Currently, the fee is \$7,895 for a single family dwelling unit. There are 22 single family residential units and two existing residential structures per the Tentative Tract Map 18983 dated March 24, 2016. One of the structures is to be removed. Therefore, the estimated Plan Fee is \$173,690 (22 units x \$7,895 per unit). The current Regional Transportation Development Mitigation Plan and Fee Schedule can be found at the following website:

http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp

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

- 99. <u>Encroachment Permits.</u> Prior to installation of road and drainage improvements, a permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.
- 100. <u>Open Roads/Cash Deposit</u>. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.

COUNTY FIRE - Community Safety (909) 386-8465

- 101. <u>Fire Fee Building.</u> The required fire fees (currently \$1,138.00) shall be paid to the San Bernardino County Fire Department/Community Safety Division. (909) 387-4140.
- 102. <u>Access</u>. The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1
 - a) <u>Single Story Road Access Width.</u> 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.
 - b) <u>Multi-Story Road Access Width</u>. 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. [F-41]
- 103. <u>Combustible Protection</u>. 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. [F-44]
- 104. <u>Building Plans.</u> No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F42]
- 105. <u>Water System Residential</u>. A water system approved by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Detached single family residential developments may increase the spacing between hydrants to be no more than six hundred (600) feet and no more than three hundred (300) feet (as measured along vehicular travel-ways) from the driveway on the address side of the proposed single family structure. [F-54b]

SPECIAL DISTRICTS DEPARTMENT - (909) 387-5940

106. <u>Streetlights.</u> This project lies within the boundaries of County Service Area 70, Zone SL-1. If street lighting is required, then street lighting plans, plan check fees and (1) one-year advanced energy charges must be submitted to and approved by Special Districts Department. Please submit plans and plan check fees to Special Districts Department, 157 W. 5th St., 2nd Floor, San Bernardino, CA 92415-050. For additional information regarding street light plans, please call Special Districts Department, Lien Administration Section at (909) 387-5829

PUBLIC WORKS - Solid Waste Management (909) 387-8701

107. Construction and Demolition Waste Management Plan (CDWMP) Part 1. The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project (Max of 8 Homes on one Plan). The CWMP shall list the types and weights or volumes of solid waste materials expected to be generated from construction. The CDWMP shall include options to divert from landfill disposal, materials for reuse or recycling by a minimum of 50% of total weight or volume. Forms can be found on our website at www.sbcounty.gov/dpw/solidwaste. An approved CDWMP Part 1 is required before a demolition permit can be issued.

Upon completion of construction, the developer shall complete SWMD's CDWMP Part 2 and shall provide documentation of diversion of materials including but not limited to receipts, invoices or letters showing material type(s) and weights or volume from diversion facilities or certification of reuse of materials on site. An approved Part 2 of the CDWMP is required prior to issuance of occupancy.

PRIOR TO FINAL INSPECTION OR OCCUPANCY PERMITS

The Following Shall Be Completed:

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

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

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

- 109. <u>Individual Lot Landscaping Installed.</u> Prior to final occupancy of each individual lot, all front yard and street side yard landscaping, irrigation, hardscape, exterior features (benches, walkways, etc), walls and fencing shall be installed as shown on the approved landscaping plans.
- 110. Landscape Certificate of Completion. Prior to the issuance of the certificate of occupancy or final inspection for each phase of the project, a Landscape Certificate of Completion shall be prepared pursuant to Section 83.10.100 for the County Development Code. The Certificate of Completion shall be submitted to the Planning Division certifying that the landscape and irrigation has been installed in accordance with the approved landscape plans. The Landscape Certificate of Completion shall be signed and dated by the licensed professional who prepared the plans.
- 111. <u>Model Home and Phased Landscaping.</u> Prior to final inspection of the first building permit for the model homes, all exterior community landscaping adjacent to the street that provides primary access to the models and all landscaping at the project entry serving the models shall be fully installed in conformance with the approved landscape plans. One hundred percent (100%) of the installed landscaping shall

be healthy and flourishing within each phase of the development as shown on the approved landscape plans.

- 112. <u>Walls and Fences Installed.</u> All required walls and fences as detailed on the Tentative Map exhibit shall be installed prior to occupancy of any structure within each phase of development.
- 113. <u>On-Site and Off-Site Improvements Installed.</u> All required on-site and off-site improvements required in conjunction with this Tentative Tract Map shall be completed prior to occupancy of any structure within each phase of development. The installation of such improvements shall be sufficient to ensure protection from storm water or run-off, safe vehicular access for occupants and public safety vehicles and the ordinary intended use of the structures to be occupied.
- 114. <u>GHG Installation/Implementation Standards</u>. 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 5 percent.
 - b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.
 - c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

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

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

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

117. <u>Road Improvements</u>. Construction of internal roads and related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer, identifying all supporting engineering criteria. Only the off-site improvements on Laurel Avenue will be

inspected and approved by County Public Works. Completion of road and drainage improvements does not imply acceptance for maintenance by the County.

- 118. <u>Condition of Road Improvements.</u> At the time of occupancy for all structures, the condition of all required on-site and off-site improvements shall be acceptable to County. Laurel Avenue shall be accepted by County Public Works, and interior road improvements shall be accepted by the Land Development Division through certification provided by the private engineer.
- 119. <u>Structural Section Testing.</u> A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to County Public Works, for Laurel Avenue only. Structural sections for the internal streets shall be submitted to Land Development.
- 120. <u>Parkway Planting.</u> Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by County Public Works and the Planning Division, and shall be maintained by the adjacent property owner or other County-approved entity.

COUNTY FIRE - Community Safety (909) 386-8465

- 121. <u>Hydrant Marking</u>. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. [F80]
- 122. <u>Residential Addressing.</u> The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (1/2) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances. [F81]
- 123. <u>Street Sign.</u> This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]
- 124. <u>Spark Arrestor.</u> An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or

liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with the Uniform Fire Code. [F87]

125. <u>Fire Sprinkler-NFPA#13D</u>. An automatic life safety fire sprinkler system complying with NFPA Pamphlet #13D and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor or be the approved homeowner/installer. The fire sprinkler contractor/installer shall submit three (3) sets of detailed plans (minimum 1/8" scale) with hydraulic calculations and manufacture's specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. Minimum water supply shall be in accordance with current fire department standards.

The applicant or contractor shall contact their local water purveyor to obtain specifications on installing a residential fire sprinkler system within the jurisdiction of the water purveyor. The applicant shall attach a letter from the water purveyor indicating the types of systems allowed in the jurisdiction. Standard 101.1D [F72]

PUBLIC WORKS - Solid Waste Management (909) 387-8701

126. <u>Construction and Demolition Waste Management Plan (CDWMP) Part 2</u> – The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 50% of total weight or volume of all construction waste.

PUBLIC WORKS – Traffic Division (909) 387-8186

127. <u>Stop Control.</u> The applicant shall install a stop control for the eastbound and westbound movement on Street "C" at Laurel Avenue, and a stop control for the eastbound movement on Street "A" at Laurel Avenue as shown on the approved street improvement plans.

END OF CONDITIONS

EXHIBIT C

Initial Study

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APNs:	0256-091-07 and 0256-101-34
Applicant:	JOHN AND DORA BORUCHIN LIVING TRUST
	REPRESENTATIVE: BRUCE MCDONALD
	MCDONALD PROPERTY GROUP
	450 NEWPORT CENTER DRIVE, STE 625
	NEWPORT BEACH, CA 92660
Project No:	P201400517
Staff:	JIM MORRISSEY, CONTRACT PLANNER
Proposal:	A) GENERAL PLAN AMENDEMENT TO CHANGE
	THE OFFICIAL LAND USE ZONING DISTRICT
	FROM BLOOMINGTON SINGLE
	RESIDENTIAL ONE ACRE MINIMUM LOT
	SIZE WITH ADDITIONAL AGRICULTURAL
	(BL/RS-1-AA) TO BLOOMINGTON SINGLE
	RESIDENTIAL 20,000 SQUARE FOOT
	MINIMUM LOT SIZE (BL/RS20M) ON 15
	ACRES; AND
	B) TENTATIVE TRACT MAP (TT 18983) TO
	CREATE 22 LOTS ON 15 GROSS ACRES.

USGS Quad:	FONTANA
Lat/Long:	34°03'10"N/117°24'50"W
T, R, Section:	T01S R05W Sec. 28 SW
Community Plan:	BLOOMINGTON
LUZD:	BL/RS-1-AA
Overlays:	N/A

PROJECT CONTACT INFORMATION:

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

Contact person:	Jim Morrissey, Co	ntract Planr	ner		
Phone No:	(909) 387-4434	Fax No:	(909) 387-3223		
E-mail:	Jim.Morrissey@lus.sbcounty.gov				

PROJECT DESCRIPTION:

Summary

The proposed Project includes a General Plan Amendment to change the official Land Use Zoning District from Bloomington Single Residential One acre minimum lot size and Additional Agriculture (BL/RS-1-AA) to Bloomington Single Residential 20,000 square feet minimum lot size (BL/RS20M) and a Tentative Tract Map to subdivide 15 gross acres into 22 single family residential lots with a minimum lot size of 20,000 square feet.

The site is in the unincorporated area of San Bernardino County (County), within the Sphere of Influence of the City of Rialto. Laurel Avenue bisects the site, which is approximately 650 feet south of Santa Ana Avenue (See **Exhibits 1 & 2**).

The Project will be developed in one phase. The proposed density of the Project is 2.06 units per acre, based on the net Project acreage of 12.1 acres. The average lot size is 21,188. Sidewalk, entry-way, and interior road improvements comply with County standard plans and meet minimum road width requirements. The internal circulation and access have been designed to meet the County's standards (i.e. street right-of-way, curb-to-curb width, turn radii, etc.).

PROJECT SETTING:

Regional Setting

The Project site is located in the Valley Region of San Bernardino County, specifically the West Valley Region between the cities of Fontana and Rialto. The site is approximately 1 mile south of Interstate 10. There are no airports in the Project vicinity. Ontario International Airport is approximately 9.5 miles west of the Project.

Local Setting

The area immediately surrounding the Project site primarily consists of large developed lots ranging from approximately 0.8 acre to approximately 3.8 acres in size. The surrounding land uses primarily consist of single family residential with accessory agriculture and animal uses. Roadways in the Project vicinity are primarily paved, but do not include curb and gutter and sidewalk. There are no designated bicycle facilities in the Project vicinity. The Project site is located within the Colton Joint Unified School District and local schools serving the site include Sycamore Hills Elementary School, Ruth O. Harris Middle School and Bloomington High School.

Project Site Location, Existing Site Land Uses and Conditions

The proposed Project site consists of two parcels covering 15 gross acres. The parcel on the west side of Laurel Avenue is approximately 9.5 acres in size and is highly degraded site. A small residence along with corrals and pens used for goats, chickens, pigs, turkeys, geese, etc, as well as a pasture for a cow is present on site. The remainder of the site is highly disturbed and exposed to extensive manure, debris, soil dumping, as well as recurring disking activities. A tree wind row bisects the eastern portion of the site. A majority of the site is relatively barren of vegetation due to the aforementioned activities. The majority of the site is disturbed.

The 4.7 acre parcel on the east side of Laurel Avenue contains a relatively new single family residence and an accessory structure. The north half of this parcel has been exposed to recurring disking. The existing residence is located on the south half of the parcel and the south half also contains an abandoned orchard. A concrete block wall has been constructed along the west side of this parcel, adjacent to Laurel Avenue. Surrounding land uses include rural residential and agriculture.

Existing General Plan Land Use Zoning Designations

Land uses on the Project site and all surrounding parcels are governed by the County Development Code. The site's land use zoning designation is BL/RS-1-AA (Bloomington/Single-Residential, one acre minimum lot size, Additional Agriculture). This Project is in the City of Rialto Sphere of Influence.

As shown in the table below, the land use designation of all surrounding parcels is also BL/RS-1-AA. The City of Rialto General Plan has designated this area as Residential 2, which allows single family residential development with densities ranging from 0 to 2 dwelling units per acre.

	Existing Land Use and Land Use Zoning Districts							
Location	Existing Land Use	County or City Land Use Zoning District						
Project Site	Residential	BL/RS-1-AA Bloomington Single Residential Agriculture, 1 acre minimum lot size						
North	Residential	BL/RS-1-AA Bloomington Single Residential Agriculture, 1 acre minimum lot size						
South	Residential	BL/RS-1-AA Bloomington Single Residential Agriculture, 1 acre minimum lot size						
East	Residential	BL/RS-1-AA Bloomington Single Residential Agriculture, 1 acre minimum lot size						
West	Residential	BL/RS-1-AA Bloomington Single Residential Agriculture, 1 acre minimum lot size						

DISCRETIONARY ACTIONS

General Plan Amendment

The proposed Project includes a request for a General Plan Amendment to change the official Land Use Zoning District from Bloomington Single Residential One acre minimum lot size and Additional Agriculture (BL/RS-1-AA) to Bloomington Single Residential 20,000 square feet minimum lot size (BL/RS20M). The Board of Supervisors is the approving authority for General Plan Amendments.

Tentative Tract Map No. 18983

The tentative tract map includes a total of 22 numbered lots, one for each residential lot. Interior circulation is provided via internal local roads identified on the tentative map as Streets A, B and C. Primary access to the tracts is provided via Laurel Avenue which is a designated Collector Street. The County Planning Director is the approving authority for Tentative Tract Maps. However, because the Tentative Tract Map is associated with a General Plan Amendment, the entire Project shall first be reviewed by the Planning Commission, who will make a recommendation to the Board of Supervisors for a final decision.

Other Public Agencies

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

Federal: None

State of California: None

<u>County of San Bernardino</u>: Land Use Services Department- Code Enforcement, Building and Safety, Planning, Land Development; Public Health-Environmental Health Services; County Surveyor, and; County Fire

Local: None



Exhibit 1: Vicinity Map

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Exhibit 2: Local Area Map





Exhibit 3: Tentative Tract Map

Exhibit 5: Site Photographs



View to east of east parcel



Northerly portion of east parcel



View to south of orchard area on east parcel



View to west from southwest corner of east parcel



View to west from southeast corner of west parcel



View to east from southwest corner of west parcel



View to northeast from southern portion of west parcel



View to south from center of west parcel

EVALUATION FORMAT

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

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

Aesthetics	Agriculture and Forestry Resources	Air Quality
Biological Resources	Cultural Resources	Geology / Soils
Greenhouse Gas Emissions	Hazards & Hazardous Materials	Hydrology / Water Quality
Land Use/ Planning	Mineral Resources	Noise
Population / Housing	Public Services	Recreation
Transportation / Traffic	Utilities / Service Systems	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 shall be prepared.
Although the proposed Project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
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 document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
Although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signature (prepared by Jim Morrissey, Contract Planner)

Date

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

		Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Ι.		AESTHETICS - Will the Project				
ä	a)	Have a substantial adverse effect on a scenic vista?				\boxtimes
ł	o)	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				\boxtimes
(C)	Substantially degrade the existing visual character or quality of the site and its surroundings?			\boxtimes	
(d)	Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?			\boxtimes	

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

a) No Impact. The proposed Project is not located within a Scenic Corridor or Scenic Vista. County Goal OS-4 states "The County will preserve and protect cultural resources throughout the County, including parks, areas of regional significance, and scenic, cultural and historic sites that contribute to a distinctive visual experience for visitors and quality of life for County residents." County policies implementing this goal related to the protection of the scenic and open space qualities of cinder cones and lava flows, preserve and encourage the management of suitable land for greenbelts, forests, recreation facilities and flood control facilities, maintenance of County lands, and the preservation and protection of recreational facilities. The Project site is not located in proximity to identified scenic resources nor are scenic vistas within the area. There is little topography in the area or other features from which there would be views of the region.

The proposed Project is located within an area where surrounding lands are already substantially developed with large residential lots with ancillary agricultural uses.

- b) No Impact. The site is not adjacent to a state scenic highway. There are no protected trees, rock outcroppings, or historic buildings on the Project site; therefore, the proposed Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings.
- c) Less than Significant Impact. The proposed Project would not substantially degrade the existing visual character of the site and its surroundings. The site is within a rural, but urbanizing area with improved roadways, and electrical poles and lines.

The Project site has existing residential and accessory structures, and other related site improvements (walls, storage sheds, horse training equipment, etc.), mature trees and other ornamental landscaping. The Project would require removal of the structures, located on the west side of Laurel Avenue, including trees and landscaping during site preparation, demolition and grading. The proposed Project would be allowed to develop the site with two-story single-family homes and related infrastructure and improvements (e.g., streets, curbs, street trees, perimeter walls, fire hydrants, park and playground equipment, etc.), which would be at a similar scale and character as existing uses

and improvements surrounding the site. Therefore, the Project would have a less than significant impact on the existing visual character and quality of the site and its surroundings.

d) Less than Significant Impact. The proposed Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Street and exterior lighting proposed on site would be similar to the surrounding uses and would be hooded and down-shielded to direct lighting onsite and protect surrounding properties from any light glare. Therefore, the Project would result in less than significant impacts relative to light and glare.

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

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Π.	AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Will the Project:				
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?				
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				\boxtimes
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))?				
d)	Result in the loss of forest land or conversion of forest land to non-forest use?				\boxtimes
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				

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

a) No Impact. The Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation is responsible with mapping Prime Farmland, Unique Farmland, Farmland of Statewide Importance, and Farmland of Local Importance (Farmland) across the state. The Project site is located in the category of "Other Land" that includes low density residential rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities. Therefore, the Project would not convert Farmland, as shown on the FMMP maps, to non-agricultural use, since the Project site is not designated as such. The site is located in an urbanizing area and is not located in an Agricultural Preserve area.

- b) **No** Impact. The existina Land Use designation RS-1-AA includes an Agricultural Overlay "to create, preserve, and improved areas for small-scale and medium-scale agricultural uses utilizing productive agricultural lands for raising, some processing, and sale of plant crops, animals, or their primary products." The Project site is currently not a productive agricultural operation and is identified on the State of California Farmland Mapping program as "Other Land", which is not suitable for livestock grazing. The proposed Project area is not under a Williamson Act contract.
- c) **No Impact**. The proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The proposed Project area has never been designated as forest land or timberland.
- d) **No Impact**. The proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed Project site is predominantly disturbed with surrounding residential uses and is not located within a forest designated area.
- e) **No Impact.** The proposed Project does not involve other changes in the existing environment which, due to their location or nature, would result in the conversion of Farmland to non-agricultural use.

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

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
III.	AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district might be relied upon to make the following determinations. Will the Project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?			\boxtimes	
b)	Violate any air quality standard or contribute substantially to an existing or Projected air quality violation?		\square		
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)?				
d)	Expose sensitive receptors to substantial pollutant concentrations?		\boxtimes		
e)	Create objectionable odors affecting a substantial number of people?			\square	
S	UBSTANTIATION : (Discuss conformity with the South C	Coast Air	Quality Mana	naement F	Plan if

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

a) Less than Significant Impact. The Project will not conflict with or obstruct implementation of the South Coast Air Quality Management Plan, because the proposed Project does not exceed thresholds established by the South Coast Air Quality Management District for the proposed 22 lot single family subdivision, based upon the completion of a preliminary air quality evaluation utilizing the District's CalEEMod model, as displayed below. Construction activities potentially impacting air quality in the Project area would consist of dust from the proposed Project site clearing, grading, utilities construction and other land development construction activities. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling for the entire construction period. These activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants such as Carbon Monoxide (CO). Nitrogen Oxides (NO_x), Reactive Organic Gases (ROG) or Volatile Organic Compounds (VOC), Sulfur Oxides (SO_{X)}, Particulate Matter less than 10 microns (PM₁₀), and Particulate Matter less than 2.5 microns (PM_{2.5}). The Project construction activities also represent sources of vehicle re-entrained fugitive dust (which includes PM_{10}), a potential concern because the proposed Project is in a nonattainment area for ozone and PM-10.

A preliminary air quality evaluation was undertaken to determine potential emission factors utilizing the South Coast Air Quality Management District's (SCAQMD) California Emissions Estimator Model (CalEEMod), which resulted in the following information for daily emissions and their comparison with adopted SCAQMD thresholds for winter (summer levels are similar):

Construction Emissions Estimates

Year	ROG	NOx	CO	SO2	PM10	PM2.5	CO2e
2017	6.51 lbs.	74.9 lbs.	52.1 lbs.	0.079 lbs.	11.0 lbs.	7.0 lbs.	8,027 lbs.
Const.							
Threshold	75 lbs.	100 lbs.	550 lbs.	150 lbs.	150 lbs.	55 lbs.	3,000
Levels							tons/vear

Note: The construction year 2017 resulted in the highest level emissions during the 2017-18 construction period.

Operational Emissions Estimates

Year	ROG	NOx	CO	SO2	PM10	PM2.5	CO2e
2018	7.4 lbs.	2.5 lbs.	21.3 lbs.	0.04 lbs.	3.3 lbs.	2.1 lbs.	2,738 lbs.
Operation							
Threshold	55 lbs.	55 lbs.	550 lbs.	150 lbs.	150 lbs.	55 lbs.	3,000
Levels							tons/year

Note: The construction year 2017 resulted in the highest level emissions during the 2017-18 construction period.

Construction-related increases in emissions of fugitive dust, exhaust from construction equipment, and employee commute vehicles would; however, be temporary and localized during the approximately 12 month construction period utilized as a default program in the CalEEMod program. The proposed Project would also include dust abatement measures that would limit the generation of pollutants. A mitigation measure has been noted in the following response that requires the site to be watered three (3) times per day to reduce potential dust from grading activities due to the proximity of residences to the Project site. During Project operation Off-road diesel vehicles and equipment are required to adhere to the Diesel Exhaust Control Measures outlined in section 83.01.040 (c) of the County Development Code. These measures include idling limitations, engine maintenances, the utilization of ultra-low-sulfur diesel fuel, and incorporation of gas powered and electric equipment where feasible. The developer is also required to provide certification from all construction contractors that the equipment utilized is properly serviced and maintained.

- b) Less than Significant Impact with Mitigation Incorporated. The Project will not violate any air quality standard or contribute substantially to an existing or Projected air quality violation, because the proposed Project does not exceed established thresholds of concern as established by the South Coast Air Quality Management District. However, a dust control plan will be required as mitigation measure to regulate construction activities that could create windblown dust and watering of the site three (3) times per day. Construction painting activities will be restricted as a mitigation measure and additional controls on construction vehicles and equipment are recommended to further reduce potential impacts.
- c) Less than Significant Impact. The Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed Project does not exceed established thresholds of concern.
- d) Less than Significant Impact with Mitigation Incorporated. Sensitive receptors are defined as residences, schools, daycare centers, playgrounds and medical facilities. The proposed Project would be constructed within 50 feet of several existing residences; however, as indicated in Items III a-c), the construction and operation emissions previously described in this analysis indicate that

criteria pollutants emissions will be below the South Coast Air Quality Management District significance thresholds. Furthermore, the County's general conditions and standards as well as Project-specific design and construction features incorporated into the proposed Project, such as dust suppression techniques would avoid significant impacts to these residences. In addition, Project demotion, site preparation, and grading activities are Projected to be relatively short-term, lasting approximately two months, based upon the default listing within the CalEEMod program, and approximately 11 months for the balance of the construction, including building construction, paving, and architectural coatings.

The Project site is within a residential area with large single family lots. Utilizing Localized Significance Threshold standards (LST) from the South Coast Air Quality Management District for Projects that are five (5) acres in size and within 25 meters, as a conservative factor, identified NOx (270 lbs./day), CO (1,746 lbs./day), PM10 (14 lbs./day), and PM2.5 (8 lbs./day) and operational NOx (270 lbs./day), CO (1,146 lbs./day), PM10 (4 lbs./day), PM2.5 (2 lbs./day) for Source Receptor Area (SRA) 34. Utilizing the CalEEMod program found PM10 and PM2.5 for fugitive dust are estimated at 8.33 lbs. and 4.52 lbs., respectively. Total PM10 and PM2.5 are listed in the table above and are less than adopted thresholds. As such, potential effects upon sensitive receptors is expected to the less than significant. However, due to the relatively close proximity of several surrounding residences, it is recommended measures be employed to ensure emission levels do not adversely affect these sensitive receptors. As such, a Dust Control Plan, measures to reduce construction vehicle and equipment emission levels, and a Coating Restriction Plan are recommended as well.

e) Less than Significant Impact. The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with the Project's construction. Standard AQMD construction requirements would minimize odor impacts resulting from construction activity. Any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of construction activity and is thus considered less than significant. Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

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

AIR QUALITY MITIGATION MEASURES:

- <u>AQ-1</u> <u>AQ-Dust Control Plan.</u> The "developer" shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that Project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:
 - a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of three times each day.
 - b) Any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities.
 - c) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.

- d) Any area that will remain undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers and/or a desert wildflower mix hydroseed on the affected portion of the site.
- e) Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.
- f) Imported fill and exported excess cut shall be adequately watered prior to transport, covered during transport, and watered prior to unloading on the Project site.
- g) Storm water control systems shall be installed to prevent off-site mud deposition.
- h) All trucks hauling dirt away from the site shall be covered.
- *i)* Construction vehicle tires shall be washed, prior to leaving the Project site.
- j) Rumble plates shall be installed at construction exits from dirt driveways.
- *k)* Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.
- I) Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt trackout at the conclusion of any workday and after street sweeping.

[Mitigation Measure AQ-1] Prior to Grading Permits/Planning

- <u>AQ-2</u> <u>AQ Construction Mitigation.</u> The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:
 - a) Provide documentation prior to beginning construction demonstrating that the Project will comply with all SCAQMD regulations including 402 (nuisance), 403 (fugitive dust), 431.1(sulfur content of gaseous fuels), 431.2 (sulfur content of liquid fuels), 1113 (architectural coatings), and 1403 (asbestos emissions from demolition activities).
 - b) Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.
 - c) Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.
 - d) All gasoline-powered equipment shall have catalytic converters.
 - e) Provide onsite electrical power to encourage use of electric tools.
 - *f) Minimize concurrent use of equipment through equipment phasing.*
 - g) Provide traffic control during construction to reduce wait times.
 - h) Provide on-site food service for construction workers to reduce offsite trips.
 - *i)* Implement the County approved Dust Control Plan (DCP)
 - j) Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).
 - [Mitigation Measure AQ-2] Prior to Grading Permits/Planning
- <u>AQ-3</u> <u>AQ Coating Restriction Plan.</u> The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a condition that the contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of County Building and Safety:
 - a) Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.

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

[Mitigation Measure AQ-3] Prior to Building Permits/Planning

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IV.	BIOLOGICAL RESOURCES - Will the Project:				
a)	Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
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?				\boxtimes
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?				
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?				
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			\boxtimes	
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?				\square

SUBSTANTIATION:	(Check if Project is located in the Biological Resources Overlay or		
	contains habitat for any species listed in the California Natural Diversity		
	Database 🖂): Delhi Sands Flower-Loving Fly and Burrowing Owl		

Ecological Sciences conducted a reconnaissance-level field survey to characterize on-site habitats and to evaluate their potential to support sensitive species on May 22, 2014.

a) Less than Significant with Mitigation Incorporated. Based upon information contained in the General Habitat Assessment no special-status plant species are expected on site due to lack of suitable habitat. "The intent of the survey was to generally evaluate the potential of the site to support sensitive plant species based on existing site conditions and habitat present. Long-standing weed abatement/fire break disking and other anthropogenic disturbances have likely altered soil chemistry and other substrate characteristics such that on-site soils may not currently be capable of supporting those sensitive plant species known from the site vicinity. Site development would not eliminate significant amounts of habitat for potentially occurring special-status plant species, nor reduce population size of sensitive plant species below self-sustaining levels on a local or regional basis (if present)." (p. 16, General Habitat Assessment)

"No special-status wildlife species were directly recorded on site as part of the field survey documentation in the *General Habitat Assessment*, however, the California horned lark and

loggerhead shrike have a moderate occurrence potential. According to the *General Habitat Assessment*, these species were deemed by the U.S. Fish and Wildlife Service to be too widespread and common to warrant listing as threatened or endangered, and as such, were removed from formal sensitive species status. Impacts to isolated, non-native grassland or remnant buckwheat scrub (non-sensitive habitat types in general) could amount to an incremental reduction of potential foraging habitat that may be considered locally adverse. However, site development would not eliminate significant amounts of habitat for these species, nor reduce population size below self-sustaining levels on a local or regional basis." (p. 16, *General Habitat Assessment*)

"No nesting birds were incidentally observed during surveys conducted on the subject site in May 2014. Although many native bird species are not protected by state or federal/state endangered species acts, most are protected under the federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711) and CDFG Code sections 3503, 3503.5, and 3800 which prohibits take, possession, or destruction of birds, their nests or eggs. If it were later determined that active nests of any of specialstatus or native species would be lost or indirectly impacted as a result of site-preparation, it could result in adverse impacts and would be in conflict with these regulations. If construction activities (e.g., tree removal) were proposed during the nesting season, a nesting bird survey is recommended prior to development to determine if active nests are present in the construction zone or within an appropriate buffer area as part of Project approval. Often the most effective manner in which to establish these buffer areas is to have a biological monitor present during demolition and grubbing. Development activities performed outside of the avian breeding season (generally September 1 to January 31) usually eliminates the need to conduct pre-activity nesting surveys for most native species known from the site vicinity, and ensure that there were no constraints to construction relative to the MBTA/CDFG code. Compliance with the MBTA/CDFG codes would be necessary prior to development; however no special permit or approval is typically required in most instances." (pgs. 16-17, General Habitat Assessment) A mitigation measure has been incorporated to require a nesting bird survey prior to the removal of vegetation or the start of ground disturbance activities.

"The site is mapped within an area known to contain Delhi Soils, a component associated with the Delhi sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*-DSFF). DSFF have relatively narrow habitat requirements that are determined by appropriate plant species and open sand as defining characteristics..." (p. 17, General Habitat Assessment) The *General Habitat Assessment* evaluated the potential for DSFF involving the presence of Delhi sands utilizing a scale based upon the quality of the soil and existing vegetation. Based upon the rating and existing site conditions the study area would be considered *Unsuitable* to *Very Low Quality* for DSFF. "Moreover, the report concluded that the subject site would not likely be considered an important or viable property for preservation or restoration due to overall absence of suitable habitat on or adjacent to the site, geographic location relative to known or potential occupied or sites, and surrounding land uses that have long since fragmented habitats in the area." (p. 18, *General Habitat Assessment*)

- b) **No Impact**. The *General Habitat Assessment* did not identify any riparian habitat nor State or federally regulated waters. No special-status plant species were detected on site during the reconnaissance-level survey and none are expected due to lack of suitable habitat.
- c) No Impact. The General Habitat Assessment did not identify "waters of the United States" nor "streambeds" under the jurisdiction of the federal government, through the U.S. Army Corps of Engineers (USACE), or the State of California, respectively. No wetlands were identified on the property. As such, the proposed Project would not have a substantial adverse effect on federally protected wetlands and no mitigation measures are required.
- d) **Less than Significant with Mitigation Incorporated.** The *General Habitat Assessment* noted the proposed Project site is surrounded by existing development, and therefore, does not occupy an
important location relative to regional wildlife movement. As such, development of the site would not be expected to have any substantial effect on local or regional wildlife movement. However, the existence of a number of trees on-site provides the opportunity for nesting to occur for special-status or native species of birds. Disturbance of these nests could result in an adverse impact. To address this potential impact completion of a nesting bird survey in and around the construction area prior to initiating construction would assist in determining if any active nests were present and if any measures were necessary to avoid potential adverse impacts. Such avoidance would reduce this potential impact to a less than significant. A mitigation measure has been incorporated to require a nesting survey prior to the removal of vegetation or the start of ground disturbance activities, as noted in the response to item a) above.

- e) Less than Significant Impact. Chapter 88.01, Plant Protection and Management, County Development Code provides regulations and guidelines for the management of plant resources, including the protection of native plant life and trees. No oak trees or other native trees exist on-site. The Project site does contain a tree wind row that bisects the westerly portion of the site. These trees will be removed with the construction of the proposed subdivision. However, a substantial number of new trees will be planted on the individual lots of the new subdivision. The Project will require the preparation of a landscape and irrigation plan, wherein the replacement trees will be identified and then installed prior to occupancy of the individual residences. These wind row trees are not considered to be native trees and are therefore not protected by local ordinance.
- f) No Impact. The Project site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The Project would have no significant impact relating to Habitat Conservation Plans, Natural Community Conservation Plans, and Recovery Plans. There would be no take of critical habitat and, therefore, no conflict with existing management plans would occur.

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

BIOLOGICAL RESOURCES MITIGATION MEASURES:

BIO-1 Nesting Bird Mitigation – Pre-Construction Surveys. Within 30 days prior to vegetation clearing or ground disturbance associated with construction or grading that would occur during the nesting/breeding season (February through August, unless determined otherwise by a qualified biologist based on observations in the region), the Applicant will retain a qualified biologist to determine if active nests of species protected by the Migratory Bird Treaty Act or the California Fish and Game Code are present within or adjacent to the disturbance zone or within 100 feet (300 feet for raptors) of the disturbance zone. If ground disturbance will be phased across the Project site, pre-disturbance surveys may also be phased to conform to the development schedule.

If active nests are found, clearing and construction within 300 feet of the nest (or a lesser distance if approved by the U.S. Fish & Wildlife Service) will be postponed or halted, until the nest is vacated and juveniles have fledged, as determined by the biologist. Avoidance buffers will be established in the field with highly visible construction fencing or flagging, and construction personnel will be instructed on the sensitivity of nest areas. A qualified biologist will serve as a construction monitor during those periods when construction activities will occur near active nests to ensure that no inadvertent impacts on these nests occur.

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

[Mitigation Measure BIO-1] Prior to Grading Permit/Planning

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
۷.	CULTURAL RESOURCES - Will the Project				
a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			\boxtimes	
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		\square		
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			\boxtimes	
d)	Disturb any human remains, including those interred outside of formal cemeteries?			\boxtimes	
e)	Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?			\boxtimes	

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

- a) Less than Significant Impact. There are no known historic resources on the Project site. The Phase I Cultural Resources Assessment and the associated field survey conducted on the Project site identified one historic-period resource. However, further evaluation of the resource it was determined that it does not meet any of the significance criteria, including evidence that the building at this location was associated with any persons recognized as historically significant; the residence is not an important example of its type, period, region or method of construction; it does not represent the work of a prominent architect, designer or builder, and; the building has the potential to yield information important to the study of local, state or national history. Therefore, development of the subject property is not expected to result in any adverse impacts to historical or archaeological resources.
- b) Less than Significant With Mitigation Incorporated. As detailed in the Phase I Cultural Resources Assessment (Appendix C), there are no known archaeological resources on the Project site. A field survey was performed on January 4, 2016 by the Project archaeologist and a representative of the Soboba Band of Luiseno Indians. E-mail correspondence from the Gabrieleno Band of Mission Indians indicated they believe the area has the potential for buried cultural resources. A standard condition of approval applied to this Project requires the applicant or assignee to contact the County Museum for a determination of appropriate measures if any archeological resources are discovered during Project construction. In addition, the Phase I Cultural Resources Assessment recommended cultural resource monitoring during any Project-related ground-disturbing activity that include a qualified archaeological monitor and a Native American monitor to determine if potentially significant resources exist. This measure would reduce the Project's impacts to a level considered less than significant.
- c) Less than Significant Impact. This Project is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no resources of significance have been identified in the cultural resources survey of the site. Furthermore, the alluvial soils in the area generally provide a low potential for discovery of paleontological resources. The standard condition of

approval mentioned above in V b) would further reduce the potential for impacts, if anything should be found during Project construction.

- d) Less than Significant Impact. It is not anticipated that this Project would disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are known to exist on the Project site. If any human remains are discovered during construction of this Project, standard requirements in the Conditions of Approval would require the developer to contact the County Coroner and the County Museum for a determination of appropriate measures to be taken. A Native American representative shall also be consulted if the remains are determined to be of potential Native American origin pursuant to Section 15064.5(e) of the CEQA Guidelines.
- e) No Impact. This Project will not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code §21074 because no tribal resources have been identified on site. AB 52 passed on September 25, 2014 and implemented July 1, 2015, added new requirements regarding cultural tribal resources. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and Project proponents would have information available, early in the Project planning process, to identify and address potential adverse impacts to tribal cultural resources.

The Public Resource Code establishes that "(a) Project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a Project that may have a significant effect on the environment." (Pub. Resources Code §21084.2). To help determine whether a Project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed Project. The consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration or environmental impact report is required for a Project.

In accordance with Public Resource Code §21080.3.1, the Soboba Band of Mission Indians have indicated that they are traditionally and culturally affiliated with the geographic area of the proposed Project and have requested notification for consultation. Notification was sent on August 11, 2015 and the thirty (30) day consultation request period ended on September 10, 2015. The Soboba Band of Mission Indians requested consultation and a meeting was held with a Tribal representative on October 22, 2015 to discuss the Project. At the meeting the following information was provided:

- ✓ Tribal members may have worked on the Ranch prior to gaming activity.
- ✓ The Tribe requested to be present during the Phase I survey. That way they can possibly concur and make a determination of significance at that time.

A Native American monitor was present during the field survey of the property. Subsequent e-mail correspondence with the Soboba Band of Mission Indians confirmed consultation has been concluded.

No historical resources were identified on the Project site, thus the impact is less than significant. A standard condition of approval will be applied to the Project to require the developer to contact the County Museum for instructions regarding evaluation for significance as a cultural of paleontological resource in the event of discovery of any artifact during construction. Due to the potential to uncover archaeological resources during ground-disturbance activities, a mitigation measure is recommended to include Tribal monitoring that will assist in identifying and evaluating potential archaeological resources uncovered at that time.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI.	GEOLOGY AND SOILS - Will the Project:				
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
	ii. Strong seismic ground shaking?			\boxtimes	
	iii. Seismic-related ground failure, including liquefaction?			\square	
	iv. Landslides?				\square
b)	Result in substantial soil erosion or the loss of topsoil?			\boxtimes	
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?				
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?				
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?			\boxtimes	

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

a) i) Less than Significant Impact. The proposed Project site is not located within an Alquist-Priolo Earthquake Fault Zone. While the potential for onsite ground rupture cannot be totally discounted (e.g., unmapped faults could conceivably underlie the Project site), the likelihood of such an occurrence is considered low due to the absence of known faults within the area. The closest known active or potentially active fault is the San Jacinto fault, located over five (5) miles east of the site.

ii) **Less than Significant Impact.** The Project site is within a seismically active region and is potentially subject to strong ground acceleration from earthquake events along major regional faults in southern California. The nearest identified fault line to the Project site is the San Jacinto Fault (located about 5 miles east of the site), which is capable of generating significant seismic activity. The known regional active and potentially active faults that could produce the most significant ground shaking at the site include the Chino-Elsinore fault zone, San Jose, Cucamonga, Sierra Madre, Puente Hills, San Jacinto, and San Andreas faults.

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

iii) **Less than Significant Impact.** Based upon a review of the County's Geologic Hazards Overlay Map, the site is not identified as having the potential for liquefaction. The Project site is relatively flat and did reveal any slopes or landslides during a site visit. However, site development will result in some manufactured slopes related to the establishment of building pads, which shall be engineered to resist sloughing or slope failure in the event of strong ground shaking.

iv) **No Impact.** The proposed Project would not have any risks associated with landslides due to the relative flat nature of the site. Landslides are the downslope movement of geologic materials. The stability of slopes is related to a variety of factors, including the slope's steepness, the strength of geologic materials, and the characteristics of bedding planes, joints, faults, vegetation, surface water, and groundwater conditions. Due to the relatively flat terrain no significant impacts are anticipated with respect to seismic-related (or other) landslide hazards.

- b) Less than Significant Impact. Construction activities could result in soil erosion if the Project site is not properly designed. The potential impacts of soil erosion would be minimized through the preparation and implementation a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the requirements of the National Pollutant Discharge Elimination System (NPDES) General Construction Permit. The SWPPP would prescribe temporary Best Management Practices (BMPs) to control wind and water erosion during and shortly after construction of the Project. A preliminary Water Quality Management Plan (WQMP) has been prepared, which specifies permanent BMPs to control erosion and sedimentation once construction is complete. A final WQMP is required prior to the issuance of building permits, which will affirm the proposed BMPs on the construction plans.
- c) Less than Significant Impact. There is no indication that the subject property is located in an area that is geologically unstable or would become unstable as a result of development. As mentioned above, it is unlikely that a landslide, lateral spreading, subsidence, liquefaction or collapse would occur onsite or in the Project vicinity based upon a review of the County's existing Geologic Hazard Overlays Map and that identify landslide susceptibility, liquefaction susceptibility, and earthquake faults. The proposed Project will include the development of some manufactured slopes, which may be subject to lateral stresses in the event of a nearby earthquake. A geotechnical study is required as a condition of approval for the Project and would set forth recommendations for grading and site engineering, which responds to the potential slope instability.
- d) Less than Significant Impact. Expansive soil is attributable to the water-holding capacity of clay minerals and can adversely affect the structural integrity of facilities. The U.S. Soil Survey and *General Habitat Assessment* identified Delhi and Tujunga loamy sand on the Project site. Neither soil type is expansive in nature due to low clay content. As noted above, a geotechnical study is required as a condition of approval. Compliance with the findings of that study will be required as part of Project development.
- e) Less than Significant Impact. The County Environmental Health Services Division (DEHS) has conditioned Tentative Tract Map 18983 to require the land divider, prior to recordation of the final map, to submit a soil percolation report to DEHS for review and approval.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VII	GREENHOUSE GAS EMISSIONS - Will the Project:				
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			\boxtimes	
b)	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			\boxtimes	

SUBSTANTIATION:

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

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

Implementation of the County's GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to Projects, which reduce GHG emissions. All new development is required to quantify a Project's GHG emissions and adopt feasible mitigation to reduce Project emissions below a level of significance. A review standard of 3,000 metric tons of carbon dioxide equivalent (MTCO2e) per year is used to identify and mitigate Project emissions. Based on the CalEEMod statistical analysis, single family residential Projects ranging from 60 to 80 units would generate more than 3,000 MTCO2e. Since this Project includes 22 units it would not be expected to generate more than 3,000 MTCO2e per year of GHG emissions. Therefore, this Project is required to comply with the residential performance standards outlined in the County's Greenhouse Gas Emissions Reduction Plan. A preliminary CalEEMod analysis was also prepared for the proposed Project, as noted in Section III, Air Quality, and found potential emissions less than threshold levels. This Project will be appropriately conditioned to conform to the performance standards and the Project is therefore considered to be consistent with the GHG Reduction Plan and is determined to have a less than significant individual and cumulative impact for GHG emissions.

b) Less than Significant Impact. The proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. In December 2011, the County Board of Supervisors adopted a Greenhouse Gas Emissions Reduction Plan (GHG Reduction Plan). The GHG Reduction Plan states that "with the application of

the GHG performance standards, Projects that are exempt from CEQA and small Projects that do not exceed 3,000 MTCO₂e per year will be considered to be consistent with the Plan and determined to have a less than significant individual and cumulative impact for GHG emissions." (p. 4-5). Applicable performance standards are identified in Appendix F of the GHG Reduction Plan. As noted in Appendix F, these performance standards apply to all Projects and are included as Conditions of Approval when discretionary approvals are granted. Therefore, all applicable performance standards would be included in the Conditions of Approval for the Project. In addition, as described in Item a) above, the Project is well below the 3,000 MTCO₂e per year significance threshold.

Because the Project would be required to comply with all applicable performance standards identified in the GHG Reduction Plan, as listed below, and GHG emissions would not exceed the 3,000 MTCO₂e per year screening threshold, the Project is determined to be consistent with the County's GHG Reduction Plan.

RESIDENTIAL

<u>G-1 Operational Standards</u>. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:

- a) <u>Waste Stream Reduction</u>. 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) <u>Vehicle Trip Reduction</u>. The "developer" shall provide to all tenants and homeowners 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, and/or providing a web site or message board for coordinating rides.
- c) <u>Provide Educational Materials</u>. The developer shall provide to all tenants and employees education materials and about reducing waste and available recycling services. The education materials shall be submitted to County Planning for review and approval.
- d) <u>Landscape Equipment</u>. The developer shall require in the landscape maintenance contract and/or onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

<u>G-2 Construction Standards</u>. 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 impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:

- a) Implement both the approved Coating Restriction Plans.
- b) Select construction equipment based on low-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 plans shall include the following statements:

- "All construction equipment engines shall be properly tuned and maintained in accordance with the manufactures 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.
- d) Schedule construction traffic ingress/egress to; not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flag person shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
- e) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal and cardboard) per County Solid Waste procedures.
- f) 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.

<u>G-3 Design Standards</u>. The developer shall submit for review and obtain approval from County Planning that the following measures have been incorporated into the design of the project. These are to; reduce potential project impacts on greenhouse gases: Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.

- a) <u>Meet Title 24 Energy Efficiency requirements implemented July 1, 2014</u>. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100% + of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended January 24, 2013; Cool Roof Coating performance standards as amended January 24, 2013):
 - Incorporate dual paned or other energy efficient windows,
 - Incorporate energy efficient space heating and cooling equipment,
 - Incorporate energy efficient light fixtures, photocells, and motion detectors,
 - Incorporate energy efficient appliances,
 - Incorporate solar panels into the electrical system,
 - Incorporate cool roofs/light colored roofing,
 - Incorporate other measures that will increase energy efficiency.
 - Incorporate insulation to reduce heat transfer and thermal bridging.
 - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
- b) <u>Plumbing</u>. All plumbing shall incorporate the following:
 - All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
 - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3

- All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
- If possible, utilize grey water systems and dual plumbing for recycled water.
- c) Lighting. Lighting design for building interiors shall support the use of:
 - Compact fluorescent light bulbs or equivalently efficient lighting.
 - Natural day lighting through site orientation and the use of reflected light.
 - Skylight/roof window systems.
 - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
 - A multi-zone programmable dimming system shall be sued to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
 - The developer shall ensure that a minimum of 2.5 percent of the project's electricity needs is provided by on-site solar panels.
- b) <u>Building Design</u>. 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 equipment shall be installed.
 - A building automaton system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units.
- c) <u>Landscaping</u>. 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.
- d) <u>Irrigation</u>. 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 broke 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.

- e) <u>Recycling</u>. Exterior storage areas for recyclables and green waste shall be provided. Adequate recycling containers shall be locate in public areas. Construction and operation waste shall be collected for reuse and recycling.
- f) <u>Transportation Demand Management (TDM) Program</u>. The project shall include adequate bicycle and parking near building entrances to promote cyclist safety, security, and convenience. If available, mass transit facilities shall be provided (e.g., bus stop bench/shelter). The developer shall publish ride-sharing information for ridesharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is available to tenants and homeowners.

<u>G-4 Installation/Implementation Standards</u>. 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 5 percent.
- b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.
- c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VIII	HAZARDS AND HAZARDOUS MATERIALS - Will the Project:				
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
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?			\square	
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, will it create a significant hazard to the public or the environment?				\boxtimes
e)	For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the Project result in a safety hazard for people residing or working in the Project area?				
f)	For a Project within the vicinity of a private airstrip, will the Project result in a safety hazard for people residing or working in the Project area?				\boxtimes
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				\boxtimes
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?				

SUBSTANTIATION:

a) Less than Significant Impact. The proposed Project is not expected to result in impacts from hazards and hazardous materials through the routine transport, use, or disposal of hazardous materials, because the proposed Project would not involve the routine transport, use, or disposal of significant amounts of hazardous materials. During construction, the proposed Project would involve the transport of general construction materials (i.e., concrete, wood, metal, fuel, etc.) as well as other materials necessary to construct the proposed Project.

Construction activities would involve the use of hazardous materials such as fuels, oils, and greases for the fueling and servicing of construction equipment. Such substances may be stored in temporary storage tanks/sheds that would be located on the Project site. Although these types of materials are not acutely hazardous, they are classified as hazardous materials and create the potential for

accidental spillage, which could expose workers. The use, storage, transport, and disposal of hazardous materials used in construction of the Project would be carried out in accordance with federal, state, and County regulations. No extremely hazardous substances (i.e., governed under Title 40, Part 335 of the Code of Federal Regulations) are anticipated to be produced, used, stored, transported, or disposed of as a result of Project construction. During construction of the facility, non-hazardous construction debris would be generated and disposed of in local landfills. Sanitary waste would be managed using portable toilets, with waste being disposed of at approved sites.

The Project is required to comply with federal, state, and county laws, ordinances, and regulations; therefore, the Project would result in less-than-significant impacts related to the creation of significant hazards through the routine transport, use, or disposal of hazardous materials.

- b) Less than Significant Impact. The proposed Project would 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. With the exception of construction-related materials such as fuels, lubricants, adhesives, and solvents, the proposed Project would not generate or require the use or storage of significant quantities of hazardous substances. Additionally, any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. Compliance with regulations and standard protocols during the storage, transportation, and usage of any hazardous materials would ensure no substantial impacts would occur. As such, there is a less-than significant impact associated with creating a significant hazard to the public or the environment.
- c) **No Impact.** This Project is located less than 700 feet from Ruth B. Harris Middle School and Bloomington High School to the west and north, respectively, and approximately one mile from Crestmore Elementary School to the east. The future occupants of the proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste because the residential Project does not propose the use of hazardous materials. There would be no impact related to hazardous emissions or the handling of hazardous materials near the identified schools resulting from implementation of the Project.
- d) **No Impact.** The Project site is not located on a known site that is included on a list of hazardous materials sites, compiled pursuant to Government Code Section 65962.5. The proposed Project would not create a significant hazard to the public or the environment.
- e) Less Than Significant Impact. The proposed Project area is located east of the LA/Ontario International Airport. The Airport Compatibility Plan adopted for the airport contains a variety of factors including safety zones, noise levels, existing and future airspace, modeled flight routes, and flight track altitude information. The airport's safety zones extend just beyond the I-15 Freeway to the east and are a considerable distance from the Project site. The Project site is also just beyond the 60 to 65 dB CNEL noise impact zone, which is the lowest noise level category, but within the boundaries of the airport influence area, which extends easterly to Citrus Avenue, approximately 1.6 miles from the Project site. The Project site is also adjacent to the alignment for normal flight operations for aircraft arrivals, as displayed on the Flight Track Altitude, Normal Operations – Arrivals, in the LA/Ontario Airport Land Use Compatibility Plan. However, the elevation of aircraft at that point is identified on the exhibit as being between 2,000 and 3,000 feet. The Project site is not identified as a safety hazard for people residing or working in the Project area. Due to the proximity of the area to the Ontario Airport, the City of Ontario has adopted Overflight Notification Zones. The location of the Project site is within an area identified a "Real Estate Transaction Disclosure" requiring Avigation Easement Dedication and Recorded Overflight Notification. To provide consistency with the Airport Compatibility Plan, a condition of approval is recommended.

- f) **No Impact.** The proposed Project area is not located within the vicinity of a private airstrip; therefore, it would not result in a safety hazard for people residing or working in the Project area.
- g) No Impact. Activities associated with the proposed Project would not impede existing emergency response plans for the Project site and/or other land uses in the Project vicinity. The Project would not result in any closures of existing roadways that might have an effect on emergency response or evacuation plans in the vicinity of the Project site. In addition, all vehicles and stationary equipment would be staged off public roads and would not block emergency access routes. Accordingly, implementation of the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- h) No Impact. The Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because there are no wildlands adjacent to this site. The Project site is in an urban area and is not located in a fire safety overlay district. The Project site is also not within an identified Fire Hazard Severity Zone for either State or Local Area of Responsibility, based upon mapping prepared by Cal Fire (California Department of Forestry and Fire Protection). Therefore, it is not adjacent to wildlands or near the wildlands/urban interface, and would not expose people, structures or infrastructure to risks of wildland fires.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IX	HYDROLOGY AND WATER QUALITY - Will the Project:				
a)	Violate any water quality standards or waste discharge requirements?			\boxtimes	
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which will not support existing land uses or planned uses for which permits have been granted)?				
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that will result in substantial erosion or siltation on- or offsite?			\boxtimes	
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which will result in flooding on- or offsite?			\boxtimes	
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?			\boxtimes	
f)	Otherwise substantially degrade water quality?			\boxtimes	
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?				\boxtimes
h)	Place within a 100-year flood hazard area structure which would impede or redirect flood flows?				\boxtimes
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?				\boxtimes
j)	Inundation by seiche, tsunami, or mudflow?				

Albert A. Webb Associates prepared a Preliminary Water Quality Management Plan (WQMP) dated March 4, 2016 and Pre- and Post-Developed Hydrology Maps which were referenced in the following analysis.

a) Less Than Significant Impact. The Project will not violate any water quality standards or waste discharge requirements, because the Project's design incorporates measures to diminish impacts to water quality to an acceptable level as required by state and federal regulations. The Project requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management

Plan (WQMP) to prevent potentially significant impacts on water quality caused by storm event runoff. Since Project construction would encompass an area greater than an acre, the Project would be subject to a General Construction Permit under the NPDES permit program of the federal Clean Water Act. As required under the General Construction Permit, the Project applicant (or contractor) would prepare and implement a SWPPP. The SWPPP requires submittal of a Notice of Intent (NOI) to the Santa Ana RWQCB prior to construction activities. Implementation of the SWPPP would begin with the commencement of construction and continue through the completion of the Project. The objectives of a SWPPP are to identify pollutant sources (such as sediment) that may affect the quality of storm water discharge and to implement Best Management Practices (BMPs) to reduce pollutants in storm water.

The Project applicant and/or its construction contractor would use BMPs as described in the WQMP. These BMPs would be used to prevent the degradation of water quality in the construction area and during operation of the Project.

The Project will not violate any water quality standards or waste discharge requirements. Each lot within the proposed subdivision will be served by an individual septic system. The proposed tentative tract map is conditioned by County Environmental Health Services Division (DEHS) to obtain approval and permits for any septic system.

- b) Less than Significant Impact. The Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Potable water would be provided by the West Valley Water District, not from groundwater wells at the site. The West Valley Water District City has given assurance via a will-serve letter that it has adequate water service capacity to serve the Projected demand for the Project, in addition to the provider's existing commitments.
- c) Less than Significant Impact. The Project would not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. The Project does not propose any substantial alteration to a drainage pattern. There is no stream or river on the site or in the vicinity that would be affected by construction of the Project. The Project is required to submit and implement a Storm Water Pollution Protection Plan (SWPPP) to prevent erosion or sedimentation during Project construction.
- d) Less than Significant Impact. As described in c), above, the Project would not impact any drainages and the Project would not otherwise result in any noteworthy change in the drainage pattern of the site or area. As noted in the previous response, no defined drainage course traverses the Project site and the use of a retention basin at the easterly end of the Project site would ensure the incremental increase in stormwater runoff due to new impervious surfaces would be captured on-site, thereby not changing the amount of stormwater discharged from the Project site. The site is currently relatively flat and would remain in a similar conditions after construction is completed.
- e) Less than Significant Impact. As noted in the previous response, the proposed on-site basin would capture the potential increase in stormwater runoff, thereby maintaining the existing rate of water discharge from the property. As such, the proposed Project would not change the amount water currently discharged into existing storm water systems.
- f) Less than Significant Impact. The proposed Project would not otherwise substantially degrade water quality because appropriate measures relating to water quality protection, including erosion control measures have been required. Please refer to responses IX a) – e) for additional information.

- g) **No Impact.** The Project would not place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map based upon a review of the County's Hazard Overlays Map.
- h) **No Impact.** As noted previously, the proposed Project would not place structures within a 100-year flood hazard area that would either impede or redirect flood flows, because the site is not located within a 100-year flood hazard area.
- i) No Impact. The Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the Project site is not within any identified path of a potential inundation flow based upon a review of the County's Hazard Overlay Map that includes an identification of areas subject to dam inundation and 100 and 500-year flood events.
- j) No Impact. The Project site would not be subject to inundation by seiche, tsunami, or mudflow. A tsunami is a series of ocean waves generated in the ocean by an impulsive disturbance. Due to the inland location of the proposed Project, tsunamis are not considered a threat. A seiche is an oscillating surface wave in a restricted or enclosed body of water generated by ground motion, usually during an earthquake. Inundation from a seiche can occur if the wave overflows a containment wall or the banks of a water body. No impacts are expected to occur because the Project is not adjacent to any marine or inland water bodies. The soils in the Project area are well-drained, the terrain is relatively flat, and mudflows have not historically been an issue in the proposed Project area.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Χ.	LAND USE AND PLANNING - Will the Project:				
æ) Physically divide an established community?				\boxtimes
ł) 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?				
() Conflict with any applicable habitat conservation plan or natural community conservation plan?				
(URSTANTIATION				

- a) No Impact. The proposed Project would not physically divide an established community, because the proposed single family residential Project is located in an urbanizing area that is zoned for residential land uses and contains existing single family uses. The Project is located in the Single Residential Land Use Zoning District of the County. It is also within the City of Rialto Sphere of Influence Area and the City has designated the site as Residential 2, which allows single family residential development with densities ranging from 0 to 2 dwelling units per acre. The density of the proposed Project is 1.81 dwelling units per net acre.
- b) Less Than Significant Impact. The Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect, because with approval of the requested General Plan Amendment and Tentative Tract Map, the Project would be consistent with all applicable land use policies and regulations of the County Development Code and General Plan. The Project site does not have any Overlay District designations involving any hazard protection or resource preservation requirements. The Project site is designated for residential use and the proposed use is consistent with that designation, although the land use designation is being amended to allow for an increase in density.
- c) **No Impact**. The proposed Project does not conflict with any applicable habitat conservation plans or natural community conservation plans, because no such plan exists in the area.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XI.	MINERAL RESOURCES - Will the Project:				
a)	Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?			\boxtimes	
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?			\boxtimes	

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

- a) Less than Significant Impact. Based upon a review of the Updated Mineral Land Classification Map for Portland Cement Concrete-Grad Aggregate in the San Bernardino Production-Consumption (P-C) Region, San Bernardino and Riverside Counties, California, 2008, prepared by the California Department of Conservation, the Project area is located within an "Urban" classification, which is within neither MRZ-1, 2 nor 3 designation. Recognizing that the property is located within an area that has already been developed for single family residential uses, the potential for mineral resources within this area, as described above, would have very little opportunity for conservation, development, and utilization.
- b) Less than Significant 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 due to its previous utilization for farming and its current designation of Urban by the California Department of Conservation. In addition, the Project site does not meet the location requirements of the Overlay District per Section 82.17.020 of the County Development Code, as follows:

The MR Overlay shall be applied on the following areas:

- (a) Areas with existing major surface mining activities.
- (b) Areas where mining activity is expected to take place in the future; and
- (c) Areas adjacent to current or proposed mining activity to prohibit the intrusion of incompatible uses.

Although the underlying soils in the area could be recovered, the area has experienced development with a variety of residential uses and due to the size of the Project site would be impractical.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XII.	NOISE - Will the Project result in:				
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			\boxtimes	
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		\boxtimes		
c)	A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?			\boxtimes	
d)	A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?			\boxtimes	
e)	For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the Project expose people residing or working in the Project area to excessive noise levels?				
f)	For a Project within the vicinity of a private airstrip, will the Project expose people residing or working in the Project area to excessive noise levels?				

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

- a) Less than Significant Impact. The Project is not expected to expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because the Project is not located in the Noise Hazard (NH) Overlay District delineated by a suffix to the existing land use district and is located beyond the 60 to 65 dBA noise boundary generated by operations at Ontario International Airport.
- b) Less than Significant Impact with Mitigation Incorporated. Groundborne vibration and groundborne noise could originate from earth movement during the construction phase of the proposed Project. Construction activities may result in short term impacts to the noise environment including groundbourne vibration and noise. Potential impacts to noise would be short term during construction and would end once the Project is operational. At buildout the Project is not expected to generate groundbourne vibration or noise that is excessive. Short-term impacts associated with construction would be limited to the greatest extent practicable with the implementation of the mitigation measures outlined below.
- c) Less than Significant Impact. The Project will result in a less than significant permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. Vehicle trips and use of gardening equipment (e.g. lawn mowers, weed-cutting machines, etc.) and home air conditioning units by future residents in the proposed subdivision will be the major sources of new increases in ambient noise levels. Noise from these sources will be similar to other single family residential areas, with a minimal number of truck trips.

- d) Less than Significant Impact The Project will not generate a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing or allowed without the Project, because the Project has been conditioned to comply with the noise standards of the County Development Code.
- e) **No Impact.** The proposed Project area is not located within the boundaries of an airport land use plan, although it is within the airport influence area of the Ontario Airport, approximately 9.5 miles to the west. The adopted noise impact zones, safety zones, and airspace protection zones of Ontario International Airport do not encompass the Project site. Due to the distance of the airport from the Project site and the fact the Project site is beyond the 60 to 65 dB CNEL noise impact zone, which is the lowest noise level category, there would be no noise impacts from airport operations.
- f) No Impact. The proposed Project area is not located within the vicinity of a private airstrip. The nearest airstrip is Ontario Airport, located approximately 9.5 miles to the west of the Project area. Due to the distance of the airport from the Project site, there would be no noise impacts from the airport.

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

NOISE MITIGATION MEASURE:

- <u>N-1</u> <u>Noise Mitigation</u>. The developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:
 - a) Noise levels of any Project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.
 - b) Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays.
 - c) Construction equipment will be muffled per manufacturer's specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.
 - d) All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the Project site.

[Mitigation Measure N-1] Prior to Grading Permit/Planning

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIII.	POPULATION AND HOUSING - Will the Project:				
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			\boxtimes	
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				\boxtimes
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				
SL	IBSTANTIATION:				

a) Less than Significant Impact. The proposed Project is not expected to induce substantial population growth in the area, either directly or indirectly, because the Project only proposes 22 homes.

Growth induced by a Project could be considered a significant impact if it directly or indirectly affects the ability of public agencies to provide services. Public services for this Project would be provided by a number of public agencies, including the County of San Bernardino and West Valley Water District for domestic water services. No service provider has indicated an inability to serve the Project. Therefore, the population growth associated with the proposed Project is less than significant. The Project would not result in a substantial adverse effect related to substantial population growth in the area, and no mitigation measures are required.

- b) No Impact. The proposed Project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, because the Project site is currently occupied by two residential units and only one of those units will be demolished for the construction of the proposed subdivision. The owner of the two units is also the applicant for the proposed subdivision. No significant adverse impacts are anticipated and, therefore, no mitigation measures are required.
- c) No Impact. As noted above, the proposed Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere, because the Project site is currently developed with two residential units and only one of those units will be demolished for the construction of the proposed subdivision. No significant adverse impacts are anticipated and, therefore, no mitigation measures are required.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIV.	PUBLIC SERVICES				
a)	Will the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	Fire Protection?			\boxtimes	
	Police Protection?			\boxtimes	
	Schools?			\boxtimes	
	Parks?			\boxtimes	
	Other Public Facilities?			\boxtimes	
SU	IBSTANTIATION				

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

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

<u>Fire Protection</u>. Fire protection services for the proposed Project would be provided by the County of San Bernardino Fire Department. The nearest file station is Station 77, which is located at the southwest corner of Slover Avenue and Tamarind Avenue, approximately 1 mile driving distance from the Project. This station is staffed 24 hours a day, 7 days a Week, 365 days a year.

The Project would comply with all Fire Department access requirements and California Fire Code requirements for the placement of fire hydrants and the use of sprinkler systems. Project compliance with requirements set forth in the Fire Code would provide fire protection for people and structures, as well as the provision of emergency medical services on site. In addition, as discussed in Section XVI, Traffic/Transportation, the proposed Project would not result in a significant traffic impact to any study area intersections. Therefore, the proposed Project would not impair emergency response vehicles and average response times in the area would remain within acceptable response time limits.

The proposed Project is a residential community, which would increase the number of onsite visitors and personnel. The addition of 22 residential units as a result of the proposed Project would result in a small increase in demand for fire protection services, but it would not trigger the need for new or altered facilities. No new facilities would be required to be constructed to accommodate the proposed Project. The proposed Project would be designed to comply with all Fire Department access requirements and California Fire Code requirements, would not impair emergency response vehicles or increase response times, and would not substantially increase calls for service thereby triggering the need for new or altered facilities.

<u>Police Protection</u>. The San Bernardino County Sheriff's Department would provide police protection services for the Project. The nearest Sheriff's station is the Fontana Station, located approximately 3 miles to the north at 17780 Arrow Route, Fontana. The station has one secretary, five clerks, one motor pool assistant, one Sheriff's Service Specialist, twenty seven deputy positions, five detectives, seven sergeants, one lieutenant, and one captain.

The Project site is planned for residential use in the County General Plan and has been considered in the County Sheriff's Department's long-term plans for police protection services. Police protection services are already provided for the Project site and surrounding area, which is developed with residential and business uses. The increase in residences onsite would not significantly increase demand for police services, reduce response times or require the construction of new facilities that would cause environmental impacts. Therefore, the Project would not increase response times or require new or altered facilities.

<u>Schools</u>. The Project area is served by the Colton Joint Unified School District (CJUSD). The following schools would serve the proposed Project: Sycamore Hills Elementary School, Ruth O. Harris Middle School and Bloomington High School. The proposed Project is a residential development Project that would generate students. Based on the student generation factor used by CVUSD, the proposed Project would generate the following students:

Grades	Proposed Dwelling Units	Student Generation Factor (SGF)	Students	Impact Fees
K-6	22	0.33	7.26	
7-8	22	0.08	1.76	
9-12	22	0.15	3.3	
Totals	22	0.56	12	\$3.36/sq. ft.

Table 9: Student Generation

The small increase in students generated by the proposed Project would incrementally increase the demand for school facilities, but not significantly affect existing facilities.

Pursuant to California Education Code Section 17620(a)(1), the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of District for the purpose of funding the construction or reconstruction of school facilities. The Project Applicant would be required to pay such fees to reduce any impacts of new residential development on school services as provided in the California Government Code. State law provides that a Project's impact on school facilities is fully mitigated through payment of the requisite school facility development fees current at the time a building permit is issued.

Therefore, with payment of the required fees, potential impacts to school services and facilities associated with implementation of the proposed Project would be less than significant, and no mitigation is required.

<u>Parks</u>. Parks in the Project area include Ayala Park and Kessler Park, approximately 1.25 miles and .5 miles from the Project site, respectively. These parks are operated and funded by the Bloomington Recreation and Parks District through County Special Districts. While the proposed Project would likely create a slight increase in the demand for parks or the availability of parks due to the increase in population, Project impacts, given the size of the Project, the effects would be less than significant.

<u>Other Public Facilities</u>. The proposed Project would generate an increased demand for other public facilities; however, given the relative size of the proposed Project and resulting population increase compared with the area, the Project's increase would not be substantial, and the Project would not require the construction of new facilities. Therefore, while the proposed Project would likely create a slight increase in the demand for other public facilities, given its size and proposed uses, this impact would be less than significant. No mitigation is required.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XV.	RECREATION				
a)	Will the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?			\boxtimes	
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?				
SU	IBSTANTIATION:				

- a) Less than Significant Impact. The proposed 22 unit single family residential Project is not expected to result in an increase in 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. Parks in the Project area include Ayala Park and Kessler Park. These parks are operated and funded by the Bloomington Recreation and Parks District through County Special Districts. While the proposed Project would likely create a slight increase in the demand for parks or the availability of parks due to the increase in population, Project impacts would be less than significant, given the size of the Project.
- b) Less than Significant Impact. The Project does not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No significant adverse impacts on recreation would result from implementation of the Project and no further analysis is warranted.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVI.	TRANSPORTATION/TRAFFIC – Will the Project:				
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and greenways, pedestrian and bicycle paths, and mass transit.				
b)	Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.				
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?				\square
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			\boxtimes	
e)	Result in inadequate emergency access?			\boxtimes	
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				

SUBSTANTIATION:

a) Less than Significant Impact. The proposed Project will cause an increase in vehicle traffic, but due to its size is not projected to be substantial in relation to the existing traffic load and capacity of the area street system. The site already contains two existing single family residences, so the number of new vehicle trips generated by the eventual construction of 20 additional single family residences is estimated to be 200 total new vehicle trips per day at buildout of the proposed subdivision, utilizing a trip generation rate of approximately 10 trips per home per day. Therefore, the Project will not cause a significant increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system.

Omnitrans operates Bus Route 29 approximately 1/8th mile north and east of the Project site, with service running southbound on Laurel Avenue from Slover Avenue to Santa Ana Avenue, where it transitions eastbound to Locust Avenue and again transitions southbound and circles around Kessler Park on 11st Street to Cedar Avenue, before it eventually heads north to the South Fontana Transfer Station.

The immediate Project area has larger lots and area roadway improvements reflect a more rural nature. As such, sidewalks do not currently exist on Laurel Avenue, south of Santa Ana, although

the proposed Project will be responsible for installing sidewalks on that portion of Laurel Avenue adjacent to the Project boundaries and on the interior Project roadways. No bicycle paths exist within the Project area due to the lack of curbs and sidewalks in the immediate area.

- b) Less than Significant Impact. The Project will not exceed individually and cumulatively, a Level of Service (LOS) standard established by the San Bernardino County Congestion Management Plan, since the proposed Project is not on a designated Congestion Management roadway or highway. The County Public Works – Traffic Division has reviewed the traffic generation of the proposed Project and anticipates that traffic service will remain at an LOS of "C" or better, as required by the County General Plan. However, to mitigate incremental regional traffic impacts from the Project and to ensure a safe design of on-site streets and traffic circulation within the proposed subdivision, the Public Works Traffic Division has conditioned the tentative tract map for the payment regional transportation plan mitigation fees in the amount of \$7,895 per unit prior to the issuance of building permits. The developer shall provide adequate corner site distance information in street improvement, signing and striping plans.
- c) **No Impact.** The proposed Project would not affect air traffic patterns. The Project site is not within the vicinity of any airport. The proposed Project would not result in a change in air traffic patterns due to the distance from the closet area airport, Ontario International Airport, and the height of aircraft activity operating around that Airport.
- d) Less than Significant Impact. The Project will not substantially increase hazards due to a design feature or incompatible uses, because the Project site is conditioned to construct paved streets within the subdivision and to provide paved access to established roads that are accessed at locations with good site distance, and which are conditioned to provide the appropriate traffic control devices at those intersections. There are no incompatible uses proposed by the Project that would impact surrounding land uses. Therefore, less than significant impacts related to roadway design features or incompatible uses would result from implementation of the Project and no further analysis is warranted.
- e) Less than Significant Impact. The proposed Project would not result in inadequate emergency access to the Project area. During Project construction, public roads would remain open and available for use by emergency vehicles and other traffic. The proposed Project would not result in any roadway closures in the vicinity of the Project site. The Project site would provide emergency access as approved by the County Fire Department. The site's internal roadways are adequate to accommodate emergency vehicles and are not gated to allow emergency responders to enter the site 24 hours per day.
- f) Less than Significant Impact. The Project would not conflict with adopted policies, plans, or programs regarding public transit and alternative or non-motorized transportation (e.g., transit amenities) because all alternative transportation improvements have been included in the Project design or would be addressed through standard conditions of approval regarding pedestrian access improvements. Public transit is available in close proximity to the Project site.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVII.	UTILITIES AND SERVICE SYSTEMS - Will the Project:				
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			\boxtimes	
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?				
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?			\boxtimes	
d)	Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded, entitlements needed?			\square	
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?				
f)	Be served by a landfill(s) with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?			\boxtimes	
g)	Comply with federal, state, and local statutes and regulations related to solid waste?				\boxtimes
SU	IBSTANTIATION:				

a) Less than Significant Impact. A septic system will be constructed on each lot of the proposed subdivision to serve the waste water treatment needs of each single family unit. The Project will be required to comply with County Environmental Health Services (EHS) Division conditions of approval regarding water service and wastewater treatment requirements, which will be incorporated into the Project's conditions of approval. Included within the EHS conditions is a requirement to prepare and have approved a Soils Percolation Report prior to recordation of the subdivision map. As such,

wastewater treatment/disposal impacts are considered less than significant.

b) Less than Significant Impact. The Project will not 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, because a septic system will be constructed on each lot in the proposed subdivision to serve the waste water treatment needs of each future single family unit. The Project will be required to comply with County Environmental Health Services (EHS) Division conditions of approval regarding water service and wastewater treatment requirements which will be incorporated into the Project's conditions of approval. Correspondence from West Valley Water District indicated they have "ample supply of potable water...to serve the proposed Project..." and the District will require payment of appropriate District water Capacity Charges prior to starting water service.

- c) Less than Significant Impact. A drainage study that includes a stormwater drainage plan has been conducted for the proposed Project. The Project will involve the development of an onsite stormwater intercept system. The proposed stormwater drainage and intercept system is designed to capture and retain stormwater runoff onsite. Development of the proposed Project is expected to result in the incremental increase in drainage runoff, compared to the existing conditions. However, the increased runoff will be retained within the proposed on-site retention basin. As such, the Project is not expected to significantly alter drainage patterns offsite and no expansion or new storm water drainage facilities beyond what is proposed as part of the Project will be required.
- d) Less than Significant Impact. This Project is served by West Valley Water District, which has indicated they have sufficient water supply to serve the Project. As such, the impact of the Project on water supplies would be less than significant.
- e) **Less than Significant Impact**. The County's Division of Environmental Health Services (DEHS) will approve and oversee future septic service at the time the subdivision is approved for construction.
- f) Less than Significant Impact. The County of San Bernardino Solid Waste Management Division (SWMD) is responsible for the operation and management of the County of San Bernardino's solid waste disposal system which consists of five regional landfills and nine transfer stations. Existing landfills serving the Project area are the Mid-Valley Landfill in Rialto and San Timoteo Landfill in Redlands. Based upon information from the CalRecycle web site operated by the State of California, the Mid-Valley Landfill has a maximum permitted capacity of 101,300,000 cubic yards and 7,500.00 tons per day of throughput with an estimated closure date of 2033. The San Timoteo Landfill has a maximum permitted capacity of 20,400,000 cubic yards and 2,000.00 tons per day of throughput with an estimated amount of waste generated by the proposed Project is approximately ¼ ton per day or 87 tons per year (4.82 people per household x 22 lots x 365 days x 4.5 pounds per day per person) based upon information from the CalRecycle web site. Due to the relatively small amount of waste generated by the Project compared with the capacity in the system the Project would result in less than significant impacts.
- g) No Impact. The proposed Project would comply with all federal, state, and local statutes and regulation related to solid waste. The Project would consist of short-term construction activities (with short-term waste generation limited to minor quantities of construction debris). Solid waste produced during the construction phase of this Project would be disposed of in accordance with all applicable regulations, including the County construction and demolition debris reduction ordinance.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact	
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?					
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)?					
c)	Does the Project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?					
SUBSTANTIATION:						

- a) Less than Significant Impact. The Project would not significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. No potential impact on rare or endangered species or other species of plants or animals or habitat identified by the California Natural Diversity Database (CNDDB) has been identified through a field investigation and analysis of the proposed Project, based on the disturbed condition of the Project site. There are no identified historic or prehistoric resources identified on this site.
- b) Less than Significant Impact. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several Projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period.

The Project would not have impacts that are individually limited, but cumulatively considerable. Special studies prepared to analyze impacts of the proposed Project evaluated existing and planned conditions of the surrounding area and the region. Existing and planned infrastructure in the surrounding area has been planned to accommodate build out of the area, including the Project site with the planned uses.

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

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

XVIII. MITIGATION MEASURES:

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

AIR QUALITY MITIGATION MEASURES:

- <u>AQ-1</u> <u>AQ-Dust Control Plan.</u> The "developer" shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that Project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:
 - a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of three times each day.
 - b) Any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities.
 - c) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.
 - d) Any area that will remain undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers and/or a desert wildflower mix hydroseed on the affected portion of the site.
 - e) Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.
 - f) Imported fill and exported excess cut shall be adequately watered prior to transport, covered during transport, and watered prior to unloading on the Project site.
 - g) Storm water control systems shall be installed to prevent off-site mud deposition.
 - h) All trucks hauling dirt away from the site shall be covered.
 - i) Construction vehicle tires shall be washed, prior to leaving the Project site.
 - *j)* Rumble plates shall be installed at construction exits from dirt driveways.
 - *k)* Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.
 - Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping. [Mitigation Measure AQ-1] Prior to Grading Permits/Planning
- <u>AQ-2</u> <u>AQ Construction Mitigation.</u> The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:
 - a) Provide documentation prior to beginning construction demonstrating that the Project will comply with all SCAQMD regulations including 402 (nuisance), 403 (fugitive dust), 431.1(sulfur content of gaseous fuels), 431.2 (sulfur content of liquid fuels),

1113 (architectural coatings), and 1403 (asbestos emissions from demolition activities).

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

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

- <u>AQ-3</u> <u>AQ Coating Restriction Plan.</u> The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a condition that the contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of County Building and Safety:
 - a) Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.
 - b) Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
 - c) High-Volume, Low Pressure (HVLP) spray guns shall be used to apply coatings.
 - d) Precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings shall be used, if practical.
 - e) Comply with SCAQMD Rule 1113 on the use or architectural coatings.

[Mitigation Measure AQ-3] Prior to Building Permits/Planning

BIOLOGICAL RESOURCES MITIGATION MEASURES:

BIO-1 Nesting Bird Mitigation – Pre-Construction Surveys. Within 30 days prior to vegetation clearing or ground disturbance associated with construction or grading that would occur during bird nesting seasons (February 1 to August 31), a qualified biologist shall survey the area within 200 feet (or up to 300 feet depending on topography or other factors and 500 feet for raptors) of the ground disturbance activity to determine if this activity would disturb nesting birds protected by the Migratory Bird Treaty Act or the California Fish and Game Code. If observed in the Project impact area, occupied nest shall not be disturbed unless a qualified biologist verifies through non-invasive methods that either: (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are foraging independently and are capable of independent survival. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within 300 feet of non-raptor nests, and within 500 feet of raptor nests, during the breeding season so as to avoid

abandonment of the young (CDFW 2012b). This mitigation measure does not apply if construction occurs during the non-nesting season, September 1 through January 31. [Mitigation Measure BIO-1] Prior to Grading Permit/Planning

CULTURAL RESOURCE MITIGATION MEASURES:

<u>C-1</u> <u>Cultural Resources – Tribal Monitoring</u>. Cultural resource monitoring shall occur during any Project-related ground-disturbing activity that includes a qualified archaeological monitor and a Native American monitor to determine if potentially significant resources exist. Prior to initiating ground disturbance activities a letter shall be provided to the Planning Division confirming that arrangements have been made with the Soboba Indians to provide site monitoring.

[Mitigation Measure C-1] Prior to Grading/Permit, Planning

NOISE MITIGATION MEASURES:

- <u>N-1</u> <u>Noise Mitigation</u>. The developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:
 - a) Noise levels of any Project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.
 - b) Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays.
 - c) Construction equipment will be muffled per manufacturer's specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.
 - d) All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the Project site.

[Mitigation Measure N-1] Prior to Grading Permit/Planning

GENERAL REFERENCES

Bloomington Recreation and Parks District. Available at http://www.specialdistricts.org/

CalEEMod Air Quality Model, South Coast Air Quality Management District.

California Department of Resources Recycling and Recovery (CalRecycle) website. Available at <u>http://www.calrecycle.ca.gov/</u>

CEQA Guidelines, Appendix G.

City of Rialto, General Plan Land Use Map. Available at http://www.rialtoca.gov/

Colton Joint Unified School District, phone call with Facilities Planning, April 14, 2016.

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

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

County of San Bernardino Geologic Hazards Overlays Map FH29C (Bloomington).

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

County of San Bernardino Hazard Overlay Map FH29B (Bloomington).

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

Delhi and Tujunga Series Soils Description. Available at http://www.soilseries.sc.egov.usda.gov/

Domestic Water Service Letter, West Valley Water District, April 6, 2016

Fire Hazard Severity Zones. Available at http://www.calfire.ca.gov/

Guidelines for Classification and Designation of Mineral Lands. California Department of Conservation, State Mining and Geology Board.

Omnitrans bus routes. Available at http://www.omintrans.org/

Ontario Airport Land Use Compatibility Plan. Available at http://www.ontarioplan.org/

San Bernardino County Important Farmland 2014 Map, Sheet 2. Available at http://ftp.consrv.ca.gov/

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

South Coast Air Quality Management District, Localize Significance Thresholds. Available at <u>http://www.aqmd.gov/</u>

- South Coast Air Quality Management District, Air Quality Significance Thresholds. Available at http://www.aqmd.gov/
- Updated Mineral Land Classification Map for Portland Cement Concrete-Grade Aggregate in the San Bernardino Production-Consumption (P-C) Region, San Bernardino and Riverside Counties, California, prepared by the California Department of Conservation.

LIST OF APPENDICES

- Appendix A General Habitat Assessment; prepared by Scott Cameron, July 2014.
- Appendix B Phase I Cultural Resources Assessment for the Laurel Avenue (Tentative Tract No. 18983) Project, City of Bloomington, San Bernardino County, California; prepared by Applied EarthWorks, Inc., February 2016.
- Appendix C Water Quality Management Plan
- Appendix D West Valley Water District Will-Serve Letter
EXHIBIT D

General Habitat Assessment



General Habitat Assessment

±15-acre Site

11048 and 11079 Laurel Avenue City of Bloomington, San Bernardino County, California

Prepared for:

Boruchin Administrative Trust c/o Allan N. Lowy ESQ, (PLC), Of Council Turner Aubert & Friedman, LLP 8383 Wilshire Blvd., Ste. 510 Beverly Hills, CA 90211-2406

Prepared by:

Scott Cameron Ecological Sciences, Inc. 601 Glade Drive Santa Paula, CA 93060 805.921.0583

July 2014

July 7, 2014



Boruchin Administrative Trust c/o Allan N. Lowy ESQ, (PLC), Of Council Turner Aubert & Friedman, LLP 8383 Wilshire Blvd., Ste. 510 Beverly Hills, CA 90211-2406

SUBJECT: Results of a Habitat Suitability Evaluation, \pm 15-acre Site, City of Bloomington, San Bernardino County, California

Ladies and Gentlemen:

This letter report presents findings of a reconnaissance-level survey conducted to generally evaluate the suitability of a \pm 15-acre site (consisting of two separate parcels) to support sensitive biological resources as part of the environmental review process.

Introduction

The subject ± 15 -acre site is regionally located in the City of Bloomington, San Bernardino County, California (*Plate 1*). Specifically, the project site is located at 11048 (± 10 acres) and 11079 (± 5 acres) Laurel Avenue. The site occurs on the "Fontana" USGS 7.5-minute topographic map, Township 1 South, Range 5 West, Section 28 (*Plate 2*).

Projects proposed in this area that contain potentially suitable habitat to support sensitive biological resources must demonstrate to reviewing agencies that potential project-related impacts to sensitive biological resources are adequately addressed and mitigated pursuant to the California Environmental Quality Act (CEQA) and the federal Endangered Species Act (Act) of 1973, as amended. Biological resources within the project site may fall under the jurisdiction of several federal and state agencies, including, but not necessarily limited to, California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (FWS), City of Bloomington (City), County of San Bernardino (County), Regional Water Quality Control Board (RWQCB), and U.S. Army Corps of Engineers (USACE). Accordingly, results of this habitat suitability evaluation are intended to provide the applicant and resource agencies with preliminary biological information required for planning and permitting decisions concerning the proposed project.

Due to the inherent limitations of unseasonal or habitat-based data, definitive conclusions regarding the actual presence or absence of selected sensitive biological resources cannot be made in this report. Therefore, conclusions relative to potential presence or absence of certain sensitive biological resources are based solely on the nature of habitat present. This general analysis of biological resources is based on information compiled through field reconnaissance, literature review, and by applicable reference materials. Methods used in this study are outlined below.

Investigative Methods

Information Review

Documentation pertinent to the biological resources in the vicinity of the site was reviewed and analyzed. Primary data sources reviewed to evaluate the occurrence potential of special-status resources on the subject site, included, but were not necessarily limited to: (1) California Natural Diversity Data Base



plate 1



Regional Site Location

15-acre Boruchin Site





= Study Area Boundary

plate **2**

USGS Topographic Vicinity Map

15-acre Boruchin Site

July 2014

(CNDDB 2014); (2) California Native Plant Society (CNPS 2014) on-line inventory for the Fontana and surrounding 7.5-minute quadrangle maps; (3) available literature pertaining to habitat requirements of special-status species potentially occurring in the project site; (4) 2013 USFWS Information, Planning, and Conservation System Database (IPaC); and (5) historic distributional data contained in Hall (1981); Grinnell and Miller (1944); Garrett and Dunn (1981); Holland (1986); Stebbins (1985); Hickman (1993); and CNPS (2001).

Field Survey

Ecological Sciences Principal Biologist, Scott Cameron, conducted a reconnaissance-level field survey to characterize on-site habitats and to evaluate their potential to support sensitive species on May 22, 2014. Plant species and vegetation communities were primarily identified by walking transects throughout the site. All direct observations of wildlife were recorded, as was wildlife sign. In addition to species actually detected, expected use of the site by other wildlife was evaluated from habitat analysis of the site, combined with known habitat preferences of locally occurring wildlife species. The site was also evaluated for the potential presence of plant, animal, or habitats considered rare, threatened, sensitive, endangered, or otherwise unique by regulatory or resource agencies. Weather conditions during the May 2014 survey were overcast and calm with air temperatures of approximately 61-63 °F.

Existing Site Conditions

The parcel located at **11048** Laurel Avenue is characterized as a highly degraded site exposed to various types of anthropogenic disturbances. A small residence along with corrals and pens used for goats, chickens, pigs, turkeys, geese, etc, as well as pasture for a cow is present on site. The remainder of the site is highly disturbed and exposed to extensive manure, debris, soil dumping, as well as recurring discing activities. A tree wind row bisects the eastern portion of the site. A majority of the site is relatively barren of vegetation due to the aforementioned activities. Patchy non-native plant species recorded include foxtail chess (*Bromus madritensis* ssp. *rubens*), riggut grass (*Bromus diandrus*), Mediterranean grass (*Schismus* sp.), Bermuda grass (*Cynodon dactylon*), oat (*Avena* sp.), filaree (*Erodium cicutarium*), mustard (*Brassica* sp.), cheeseweed (*Malva parviflora*), Lamb's quarters (*Chenopodium album*), common prickly lettuce (*Lactuca serriola*), golden crownbeard (*Verbesina encelioides*), puncture vine (*Tribulus terrestris*), and fleabane (*Conyza bonariensis*). Native species present on site included a few scattered common sunflower (*Helianthus annuus*). In addition, ornamental landscaping such as tree-of-heaven (*Ailanthus altissima*), Peruvian pepper (*Schinus molle*), Acacia (*Acacia* sp.), and common olive (*Olea europea*) are present. Elevation is approximately 1,040 feet above msl. *Plates 3a-3b* photographically illustrate existing site conditions. *Plate 4* schematically illustrates site features/vegetation types.

The parcel located at **11079** *Laurel Avenue* is characterized by unfinished residential development (2 houses) located in the southwestern portion of the site, disced areas with gravel and debris in the northern half of the site, and an abandoned orchard in the southern part of the site. A brick wall surrounds the parcel. Various construction equipment and debris is also present on site. Surrounding land uses include rural residential and agriculture. The site is mostly barren except for the orchard area. Patchy non-native plant species recorded include foxtail chess, ripgut grass, Mediterranean grass, oat, filaree, mustard, cheeseweed, Lamb's quarters, common prickly lettuce, mustard, golden crownbeard, puncture vine, and fleabane. Native species present on site included a few scattered telegraph weed (*Heterotheca grandiflora*) and common sunflower. Elevation is approximately 1,040 feet above msl. *Plates 3c-3b* photographically illustrate existing site conditions. *Plate 4* schematically illustrates site features/vegetation types.

Wildlife

Common avian species observed on both parcels included red-tailed hawk (*Buteo jamaicensis*), common raven (*Corvus corax*), mourning dove (*Zenaida macroura*), killdeer (*Charadrius vociferus*), Bullock's oriole





View to east from northwestern portion of 11079



View to north from north-center portion of 11079



plate **3a**



View to south of orchard area of 11079



View to west from southwestern portion of 11079



plate 3b



View to west from southeast portion of 11048



View to east from southwestern portion of 11048



plate **3C**



View to northeast from southern portion of 11048



View to south from center of 11048



plate **3d**



Site Features Schematic

15-acre Boruchin Site

= Study Area



ECOLOGICAL SCIENCES, inc.

July 2014



Source: Natural Resources Conservation Service (NRCS-website accessed May 21, 2014)



= Study Area Boundary

plate 5

SCIENCES, inc. July 2014

= Extent of Soil Analysis

Project Area Soils 15-acre Boruchin Site

(*Icterus bullockii*), western kingbird (*Tyrannus verticalis*), northern mockingbird (*Mimus polyglottos*), house finch (*Carpodacus mexicanus*), and house sparrow (*Passer domesticus*). Mammals recorded, or of which sign was detected, included California ground squirrel (*Spermophilus beecheyi*).

General Soils Analysis / Soil Conservation Map Review

A review of soil maps prepared by the Natural Resources Conservation Service (NRCS) website for San Bernardino County, Southwestern Part, California indicate that the subject site is primarily located within an area mapped as Delhi sand (Db), with a small portion containing Tujunga loamy sand (TuB) in the northeast corner of each parcel. Soils are highly variable throughout the site due to exposure to various human activities as described. Soils on 11048 contain large areas of cobble/gravel substrates with manure and other debris assimilated in the substrate (friable to compact), while those present in 11079 include gravels and other debris and also vary from friable to compact. *Plate 5* (previous page) illustrates mapped area soils.

Sensitive Biological Resources Evaluation

Discussed in this section are plant and wildlife species potentially present in the study area that have been afforded special recognition by federal or state agencies. The focus of this discussion is on those species that would potentially pose considerable constraints on the proposed project because of their high sensitivity status (listed or proposed for listing as rare, threatened, or endangered) with state and/or federal resource agencies. In addition, plants included on Lists 1, 2, 3, or 4 of the CNPS inventory are also considered of special-status. Vegetation communities that are unique, of relatively limited distribution, or of particular value to wildlife and considered sensitive by state and/or federal resource agencies are also generally discussed.

In general, those species presented in **Tables 1 and 2** that are "not expected" or that have a "low occurrence potential" generally correspond to "less than significant" under CEQA. The occurrence potential of special-status plant and wildlife species is primarily based on habitat types present, occurrence records of sensitive species from the site vicinity, and results of the on-site reconnaissance survey. No focused botanical or zoological surveys were conducted.

Special-Status Plant Species

No special-status plant species were detected on site during the reconnaissance-level survey and none are expected due to lack of suitable habitat. Special-status plant species known from the region that potentially occur within the project site are summarized below in *Table 1*.

Table 1

Common Name		Status		Habitat Requirements	Occurrence
Scientific Name	Federal	State	CNPS		Potential
Chaparral sand verbena Abronia villosa var. aurita			1B	Chaparral, coastal scrub with sandy soils	Not Expected: suitable habitat not present
Plummer's mariposa lily Calochortus plummerae	FSC		1B	Chaparral, cismontane woodlands, coastal scrub, Lower coniferous forests, and grasslands; associated with granitic soils.	Not Expected: suitable habitat not present on site
Parry's spineflower Chorizanthe parryi ssp. parryi	FSC		3	Chaparral and coastal scrub; associated with sandy or rocky openings.	Not Expected: suitable habitat not present
Many-stemmed dudleya Dudleya multicaulis	FSC		1B	Chaparral, coastal scrub, and grasslands; often associated with clay soils.	Not Expected: suitable habitat not present

Special-Status Plant Species Known to Occur in the Site Vicinity¹



Table 1-continued

Special-Status Plant Species Known to Occur in the Site Vicinity¹

Common Name		Status		Habitat Requirements	Occurrence
Scientific Name	Federal	State	CNPS		Potential
Santa Ana River woollystar <i>Eriastrum densifolium</i> ssp. <i>sanctorum</i>	FE	CE	1B	Coastal scrub, chaparral, and alluvial scrub; associated with sandy soil in river floodplains or terraced fluvial deposits.	Not Expected: suitable habitat not present
California muhly <i>Muhlenbergia californica</i>			1B	Chaparral, coastal scrub, lower montane coniferous forest, and meadows; associated with moist soils, seeps, and streambanks.	Not Expected: suitable habitat not present
San Diego ambrosia <i>Ambrosia pumila</i>	FE		1B	Chaparral, coastal scrub, grasslands, vernal pools with sandy loam or clay soils (20-415M)	Not Expected: suitable habitat not present
California saw-grass Cladium californicum			2	Freshwater and alkali marshes; seeps	Not Expected: suitable habitat not present
Slender-horned spineflower <i>Dodecahema leptoceras</i>	FE	CE	1B	Chaparral, alluvial fan sage scrub; terraces and washes	Not Expected: suitable habitat not present
Mesa horkelia <i>Horkelia cuneata</i> ssp. <i>puberula</i>			1B	Chaparral, cismontane woodland, coastal scrub; sandy or gravelly	Not Expected: suitable habitat not present
Coulter's goldfields Lasthenia glabrata ssp. coulteri	FSC		1B	Playas, vernal pools	Not Expected: suitable habitat not present
Robinson's pepper-grass Lepidium virginicum var. robinsonii			1B	Chaparral and coastal scrub; associated with dry soils; known to occur on roadsides.	Not Expected: suitable habitat not present
Parish's desert-thorn Lycium parishii			2	Coastal scrub, Sonoran desert scrub	Not Expected: suitable habitat not present
Pringle's monardella Monardella pringlei	FSC		1A	Sandy coastal scrub	Not Expected: suitable habitat not present
Marsh sandwort Arenaria paludicola	FE	CE	1B	Swamps and marshes	Not Expected: suitable habitat not present
Prostrate vernal pool navarretia Navarretia prostrata			1B	Valley and foothill grassland, coastal scrub, vernal pools	Not Expected: suitable habitat not present
Chaparral ragwort Senecio aphanactis			2	Chaparral, cismontane woodland, coastal scrub/alkaline	Not Expected: suitable habitat not present
San Bernardino aster Symphyotrichum defoliatum			1B	Meadows and seeps, marshes and swamps; coastal scrub, woodlands; mesic grassland; ditches	Not Expected: suitable habitat not present
Prairie wedge grass Sphenopholis obtusata			2	Cismontane woodland, meadows and seeps/mesic	Not Expected: suitable habitat not present

12

Table 1-continued

Special-Status Plant Species Known to Occur in the Site Vicinity¹

¹Based primarily on review of 2014 CNDDB, 2014 CNPS online databases, and 2014 USFWS IPaC.

	· · · ·		
Federal		CNPS	
FE:	Federally Endangered	List 1A:	Plants presumed extinct in California.
FT:	Federally Threatened Species	List 1B:	Plants rare and endangered in California and elsewhere
FPE:	Federally Proposed Endangered	List 2:	Plants rare and endangered in California, but more
FPT:	Federally Proposed Threatened		common elsewhere
FC:	Federal Candidate Species	List 3:	Taxa about which more information is needed
State	·	List 4:	Plants of limited distribution
CE:	State Endangered		
CT:	State Threatened		
CR:	State Rare		

Special-Status Wildlife Species

No special-status wildlife species were directly observed during the May 2014 survey, however, several species have potential to occur on site. Sensitive wildlife species known from the site vicinity that potentially occur are summarized below in *Table 2*.

Table 2

Special-Status Wildlife Species Known from the Site Vicinity¹

Common Name Status		Habitat Requirements	Occurrence	
Scientific Name	Federal	State		Potential
INVERTEBRATES				•
Delhi Sands flower-loving fly Rhaphiomidas terminatus abdominalis	FE		Open, sandy (Delhi) dune areas commonly supporting buckwheat, croton, telegraph weed, <i>Camissonia</i> and <i>Oenothera</i> .	Low Potential: only marginally suitable due Only to mapped Delhi soils
REPTILES				
Coast horned lizard Phrynosoma blainvillii		CSC	Relatively open grasslands, scrublands, and woodlands with fine, loose soil.	Low Potential: marginally suitable habitat present where friable soils occur
Orange-throated whiptail Aspidoscelis hyperythrus	FSC	CSC	Relatively open grasslands, scrublands, and woodlands with fine, loose soil	Not Expected: suitable habitat not present
Coastal western whiptail Aspidoscelis tigris multiscutatus		•	Sage scrub, chaparral, grassland	Not Expected: suitable habitat not present
Silvery legless lizard Anniella pulchra pulchra	FSC	CSC	Stabilized dunes, beaches, dry washes, pine, oak, and riparian woodlands, and chaparral; sparse vegetation with sandy or loose, loamy soils.	Not Expected: no suitable habitat present
San Bernardino ringneck snake Diadophis punctatus modestus	FSC		Woodlands, grassland, chaparral, and scrub habitats; often found in mesic areas under rocks, logs, and debris.	Not Expected: no suitable habitat present
San Diego banded gecko Coleonyx varigatus abbotti			Coastal and cismontane southern California; granite or rocky outcrops in coastal scrub and chaparral	Not Expected: suitable habitat not present
Northern red diamond rattlesnake Crotalus ruber ruber		CSC	Sage scrub, chaparral, grasslands	Not Expected: suitable habitat not present
BIRDS				
White-tailed kite Elanus leucurus	MNBMC	CFP	Open vegetation and uses dense woodlands for cover.	Low Potential: possibly forages over the site; no suitable nesting habitat present

Table 2-continued

Special-Status Wildlife Species Known from the Site Vicinity¹

Common Name	Stat	us	Habitat Requirements	Occurrence
Scientific Name	Federal	State		Potential
Northern harrier Circus cyaneus		CSC	Coastal salt marsh, freshwater marsh, grasslands, and agricultural fields.	Low Potential: possibly forages over the site; no suitable nesting habitat present
Sharp-shinned hawk Accipiter striatus		CSC	Woodlands and forages over dense chaparral and scrublands.	Not Expected: no suitable habitat present
Cooper's hawk Accipiter cooperi		CSC	Dense stands of live oaks and riparian woodlands.	Low-Moderate Potential: may forage over the site; no suitable nesting habitat present
Ferruginous hawk Buteo regalis	FSC, MNBMC	CSC	Grasslands, agricultural fields, and open scrublands.	Low Potential: possibly forages over the site as seasonal migrant; does not breed in area
Golden eagle Aquila chrysaetos		CSC, CFP	Mountains, deserts, and open country.	Low Potential: species known from project vicinity and may forage over the site; no suitable nesting habitat present
Prairie falcon Falco mexicanus		CSC	Grasslands, savannas, rangeland, agricultural fields, and desert scrub; requires sheltered cliff faces for shelter.	Low Potential: may forage over the site in winter; no suitable nesting habitat present
Western burrowing owl Athene cunicularia hypugea	FSC, MNBMC	CSC	Grasslands and open scrub.	Low Potential: marginally suitable foraging and nesting habitat present
California horned lark Eremophila alpestris actia		CSC	Grasslands, disturbed areas, agriculture fields, and beach areas.	Moderate Potential: marginally suitable foraging habitat present
Loggerhead shrike Lanius ludovicianus	FSC, MNBMC	CSC	Grasslands with scattered shrubs, trees, fences or other perches.	Moderate Potential: marginally suitable habitat present
S. California rufous- crowned sparrow <i>Aimophila ruficeps</i> <i>canescens</i>		CSC	Coastal sage scrub, grasslands	Not Expected: suitable habitat not present
Bell's sage sparrow Amphispiza belli belli	MNBMC	CSC	Coastal sage scrub, chaparral	Not Expected: suitable habitat not present
Tricolored blackbird Agelaius tricolor		CSC	Marshes for nesting; forages in fields and scrub habitats	Not expected: suitable habitat not present
California coastal gnatcatcher Polioptila californica californica	FT	CSC	Coastal sage scrub in areas of flat or gently sloping terrain	Not Expected: suitable habitat not present
Least Bell's vireo Vireo bellii pusillus	FE	CE	Willow dominated riparian habitat with dense understory	Not expected; suitable habitat not present
Southwestern willow flycatcher Empidonax traillii extimus	FE		Riparian habitats along rivers, streams, or other wetlands usually with standing water	Not expected; suitable habitat not present
Yellow warbler Dendroica petechia		CSC	Riparian thickets and woodlands	Not Expected: suitable habitat not present
Yellow-breasted chat Icteria virens		CSC	Riparian thickets and riparian woodlands with dense understory	Not Expected: suitable habitat not present
Mountain plover Charadrius montanus	FPT	CSC	Agricultural areas, fallow fields, grasslands, prairies	Not Expected: no suitable habitat present



Table 2-continued

Scientific Name Federal State Potential MAMMALS
MAMMALS Western mastiff bat FSC (ssp. californic us) CSC Primarily arid lowlands and coastal basins with rugged, rocky terrain, along with suitable crevices for day-roosts; primarily a cliff-dweller Not Expected: suitable habitat not present Western yellow bat CSC Valley footlhill riparian, desert riparian, palm Not Expected: suitable
Western mastiff bat FSC CSC Primarily arid lowlands and coastal basins Not Expected: suitable Eumops perotis (ssp. californic us) ciff-dweller with rugged, rocky terrain, along with suitable crevices for day-roosts; primarily a cliff-dweller Not Expected: suitable Western yellow bat CSC Valley footlhill riparian, desert riparian, palm Not Expected: suitable Asymptotic participants CSC Valley footlhill riparian, desert riparian, palm Not Expected: suitable
Eumops perotis (ssp. californic us) with rugged, rocky terrain, along with suitable crevices for day-roosts; primarily a cliff-dweller habitat not present Western yellow bat Lasurius contininus CSC Valley footlhill riparian, desert riparian, palm Not Expected: suitable babitat not present
californic us) suitable crevices for day-roosts; primarily a cliff-dweller Western yellow bat CSC Valley footlhill riparian, desert riparian, palm Not Expected: suitable Lasurius xanthininus CSC Valley footlhill riparian, desert riparian, palm Not Expected: suitable
Us) clint-dweiler Western yellow bat CSC Valley footlhill riparian, desert riparian, palm Not Expected: suitable Lasurius xanthininus CSC Valley footlhill riparian, desert riparian, palm Not Expected: suitable
Vestern yellow bat CSC Valley tournin riparian, desert riparian, paint Not Expected. Suitable
Pocketed free-tailed bat CSC Pine juniper woodlands, desert scrub, palm Not Expected; suitable
Nyctinomops oasis, desert wash, desert riparian; rocky habitat not present
femorosaccus areas with high cliffs
San Diego desert woodrat CSC Moderate to dense sage scrub; rocky Not Expected: no suitable
Neotoma lepida outcrops habitat present
Intermedia
iackrabbit
Lepus californicus
bennettii
Los Angeles pocket FSC CSC Grasslands and coastal sage scrub; prefers Not Expected: suitable
nouse lower elevational areas with open ground habitat not present
Perognatnus and sandy soils.
Northwestern San Diego CSC Open shrublands sandy areas Not Expected: suitable
pocket mouse habitat not present
Chaetodipus fallax fallax
San Bernardino kangaroo FE CSC Coastal sage scrub; prefers lower Not Expected: suitable
rat elevational areas with open ground and habitat not present
Dipodomys merriami sandy soils.
Stephens' kangaroo rat EE C.E. Grasslands open sage scrub Not Expected: no suitable
Dipodomys stephensi habitat present
KEY: ¹ Based primarily on review of 2014 CNDDB and 2014 USFWS IPaC.
Federal—U.S. Fish and Wildlife Service State—California Department of Fish and Wildlife
FE: Federally Endangered CE: California Endangered
FI. Federally Intractened CI. California Interactine (Endangered)
FPT: Federally Proposed Threatened CCT: California Candidate (Threatened)
FC: Federal Candidate for listing as threatened CFP: California Fully Protected
or endangered CP: California Fully Protected
FSC: Federal Species of Concern-no formal protection is CSC: California Species of Special Concern
granted to this designation

Special-Status Wildlife Species Known from the Site Vicinity¹

Special-Status Habitats

Special-status habitat types are vegetation communities that support concentrations of sensitive plant or wildlife species, are of relatively limited distribution, or are of particular value to wildlife. Although sensitive habitats are not necessarily afforded legal protection unless they support protected species, potential impacts to them may increase concerns and mitigation suggestions by resources agencies. Special-status habitats know from this site vicinity include Riversidean Alluvial Fan Sage Scrub, Southern Cottonwood Willow Riparian Forest, Southern Sycamore Alder Riparian Woodland, and Southern Willow Scrub. None of these native or special-status habitats were recorded on site.



Wildlife Movement Corridors

The proposed project site is surrounded by existing development, and therefore, the subject site does not occupy an important location relative to regional wildlife movement. As such, development of the site would not be expected to have any substantial effect on local or regional wildlife movement.

Jurisdictional Resources

Based on the field investigation conducted by Ecological Sciences, USACE "waters of the United States" per Sections 401-404 of the Federal Clean Water Act and "streambeds" per Section 1600-1603 of the CDFG Code were not observed on the property.

Discussion

The level of constraint that a sensitive biological resource would pose to potential development typically depends on the following criteria: (1) the relative value of that resource; (2) the amount or degree of impact to the resource; (3) whether or not impacts to the resource would be in violation of state and/or federal regulations or laws; (4) whether or not impacts to the resource would require permitting by resource agencies; and (5) the degree to which impacts on the resource would otherwise be considered "significant" under CEQA. On-site habitats have been assigned a relatively low biological constraint rating based on the degree in which expected impacts to on-site resources would meet the criteria discussed above. This designation is primarily due to the generally high level of site disturbances (associated with recurring and historic anthropogenic disturbances) resulting in low biological diversity (i.e., replacement and exclusion of many native species with fewer non-native species) and an overall low potential for special-status species to utilize or reside within areas proposed for development (due to absence of suitable habitat).

No *special-status plant species* are expected on site due to lack of suitable habitat. The intent of the botanical survey was to generally evaluate the potential of the site to support sensitive plant species based on existing site conditions and habitat types present. Long-standing weed abatement/fire break discing and other anthropogenic disturbances have likely altered soil chemistry and other substrate characteristics such that on-site soils may not currently be capable of supporting those sensitive plant species known from the site vicinity. Site development would not eliminate significant amounts of habitat for potentially occurring special-status plant species, nor reduce population size of sensitive plant species below self-sustaining levels on a local or regional basis (if present).

No *special-status wildlife species* were directly recorded on site, however, the California horned lark and loggerhead shrike have a moderate occurrence potential. However, these species were deemed by the Service to be too widespread and common to warrant listing as threatened or endangered, and as such, were removed from formal sensitive species status. Impacts to isolated, non-native grassland or remnant buckwheat scrub (non-sensitive habitat types in general) could amount to an incremental reduction of potential foraging habitat that may be considered locally adverse. However, site development would not eliminate significant amounts of habitat for these species, nor reduce population size below self-sustaining levels on a local or regional basis.

No nesting birds were incidentally observed during surveys conducted on the subject site in May 2014. Although many *native bird species* are not protected by state or federal/state endangered species acts, most are protected under the federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711) and CDFG Code sections 3503, 3503.5, and 3800 which prohibits take, possession, or destruction of birds, their nests or eggs. If it were later determined that active nests of any of special-status or native species would be lost or indirectly impacted as a result of site-preparation, it could result in adverse impacts and would be in conflict with these regulations. If construction activities (e.g., tree removal) were proposed during the nesting season, a nesting bird survey is recommended prior to development to determine if



active nests are present in the construction zone or within an appropriate buffer area as part of project approval. Often the most effective manner in which to establish these buffer areas is to have a biological monitor present during demolition and grubbing. Development activities performed outside of the avian breeding season (generally September 1 to January 31) usually eliminates the need to conduct pre-activity nesting surveys for most native species known from the site vicinity, and ensure that there were no constraints to construction relative to the MBTA/CDFG code. Compliance with the MBTA/CDFG codes would be necessary prior to development; however no special permit or approval is typically required in most instances.

The site is mapped within an area known to contain Delhi Soils, a component associated with the **Delhi** sands flower-loving fly (Rhaphiomidas terminatus abdominalis-DSFF). DSFF have relatively narrow habitat requirements that are determined by appropriate plant species and open sand as defining characteristics (Kingsley 1996). The presence of Delhi soils appears to be the most determinative factor of whether an area can provide suitable DSFF habitat. Delhi sands constitute the primary component of a complex ecosystem. A variety of microhabitat characteristics generally constitute potential DSFF habitat (e.g., Delhi soils, vegetation composition, soil chemistry, topography, percent vegetative cover, frequency of non-native plant species, exposure to disturbances, etc.). However, it is widely acknowledged that a gradient of habitat suitability exists for DSFF, composed of varying degrees of natural and artificial conditions. Comprehensive DSFF population data is generally lacking and key factors regulating DSFF populations have not been fully identified. As such, whether this taxon would persist over a long-term basis in less than ideal conditions is currently unknown.

While those specific microhabitat conditions mentioned above are considered optimal to support DSFF, DSFF sometimes occur in areas not typically considered suitable for this taxon. Although individual DSFF have been recorded from sites supporting mostly ruderal, non-native vegetation; most known DSFF-occupied sites contain areas, or are adjacent to areas, of relatively undisturbed exposed patches of friable, sandy soils in association with native plant species. History of DSFF colony sites indicates that previously disturbed (by grading, agriculture, etc.) Delhi sands formations may revert over a few years (through erosion, aeolian processes, fossorial animal activity, and natural vegetative succession) back to conditions capable of supporting DSFF populations. However, these natural processes are dependent upon a cessation of disturbance-related land uses, which prevent the natural reestablishment of a more characteristic Delhi sand community (associated with potential DSFF habitat).

Based on results of the May 2014 habitat assessment, existing conditions present at the site are not consistent with those known or expected to support extant DSFF populations in the region. No exposed natural or semi-natural open areas with unconsolidated wind-worked granitic soils or dunes are present. While one potential indicator species (telegraph weed) was recorded on site, the context in which this plant species occurs does not constitute a substantive native Delhi soils plant community more commonly associated with potential DSFF habitat. On-site substrate conditions (e.g., extensive coverage of cobbles and gravels in a highly degraded environment) are not consistent with those most often correlated with DSFF habitat. Exposure to long-standing substrate disturbances (e.g., agriculture, historic equestrian, and other recurring anthropogenic disturbances such as discing and manure/debris dumping) have substantial negative effects on potential DSFF habitat and these activities may also prevent potentially suitable DSFF microhabitat soil conditions from developing.

Under current conditions, the site would generally be considered prohibitive to DSFF occupation. The underlying soil environment appears to be the most definitive factor of whether an area could potentially support DSFF. Quality of Delhi soils present within the study area was rated for its potential to support DSFF. The area mapped as containing Delhi soils was visually inspected and rated based on a scale of 1 to 5, with 5 being the best quality and most suitable habitat in the biologist's judgment:

1. Soils dominated by heavy deposits of alluvial material including coarse sands and gravels with little or no Delhi sands and evidence of soil compaction. *Unsuitable*.



- 2. Delhi sands are present but the soil characteristics include a predominance of alluvial materials (Tujunga Soils). *Very Low Quality.*
- 3. Although not clean, sufficient Delhi sands are present to prevent soil compaction. Some sandy soils exposed on the surface due to fossorial animal activity. *Low Quality*.
- 4. Abundant clean Delhi sands with little or no alluvial material or Tujunga soils present. Moderate abundance of exposed sands on the soil surface. Low vegetative cover. Evidence of moderate degree of fossorial animal activity by vertebrates and invertebrates. *Moderate Quality*
- 5. Sand dune habitat with clean Delhi sands. High abundance of exposed sands on the soil surface. Low vegetative cover. Evidence (soil surface often gives under foot) of high degree of fossorial animal activity by vertebrates and invertebrates. *High Quality*

Based on the above ratings and existing site conditions, the study area would be considered *Unsuitable* to *Very Low Quality* for DSFF. Moreover, the subject site would not likely be considered an important or viable property for preservation or restoration due to overall absence of suitable habitat on or adjacent to the site, geographic location relative to known or potential occupied or sites, and surrounding land uses that have long since fragmented habitats in the area.

Conclusion

Results of the habitat suitability evaluation indicate that habitats present on the \pm 15-acre site generally represent lower biological resource values based on the degree in which expected impacts to on-site resources would meet CEQA criteria. The context in which on-site habitats occur (e.g., highly disturbed conditions present in an isolated environment) is the direct consequence of long-standing exposure to various anthropogenic activities resulting in low biological diversity (e.g., dominance of non-native species), absence of special-status plant communities, and overall low potential for most special-status species to utilize or reside on site. Construction activities would not initially be expected to directly impact federal- or state-listed threatened or endangered species, jeopardize the continued existence of listed species (or special-status species), nor directly impact designated critical habitat. Site development would also not be expected to substantially alter the diversity of plants or wildlife in the area because of current degraded site conditions. The loss of these habitats would not be expected to substantially affect special-status resources or cause a population of sensitive plant or wildlife species to drop below self-sustaining levels.

Although no listed species (currently protected by state or federal endangered species acts) are initially expected to occur due to absence of suitable habitat, the potential presence of several special-status species (e.g., those with a moderate occurrence potential) may impose some degree of constraint to development depending upon the nature of both direct and indirect impacts on these resources, as well as on the particular species and seasonal timing of construction activities. During permitting procedures, certain measures (generally described in Discussion section) to avoid or further reduce potential project-related impacts to sensitive biological resources may be necessary pursuant to CEQA.



I hereby certify that the statements furnished above and in the attached exhibits present required reporting information for this biological survey, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

Sincerely,

Ecological Sciences, Inc.

Scott D. Cameron Principal Biologist



Boruchin Administrative Trust General Habitat Assessment July 7, 2014

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EXHIBIT E

Phase I Cultural Resources Assessment

Phase I Cultural Resource Assessment for the Laurel Avenue (Tentative Tract No. 18983) Project, City of Bloomington, San Bernardino County, California

Roberta Thomas, MA, RPA, and Josh Smallwood, MA, RPA

Prepared By



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Prepared For Fayres E. Hall, Project Coordinator **Albert A. Webb Associates** 3788 McCray Street Riverside, CA 92506

February 2016

 National Archaeological Database (NADB)

 Type of Study: Literature Search, Intensive Pedestrian Survey, and Significance Evaluation

 USGS 7.5' Quadrangle: Fontana, CA

 Acreage: 15 acres

 Level of Investigation: CEQA Phase I

 Key Words: Laurel Avenue; Tract 18983; Bloomington; San Bernardino County; CEQA; 15 acres surveyed; 1 builtenvironment resource; historical farmhouse (Æ-3344-1H)

MANAGEMENT SUMMARY

Albert A. Webb Associates proposes a General Plan Amendment and a Tentative Tract Map for the Laurel Avenue (Tentative Tract No. 18983) Project (Project) in the city of Bloomington in San Bernardino County, California. The Project involves changing the official Land Use Zoning District from Single Residential (1 acre minimum lot size) to Single Residential (20,000 square feet minimum lot size) and subdividing 15 acres into 22 single-family residential lots with a minimum lot size of 20,000 square feet and an almost 53,000-square-foot retention basin. Applied EarthWorks, Inc. (Æ) was retained to conduct a Phase I cultural resource investigation of the Project area in accordance with the California Environmental Quality Act (CEQA).

This report summarizes the methods and results of the cultural resource investigation of the proposed Project area. This assessment included archaeological and historical background research, communication with Native American tribal representatives, an intensive pedestrian (Phase I) survey, and an evaluation of significance of an identified cultural resource within the Project area. The purpose of the investigation was to determine the potential for the proposed Project to impact historical resources under CEQA.

The cultural literature and records search at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System at California State University, Fullerton, indicated that 15 cultural resources have been documented within a 1-mile radius of the Project area. None of these resources is located within the Project area.

As part of the cultural resource assessment of the Project area, Æ also requested a search of the Sacred Lands File (SLF) from the Native American Heritage Commission. Results of the SLF search indicate that there are no known Native American cultural resources within the immediate Project area. Native American individuals and organizations were contacted to elicit information on Native American resources within the proposed Project area. Of the seven groups and/or individuals contacted, three responses have been received to date. The Gabrieleno Band of Mission Indians – Kizh Nation and the Gabrieleno/Tongva San Gabriel Band of Mission Indians both indicated that the area is sensitive for Native American cultural resources and recommend that a Native American monitor be present during ground-disturbing activity. The Morongo Band of Mission Indians indicated that the Project area is outside the boundaries of the tribe.

An intensive pedestrian survey of the Project area (approximately 15 acres) was performed by Æ archaeologist / architectural historian Josh Smallwood, MA, RPA, on January 4, 2016, accompanied by a representative of the Soboba Band of Luiseno Indians. The survey resulted in the discovery of one newly identified cultural resource (Æ-3344-1H), a historical single-family residence built circa 1937, within the Project area. A significance evaluation indicates that the cultural resource is not recommended as eligible for listing on the California Register of Historical Resources. However, due to the suggested sensitivity of the area and the proximity to recorded prehistoric archaeological resources, cultural resource monitoring is recommended for the Project area during any Project-related ground-disturbing activity.

Field notes documenting the current investigation are on file at Æ's Hemet office. A copy of the final report will be placed on file at the SCCIC.

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1 INTRODUCTION

Albert A. Webb Associates proposes a General Plan Amendment and a Tentative Tract Map subdivision on Laurel Avenue in the city of Bloomington. Applied EarthWorks, Inc. (Æ) was retained by Albert A. Webb Associates to conduct a Phase I cultural resource investigation of the Laurel Avenue (Tentative Tract No. 18983) Project (hereafter "Project") in accordance with the California Environmental Quality Act (CEQA). San Bernardino County is the Lead Agency for the purposes of CEQA. Vanessa Mirro, MA, RPA, served as Æ's Principal Investigator; Tiffany Clark, PhD, RPA, served as Senior Archaeologist; Roberta Thomas, MA, RPA, served as Field Archaeologist and author; and Josh Smallwood, MA, RPA, served as Field Archaeologist and contributing author.

1.1 PROJECT LOCATION AND DESCRIPTION

The Project area consists of approximately 15 acres of land located in the city of Bloomington, San Bernardino County, California (Figure 1-1). The Project area is located within Section 28, Township 1 South/Range 5 West; San Bernardino Baseline & Meridian, as depicted on the Fontana, CA 7.5' U.S. Geological Survey (USGS) quadrangle maps (Figure 1-2). Specifically the Project area is situated at 11048 and 11079 Laurel Avenue, Bloomington, CA 92316. Elevations of the Project area range from approximately 1,030 to 1,058 feet above mean sea level.

The Project will involve changing the official Land Use Zoning District from Single Residential (1 acre minimum lot size) to Single Residential (20,000 square feet minimum lot size) and subdividing 15 acres into 22 single-family residential lots with a minimum lot size of 20,000 square feet and an almost 53,000-square-foot retention basin. The lots will range in net size from 20,012 square feet to 28,888 square feet.

1.2 REGULATORY CONTEXT

1.2.1 California Environmental Quality Act

The Project is subject to compliance with CEQA, as amended. Therefore, cultural resource management work conducted as part of the Project shall comply with the CEQA Statutes and Guidelines (California 2013), which directs lead agencies to determine first whether cultural resources are "historically significant" resources. A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment (California Code of Regulations [CCR], § 15064.5[b]). Generally, a cultural resource shall be considered "historically significant" if the resource is 45 years old or older, possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and meets the requirements for listing on the California Register of Historical Resources (CRHR) under any one of the following criteria (Title 14 CCR, § 15064.5):



Figure 1-1 Project vicinity map.



Figure 1-2 Project location map.

- 1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2) Is associated with the lives of persons important in our past;
- 3) 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; or,
- 4) Has yielded, or may be likely to yield, information important in prehistory or history.

The cited statutes and guidelines specify how cultural resources are to be managed in the context of projects, such as the Laurel Avenue (Tentative Tract No. 18983) Project. Briefly, archival and field surveys must be conducted, and identified cultural resources must be inventoried and evaluated in prescribed ways. Prehistoric and historical archaeological resources, as well as built-environment resources such as standing structures, buildings, and objects, deemed "historically significant" must be considered in project planning and development.

1.3 REPORT ORGANIZATION

This report documents the results of a Phase I cultural resource investigation of the Project area for the proposed Project. Chapter 1 has introduced the scope of the work and stated the regulatory context. Chapter 2 synthesizes the natural and cultural setting of the Project area and surrounding region. Chapter 3 presents the results of the cultural resource literature and records search conducted at the South Central Coastal Information Center (SCCIC) of the California Historical Resource Information System (CHRIS), housed at the California State University, Fullerton. Chapter 4 summarizes the Sacred Lands File (SLF) search with the Native American Heritage Commission (NAHC) and Native American communications. The field methods employed during this investigation and findings are outlined in Chapter 5. Significance evaluations are included in Chapter 6, with an assessment of effects and management recommendation provided in Chapter 7. This is followed by bibliographic references and appendices.

2 SETTING

This chapter describes the prehistoric, ethnographic, and historical cultural setting of the Project area to provide a context for understanding the nature and significance of cultural properties identified within the region. Prehistorically, ethnographically, and historically, the nature and distribution of human activities in the region have been affected by such factors as topography and the availability of water and natural resources. Therefore, prior to a discussion of the cultural setting, the environmental setting of the area is summarized below. The environmental setting has been adapted from McDougall and Onken (2003).

2.1 ENVIRONMENTAL SETTING

The Project area is situated just south of the San Bernardino Mountains, which comprise the easternmost portion of the Transverse Ranges, on the North American Plate in the eastern portion of the San Bernardino Valley (see Figure 1-1). The San Andreas Fault separates the San Bernardino Mountains from the San Gabriel Mountains, which were uplifted during the middle Pleistocene. The San Bernardino Valley is associated with erosion in the nearby mountains that occurred prior to their uplift. During the early Pliocene, sedimentary deposits formed in large freshwater lakes in the mountains. Late Pliocene rejuvenation of the mountains caused these lakes to fill in. As a result, streams coming down out of the mountains created a floodplain. During the late Pliocene and early Pleistocene, the sedimentary rocks folded, establishing the San Bernardino Valley by the late middle Pleistocene.

The Santa Ana River, which originates on the northern and eastern slopes of Mt. San Gorgonio, is the largest hydrological feature near the Project area, approximately 3.3 miles away. Mill Creek, which begins south of Mt. San Gorgonio, joins the Santa Ana River where it debouches from the mountains. Other major tributaries emerging from the southern slopes of the San Bernardino Mountains include Plunge Creek, City Creek, Waterman Creek, Devil Canyon Creek, and Warm Creek channel.

The hydrological characteristics of the Santa Ana River are determined by many factors, including seasonality of precipitation as well as its amount, duration, and intensity. Prehistorically and historically, the Santa Ana River was probably at the surface most of the year. Ahlborn (1982:40) notes that Portola, who named the Santa Ana River in 1769, described it as a perennial (i.e., year-round) stream. In the early 1900s, the flow was sufficiently continuous to support a hydroelectric plant between the cities of Riverside and Colton. Today, the water table is much lower due to groundwater pumping and decreased infiltration; the surface of the streambed is frequently dry during the summer and fall months.

As the climate of the region is largely determined by topographic features, climate, in turn, largely dictates the character of the biotic environment exploited by native populations. The climate of the Project area is characterized as Mediterranean, with hot, dry summers and cool,

moist winters. It has a semi-arid precipitation regime; significant changes in temperature and moisture occur based on elevation and exposure, particularly in the nearby mountains.

Within the general Project area (i.e., San Bernardino Valley), grassland vegetation communities exist. Indigenous species present prior to historical use and disturbance may have included rye grass (*Leymus condensatus*), blue grass (*Poa secunda*), bent grass (*Agrostis* spp.), needlegrass (*Stipa* spp.), three-awn (*Aristida divaricata*), and members of the sunflower family (Asteraceae). At present, the grassland communities are dominated by exotic species such as filaree (*Erodium cicutarium*), tansy mustard (*Descurainia pinnata*), tumble mustard (*Sisymbrium altissimus*), foxtail fescue (*Vulpia myuros*), barleys (*Hordeum* spp.), wild oats (*Avena* spp.), rye grass (*Lolium* spp.), cheat or brome grass (*Bromus* spp.), vinegar weed (*Trichostema lanceolatum*), and dove weed (*Eremocarpus setigerus*).

Belts of vegetation occur within the San Bernardino Mountain areas to the north. Chamise chaparral occurs on the south and west aspects below about 6,000 feet in elevation, desert scrub from about 3,000 to 9,000 feet, and coniferous forests above 6,000 feet.

2.2 PREHISTORIC SETTING

The prehistoric cultural setting of the overall Project area provides a context for understanding the types, nature, and significance of the prehistoric cultural resources identified within the general Project area. Native American occupation of the inland valleys of Southern California can be divided into seven cultural periods: Paleoindian (circa [ca.] 12,000–9,500 years before present [B.P.]); Early Archaic (ca. 9,500–7,000 B.P.); Middle Archaic (ca. 7,000–4,000 B.P.); Late Archaic (ca. 4,000–1,500 B.P.); Saratoga Springs (ca. 1,500–750 B.P.); Late Prehistoric (ca. 750–410 B.P.); and Protohistoric (ca. 410–180 B.P.), which ended in the ethnographic period. Due to the nature of prehistoric archaeological sites identified within a 1-mile radius of the Project area (see Chapter 4), the prehistoric cultural setting discussed below begins at the Late Archaic period.

The data presented herein regarding the sequence of prehistoric use, adaptation, and occupation of the interior valleys and mountain localities of Southern California are summarized from a synthesis of more than 10 years of archaeological research conducted at Diamond Valley Lake as part of the Eastside Reservoir Project (ESRP), located approximately 32 miles southeast of the Project area (Goldberg et al. 2001; McDougall et al. 2003). For the most part, the prehistory of the inland valleys of Southern California that characterizes the Project area has been less thoroughly understood than that of the nearby desert and coastal regions. Prior to the ESRP cultural resources studies, no comprehensive synthesis had been developed specifically for the interior valley and mountain localities of cismontane Southern California that characterizes the region. The following has been adapted from Horne and McDougall (2003).

2.2.1 Late Archaic (ca. 4,000 to 1,500 B.P.)

The Late Archaic period was a time of cultural intensification in Southern California. The beginning of the Late Archaic coincides with the Little Pluvial, a period of increased moisture in the region. Effective moisture continued to increase in the desert interior by approximately 3,600 B.P. and lasted throughout most of the Lake Archaic. This ameliorated climate allowed for more

extensive occupation of the region. By approximately 2,100 B.P., however, drying and warming increased, perhaps providing motivation for resource intensification. Archaeological site types that typify this time period include residential bases with large, diverse artifact assemblages, abundant faunal remains, and cultural features as well as temporary bases, temporary camps, and task-specific activity areas. In general, sites showing evidence of the most intensive use tend to be on range-front benches adjacent to permanent water sources, such as perennial springs or larger streams, while less intensively used locales occur either on upland benches or on the margins of active alluvial fans (Goldberg 2001).

Data from Late Archaic component archaeological sites also suggest increased sedentism during this period, with a change to a semi-sedentary land-use and collection strategy. The profusion of features, and especially refuse deposits in Late Archaic components, suggests that seasonal encampments saw longer use and more frequent reuse than during the latter part of the preceding Middle Archaic period, with increasing moisture improving the conditions of Southern California after ca. 3,100 B.P. (Horne 2001; Spaulding 2001). Drying and warming after ca. 2,100 B.P. likely extracted a toll on expanding populations, influencing changes in resource procurement strategies, promoting economic diversification and resource intensification, and perhaps resulting in a permanent shift towards greater sedentism (Goldberg 2001).

The subsistence base broadened during the Late Archaic period. The technological advancement of the mortar and pestle may indicate the use of acorns, an important storable subsistence resource. Hunting also presumably gained in importance. An abundance of broad, leaf-shaped blades and heavy, often stemmed or notched projectile points have been found in association with large numbers of terrestrial and aquatic mammal bones. Other characteristic features of this period include the appearance of bone and antler implements and the occasional use of asphaltum and steatite. Most chronological sequences for Southern California recognize the introduction of the bow and arrow by 1,500 B.P., marked by the appearance of small arrow points and arrow shaft straighteners.

Technologically, the artifact assemblage of this period was similar to that of the preceding Middle Archaic; new tools were added either as innovations or as "borrowed" cultural items. Diagnostic projectile points of this period are still fairly large (dart point size), but also include more refined notched (Elko), concave base (Humboldt), and small stemmed (Gypsum) forms (Warren 1984). Late in the period, Rose Spring arrow points appeared in the archaeological record in the deserts, reflecting the spread of the bow and arrow technology from the Great Basin and the Colorado River region. This projectile point type was not found at the ESRP study area, and there is no evidence suggesting that the bow and arrow had come into use at this time in the inland regions of Southern California.

2.2.2 Saratoga Springs Period (ca. 1,500 to 750 B.P.)

Because paleoenvironmental conditions were little changed from the preceding period, cultural trends in the early portion of the Saratoga Springs period were, in large part, a continuation of the developments begun during the end of the Late Archaic period. However, the Medieval Warm, a period of even more persistent drought, began by 1,060 B.P. Significantly warmer and drier conditions ensued. These climatic changes were experienced throughout the western United States (Jones et al. 1999; Kennett and Kennett 2000), although the inland areas of cismontane

Southern California may have been less affected than the desert interior. The Medieval Warm continued through the first 200 years of the Late Prehistoric period until approximately 550 B.P. (Spaulding 2001).

Although it has been anticipated that intensive use of the inland areas of cismontane Southern California during the Medieval Warm may have been curtailed altogether, owing to inhospitable climate and concomitant decline in water and food sources, this does not appear to be the case. While land-use and procurement strategies experienced profound changes during this time, the response to deteriorating conditions was not abandonment of the inland areas, but rather intensification. Climatic conditions of warming and drying that began ca. 2,100 B.P., toward the end of the Late Archaic period, had already triggered an intensification process that established productive strategies for dealing with resource stress. With the onset of the Medieval Warm, those strategies were further refined and intensified (Goldberg 2001). The focal shift of prehistoric activity from alluvial fan margins to mountain-front benches adjacent to permanent water sources, which was initiated during the Late Archaic period, continues to be seen in the Saratoga Springs component archaeological sites (Goldberg 2001).

The frequency of refuse deposits and artifact and toolstone caches during the Medieval Warm is slightly higher than during the preceding Late Archaic period and much higher than during the latter portion of the subsequent Late Prehistoric period. The frequency of artifact and toolstone caches more than doubled during the Saratoga Springs period from the preceding period, while the frequency of human remains reached the highest point of any time in the archaeological record. The intentional caching of toolstone and ground stone tools suggests that people anticipated returning to the same locations. The midden-altered sediments, which appear for the first time during the Saratoga Springs period, support the continued re-use of desired locations (Horne 2001).

During the Medieval Warm, archaeological assemblages demonstrate the importance of plant foods as a primary food source than in any other prehistoric period; plant processing intensified and acorns apparently became an important staple (Klink 2001a). Faunal assemblages also show that resource stress was accommodated with similar strategies by intensifying the use of lagomorphs and by further expanding diet breadth, adding animals (i.e., medium-sized carnivores) to the diet that were rarely consumed during other periods of prehistory (McKim 2001). The most abundant evidence of trade also occurs during the Medieval Warm, suggesting that exchange was another mechanism for dealing with resource stress (Goldberg 2001).

2.2.3 Late Prehistoric Period (ca. 750 to 410 B.P.)

The Medieval Warm extended into the Late Prehistoric period, ending about 550 B.P. The cultural trends and patterns of land use that characterized the Medieval Warm Interval, including the portion that extends into the earlier part of the Late Prehistoric period, were discussed above. At the end of the Medieval Warm, however, and lasting throughout the ensuing Protohistoric period, a period of cooler temperatures and greater precipitation ushered in the Little Ice Age, during which time ecosystem productivity greatly increased along with the availability and predictability of water resources (Spaulding 2001).
During this time, Lake Cahuilla in the Coachella Valley began to recede (Waters 1983). As a result, the large Patayan populations occupying its shores began moving eastward to the Colorado River basin or westward into areas such as Anza Borrego, Coyote Canyon, the Upper Coachella Valley, the Little San Bernardino Mountains, and the San Jacinto Plain (Wilke 1976:172–183). The final desiccation of Lake Cahuilla, which had occurred by approximately 370 B.P. (A.D. 1580), resulted in a population shift away from the lakebed into the Peninsular Ranges and inland valleys to the west, such as the Project area, as well as to the Colorado River regions to the east.

With the return of more mesic conditions post-550 B.P., which resulted in less resource stress, studies at five residential sites comprising 16 separate components at ESRP indicate that that people returned to a less intensive, semi-sedentary land-use strategy similar to that identified during the Late Archaic period (Goldberg 2001). The number and frequency of artifact and toolstone caches were reduced; hearth features become slightly more common. Rock art also first appeared in association with Late Prehistoric components that post-date the Medieval Warm Interval. The decrease in the number of artifact and toolstone caches and the first appearance of rock art during this time suggest that residential sites are now occupied on a year-round basis (Horne 2001).

A reduction in emphasis on plant foods – especially acorns, which require intensive preparation, is also visible in the archaeological record, and likely accounts for the reduction in refuse deposits, fire-altered rock weights, and midden development visible toward the end of the Late Prehistoric period. The reduction in mortars, pestles, and other grinding tools after the Medieval Warm Interval suggests that the intensive procurement and processing of acorns and other plant foods was no longer as critical as previously; this pattern is further supported by a decline in the effort expended in shaping grinding tools (Klink 2001a). It is possible that the portable milling toolkit was supplemented substantially by bedrock milling features; however, bedrock features cannot be dated, and, therefore, cannot be assigned to any particular time period(s).

Percentages of projectile points also increased somewhat after the Medieval Warm Interval. Cottonwood Triangular points began to appear in inland assemblages at this time, and Obsidian Butte obsidian (located in the southeastern Salton Sea Basin and exposed by the desiccation of Lake Cahuilla) becomes much more common, suggesting an increased focus on large mammals. However, the lower ratio of late-stage bifaces indicates that hunting methods returned to randomencounter strategies, rather than the logistical forays of the preceding period (Klink 2001b). Of particular note, faunal assemblages produced an anomalously high lagomorph index after the Medieval Warm, suggesting a very wet climatic regime with dense undergrowth well suited to cottontails (McKim 2001). Finally, the percentage of nonutilitarian artifacts declined considerably, suggesting that trade was no longer critical for assuring food supplies (Klink 2001c).

2.2.4 Protohistoric Period (ca. 410 to 180 B.P.)

The ameliorated, productive conditions of the Little Ice Age continued throughout the Protohistoric period. Generally speaking, sedentism intensified during the Protohistoric period, with small, but apparently fully sedentary villages forming. Increased hunting efficiency (through use of the bow and arrow) and widespread exploitation of acorns and other hard nuts and berries (indicated by the renewed abundance of mortars and pestles) provided reliable and storable food resources. This, in turn, promoted greater sedentism. Related to this increase in resource utilization and sedentism are sites with deeper middens, suggesting central-based wandering or permanent habitation. These would have been the villages, or rancherias, noted by the early nonnative explorers (True 1966, 1970).

The most striking change in material cultural during this time is the local manufacture of ceramic vessels and ceramic smoking pipes. Although pottery was known in the Colorado Desert as long ago as 800 B.P., ceramic technology in the Project region appears to date to approximately 350 B.P. As well, abundant amounts of Obsidian Butte obsidian were imported into the region. Cottonwood Triangular points were supplemented by Desert Side-notched points. Late in this period, some European trade goods (i.e., glass trade beads) were added to the previous cultural assemblages (Meighan 1954).

2.3 ETHNOGRAPHIC SETTING

Archival and published reports suggest the Project area is situated where the traditional use territories of the Serrano, Cahuilla, and Gabrielino meet, just southwest of the present-day city of San Bernardino. All of these cultural groups belonged to cultural nationalities speaking languages belonging to the Takic branch of the Shoshonean family, a part of the larger Uto-Aztecan language stock (Bean 1978:576; Geiger and Meighan 1976:19). In the following sections, specific aspects of Serrano, Cahuilla, and Gabrielino ethnography and ethnohistory are explored. This information has been summarized from Bean and Vane (2001) and McCawley (1996); portions have been adapted from Horne and McDougall (2003).

2.3.1 Social Structure

Prior to the Mission period (i.e., prior to 1769), the Cahuilla and Serrano had nonpolitical, nonterritorial patrimoieties that governed marriage patterns as well as patrilineal clans and lineages. The words for these moieties mean "Coyote" and "Wildcat." These cultural groups had political-ritual-corporate units (clans) composed of three to 10 lineages, distinctly different, named, claiming a common genitor, with one lineage recognized as the founding lineage (Bean 1978:580; Bean and Vane n.d.:13). Clans owned a large territory in which each lineage owned a village site and specific resource areas. Clan lineages cooperated in large communal subsistence activities (e.g., animal drives and hunts, controlled burning) and in performing rituals. Founding lineages often owned the office of ceremonial leader, the ceremonial house, and a ceremonial bundle (Bean and Vane 2001:V.A-2-5).

The Gabrielino had a more sophisticated political social structure. They, too, had a system of patrilineal lineages. Each lineage belonged to one of two "Coyote" or "Wildcat" moieties (Harrington 1942:32). Gabrielino lineages were capable of being split and reorganized into segmentary lineages, which served as mechanism for territorial expansion. Hunting and gathering territories were owned by the lineage; lineage membership gave individual families use rights. Unlike their Cahuilla and Serrano neighbors, the Gabrielino had a hierarchically ordered social class of elite, middle class, and commoners. Class membership played a major role in determining individual lifestyles, as it depended upon both ancestry and wealth (Bean and Smith 1978:543).

2.3.2 Subsistence and Domestic Resources

The Serrano, Cahuilla, and Gabrielino were, for the most part, hunting, collecting, and harvesting peoples. For the Serrano and Cahuilla, clans were apt to own land in valley, foothill, and mountain areas, providing them with the resources of many different ecological niches. Individual lineages or families owned specific resource areas within the clan territory. As in most of California, acorns were a major staple, but the roots, leaves, seeds, and fruit of many other plants were also used. Fish, birds, insects, and large and small mammals were available. Mountain sheep (*Ovis canadensis*), deer, and antelope were some of the large mammals hunted. Now extinct in this part of California, antelope were once numerous in the area (Harrington n.d.). As well, mountain lion, black bear, grizzly bear, deer, and wild boar were hunted. Similarly, the Gabrielino lineage ownership of land in valley, foothill, mountain, coastal, and estuary areas also offered a diverse array of food and other natural resources.

To gather food resources and to prepare them for eating, the Serrano, Cahuilla, and Gabrielino had an extensive inventory of equipment. The throwing stick and bow and arrow were the most important hunting tools for killing game, but snares, traps, slings, decoys, disguises, and hunting blinds were also part of the hunting technology. For fishing, nets, traps, spears, hooks and lines, and fish poisons were used. Many inland villages had access to creeks and rivers and to ancient Lake Cahuilla until its last desiccation about 400 to 450 years ago and during subsequent brief stands during the mid-1800s. Gathering required few tools: poles for shaking down pine nuts and acorns, cactus pickers, chia hooks, seed beaters, digging sticks and weights for digging sticks, and pry bars. Material culture items associated with transportation were mainly used to move food and included burden baskets, carrying nets, game bags, and saddle pads.

Food was usually stored in large storage baskets. Pottery ollas and baskets treated with asphaltum were also used to store and carry water and seeds. Wood, clay, and steatite were used to make jars, bowls, and trays. Skin and woven grass were used to make bags. Food processing required hammers and anvils for cracking nuts; mortars and pestles for grinding acorns and other hard nuts and berries; manos and metates for grinding seeds and berries; winnowing shells and baskets; strainers; leaching baskets and bowls; knives made of stone, bone, wood, and carrizo cane; bone saws; and drying racks made of wooden poles to dry fish. Basket mortars, with asphaltum used to attach an open-bottomed basket to a mortar, were important for food processing. Food was served in wooden and gourd dishes and cups and in basket bowls that were sometimes tarred. Wood, shell, and horn were used for spoons.

In addition to gathering and hunting, the mainland Gabrielino were involved in an extensive trade network that extended as far east as the Colorado River and as far west as San Nicolas Island (Davis 1961). With the Serrano, the Gabrielino traded shell beads, fish, sea otter skins, and soapstone vessels for deerskin and seeds (Heizer 1968; Strong 1929:95-96); the Cahuilla received beads, soapstone, and asphaltum from the Gabrielino in exchange for food, furs, hides, obsidian, and salt (Bean and Saubel 1972:133). In addition to forging alliances with neighboring groups, trade and exchange was also a means of offsetting food shortages during winter months and in times of resource stress (e.g., drought).

2.3.3 Shelter and Community Structures

In prehistoric times, Serrano, Cahuilla, and Gabrielino shelters are believed to have been domeshaped; during post-contact times they tended to be rectangular (Harrington 1942:10). The entryway into the shelter was usually covered with hides or woven mats, and a smoke hole with a removable cover was present at the apex of the dome for smoke to escape. Serrano and Cahuilla shelters were made of brush, although some were wattled and plastered with adobe mud; Gabrielino were made of reed. Most of the Serrano and Cahuilla domestic activities were performed outside the shelters within the shade of large, expansive ramadas; windbreaks, made of vertical poles covered with rush mats, provided open-air food preparation and cooking areas at Gabrielino settlements.

Within Serrano and Cahuilla villages, the chief's house was the largest and was usually next to the ceremonial house. Each village also had a men's sweathouse and several granaries (Bean 1978:578; Bean and Vane 2001, n.d.:7–13). At a typical Gabrielino settlement, a *yovaar*, an unroofed religious structure, was built in the center and surrounded first by the houses of the chief and elite members of society and then by the smaller houses of other community members; poor members occupied simple lean-to style structures along the outskirts of the settlement (Boscana 1933). Sweat huts and granaries were also present in Gabrielino settlements.

2.3.4 Religion, World View, and the Sacred

The Serrano, Cahuilla, and Gabrielino, like other California Indians, understand the universe in terms of power, and power, believed to be sentient and to have will, was assumed to be the principal causative agent for all phenomena. Unusual natural phenomena are viewed as especially sacred, being the repositories of concentrations of power. Mountaintops, and especially particular mountaintops, are held sacred, as are unusual rock formations, springs, and streams. Rock art sites are sacred, having been the sites of ceremonies. Burial and cremation sites are also sacred, as are many other places of residual power. In addition, various birds, but especially eagles, condors, hawks, and other birds of prey and their symbolic representations, are revered as sacred beings of great power and were sometimes ritually killed and mourned in mortuary ceremonies similar to those for human elites. For this reason, bird cremation sites are sacred.

Because of these strong beliefs, rituals were a constant factor in the life of every Native American individual. Some rituals were scheduled and routine (e.g., birth, puberty, death, mourning, and the eagle ritual and first fruits rites), whereas others were sporadic and situationally performed (e.g., deer ceremony, bird dance, enemy songs, and the rain ritual) (Bean and Vane 2001:VII.A-3-10).

2.4 HISTORICAL SETTING

This historic context is largely excerpted from *Historical Resources Evaluation Report for the Interstate 10 Corridor Project* (Chasteen 2015). This chapter describes the cultural setting beginning with the Euro-American settlement of San Bernardino County for the general Project region to provide a context for understanding the types, nature, and significance of the cultural resources identified within the Project study area, and provides information related to the establishment of Bloomington, a census-designated place.

2.4.1 San Bernardino County

What is now known as San Bernardino County was initially settled by three Native American groups (see previous section). Euro-American settlement began in the area in the early 1800s as persons seeking land and fortunes made their way west from the mid-west and east coast of the United States or north from what is now known as Mexico. The Catholic missionaries were a catalyst in the expansion of Euro-American influences in this region. A group of missionaries, Native Americans, and soldiers from the San Gabriel Mission named San Bernardino in honor of the feast day of San Bernardino of Sienna when they entered the valley on May 10, 1810. The Mission San Gabriel initially attempted to expand its influence in the San Bernardino Valley when Father Dumetz was sent to the valley in 1810 to establish the mission station known as Politana. An earthquake in 1812 followed by raids from neighboring Native American tribes caused a lull of interest in the Politana by the Mission San Gabriel. Beginning in the 1830s, the Mission San Gabriel established a branch at the Asistencia (California Historical Landmark No. 42). The Asistencia is currently located in the Mission District in eastern Loma Linda. During the years 1822 through 1827, the Mission Fathers traveled the San Bernardino-Sonora Road, also known as the Emigrant or Mormon Trail, (California Point of Historical Interest No. 96), which traversed Redlands, Old San Bernardino, Colton, and Agua Mansa, from the Mission San Gabriel to the San Bernardino Asistencia. After Mexico achieved independence from Spain in 1821, the Mexican government seized ownership of church properties through the Secularization Act of 1833, and lands were redistributed as ranchos through a tribute system. This land redistribution by the Mexican government fostered the development of ranchos in what is now known as California.

As a result of the Mexican government seizing control of church properties, the Asistencia was largely abandoned by the late 1830s. The Lugo family, under leadership of Jose del Carmen Lugo, moved into the former Asistencia buildings in order to establish a colony. Slover Mountain, also known as El Cerrito Solo, was the natural landmark used for establishing the boundaries of the Lugos' land grant within the San Bernardino Rancho. What became known as San Bernardino County originally consisted of the following ranchos: Canon de Santa Ana, Jurupa and El Rincon, Cucamonga, Santa Ana del Chino, San Bernardino, and Muscupiabe. The ranchos largely subsisted on cattle ranching and raising crops that were irrigated from the Mill Creek *Zanja* and other irrigation ditches.

In an effort to gain territory, the U.S. seized the territory of Texas from the Mexican government, which resulted in the Mexican-American War. The State of California was annexed by the U.S. in 1848 through the Treaty of Guadalupe Hidalgo, which ended the Mexican-American War (California Point of Historical Interest No. 151). The end of the war further paved the way for Euro-American settlement from the east.

Euro-American settlement in San Bernardino began in the early 1800s through the establishment of Politana and the Asistencia, but was largely fostered by the establishment of a Mormon colony under the leadership of Amasa Lyman and Charles Rich. Brothers Lyman and Rich bought the San Bernardino Rancho from Jose and Maria Armenta Lugo in 1851. San Bernardino County

was established on April 26, 1853, and ceded a portion of its territory to the formation of Riverside County in 1892. Two Mormon colonies were established on either side of the Santa Ana River. The Mormons who settled in the San Bernardino area raised livestock, planted crops, and established civic services such as a school and a post office. The Mormon settlers were recalled to Salt Lake City, Utah in 1858 by Brigham Young in an effort to create a Mormon stronghold. The majority of the Mormon settlers in San Bernardino returned to Salt Lake City; however, some remained. Agriculture and livestock continued to be the chief industries in San Bernardino County.

General agriculture and livestock raising pursuits were quickly overshadowed by the citrus industry in Southern California beginning in the 1870s. The first orange trees in San Bernardino were planted by Anson Van Leuven in 1857. Citrus quickly became the largest industry in Southern California; including growing, packing, and shipping. Other industries included cattle ranching, growing sugar beets, and viticulture and enology. The burgeoning citrus industry led to a population boom, and spurred the development of transcontinental railroads.

Several companies were formed beginning in the mid- to late-1800s in an effort to develop San Bernardino County and Southern California in general. Beginning in 1887 in San Bernardino County, Major George H. Bonebrake and F.C. Howes formed the Semi-Tropic Land and Water Company, purchased 28,000 acres and the water rights to Lytle Creek, and laid out the townsites of Rosena (now known as Fontana), Rialto, Bloomington, and San Sevaine. The Semi-Tropic Land and Water Company, though ultimately unsuccessful in its attempts, initiated much of the early residential and commercial development in San Bernardino County. After the Semi-Tropic Land and Water Company failed, largely due to a nationwide economic depression, several other development companies, such as the Fontana Farms Company, were formed to purchase the Semi-Tropic Land and Water Company holdings and also to further development of towns and industries throughout the county. The establishment of interstate and intercontinental rail lines brought an influx of people and money to Southern California, which lead to a real estate boom.

2.4.2 Development of the Rail Lines

As industry began to boom in Southern California, transportation needs to ship the products to consumer markets also grew. In conjunction with a few backers, Theodore Judah formed the Central Pacific Railroad Company in 1860 in an effort to establish a shorter railroad from Sacramento to the mines in Nevada through the Sierra Nevada. Collis P. Huntington, Mark Hopkins, Charles Crocker, and Leland Stanford, known as the "Big Four," joined forces with Judah in 1861 to finance and establish the company. The Big Four eventually ousted Judah from the Board of Directors of the Central Pacific Railroad and successfully completed the construction of the Central Pacific Railroad. The Union Pacific Railroad (UP RR) was constructing tracks from the east at that time, with the intent to join the Central Pacific Railroad in the Great Basin. On May 10, 1869, Stanford drove the "golden spike" in the railroad, which successfully completed the first transcontinental railroad. Other companies were formed and other routes were sought in an effort to break up the monopoly established by the Big Four.

Through acquisition and mergers of several small local railroads, the Central Pacific Railroad allowed for comprehensive travel within the state. The Big Four acquired the rights to the Southern Pacific Railroad (SP RR) in 1868, thus securing a southern transcontinental railroad

and eliminating a competing route. In 1885, the Big Four established the Southern Pacific Company to manage the Central Pacific and Southern Pacific railroads as well as other subsidiary railroads. The acquisitions and mergers achieved by the Big Four allowed for greater expansion of rail in Southern California.

The first railroad constructed in San Bernardino County was built by the SP RR. Construction of the SP RR began in Los Angeles, headed east, and eventually met with a line coming from the eastern seaboard, creating the first transcontinental railroad through San Bernardino County. The first station in San Bernardino County was built on land donated by the Slover Mountain Colony. The station was named for David D. Colton, a SP RR official. The name of the station leant itself to the town that grew as a result of the depot. The Colton rail yards, associated with the depot, were the chief source of economic development as the largest employer in Colton. The Colton rail yards, constructed in 1875, are still the main rail yards for the SP RR, which later merged with and is known as the UP RR. The rail yards continue to be a viable source of income for the City of Colton, which is located less than 5 miles east of the Project area.

2.4.3 San Bernardino County Irrigation System

Irrigation of the San Bernardino valley is first noted in 1819 with the construction of the Mill Creek Zanja. The first sawmills were constructed in Mill Creek Canyon in the early 1850s by the Mormon settlers and were powered by man-made water conveyance systems. The early Mormon settlers built a canal bringing water to their settlement from Warm Creek to power a gristmill. The Tenney, Lord and Hale, and Perdue ditches were other early irrigation systems that laid the foundation for the San Bernardino Valley-wide irrigation system. Additional canals were built in the 1850s to divert water from the Santa Ana River for irrigation purposes. Later, flood control channels were constructed to minimize flooding in the basin in an effort to minimize damage to agricultural lands, residential and commercial properties, and also to minimize loss of life.

2.4.4 Bloomington

Once transportation infrastructure, water rights, and the means of conveyance were established in the area, communities were platted and towns were established. Towns began to take shape as a result of development pressures and real estate speculation. Bloomington, which remains unincorporated San Bernardino County, was established as a 20-acre block site and developed slowly as settlers came first to farm the surrounding land, later to work in a cement plant, and lastly, to work in steel mills. In the 1890s, the Curtis Ranch Company purchased lands with the intent to establish the town. Initial residential development occurred near Cedar Avenue, Orange Street, and Park Street. The early economy was based in agriculture with the planting of fruit and olive trees. In the late 1890s, the Curtis Ranch Company built the Curtis Olive Mill on Orchard Street.

Residential and commercial development mirrored the Southern California boom years of the 1920s and 1930s associated with post-World War I residential and industrial activities. During the mid- to late-1950s, Interstate 10 (I-10) was constructed through the heart of Bloomington, effectively bisecting the community and hampering incorporation efforts. Today, Bloomington is developed with residences on large parcels, which reflects the community's rural roots, and is a hub for semi-truck shipping and storage.

3 CULTURAL RESOURCE LITERATURE AND RECORDS SEARCH

Prior to the systematic cultural resource survey of the Project area, a literature review and records search was conducted at the SCCIC, housed at the California State University, Fullerton on November 18, 2015. This search included the entire Project area with an additional 1-mile radius buffer. The objective of this records search was to determine whether any prehistoric or historical cultural resources have been recorded previously within the Project area, or within a 1-mile radius of it, prior to the intensive pedestrian survey. Additional sources consulted during the archaeological literature and records search include the Office of Historic Preservation Archaeological Determinations of Eligibility and the Office of Historic Preservation Directory of Properties in the Historic Property Data File.

3.1 PREVIOUS CULTURAL RESOURCE INVESTIGATIONS

Results of the records search indicate that no less than 25 investigations have been conducted previously within a 1-mile radius of the Project area; none of the previous investigations encompassed the Project area (Table 3-1).

SCCIC			v v		
Document #	Date	Author(s)	Title		
SB-00015	1942	Smith, Gerald A.	Traces of Ancient Man at Bloomington, California		
SB-00439	1976	Hearn, Joseph E.	Archaeological - Historical Resources Assessment of		
			Bloomington Park and Recreation District - Two Locations		
SB-01443	1984	Del Chario, Kathleen	Archaeological Resources Assessment Conducted for the		
		C. And Marie G.	Southern Pacific Business Park, City of Fontana, San		
		Cottrell	Bernardino County, California		
SB-01499	1985	Foster, John M. And	Cultural Resources Overview: California Portion, Proposed		
		Roberta S. Greenwood	Pacific Texas Pipeline Project		
SB-01510	1985	De Munck, Victor	Environmental Impact Evaluation: An Archaeological		
			Assessment of Approximately 130 Acres of Land Located in		
			the City of Fontana, San Bernardino County, California		
SB-01731	1987	Padon, Beth	A Cultural Resource Assessment, Fontana Estates Project,		
			San Bernardino County		
SB-02287	1989	Raab, L. Mark, Lisa	Testing And Evaluation of Archeological Resources within		
		Meyer-Drude, And	the Southern Pacific Business Park, Fontana, California		
		Bruce Love			
SB-02391	1991	Van Horn, David M.	A Phase I Cultural Resources Study of the 4.6-Acre Kaiser		
			Parking Facility in Fontana, San Bernardino County		
SB-02435	1991	Alexandrowicz, J.	A Phase I Cultural Resources Investigation for the Access		
		Stephen	Road and a Five Million Gallon Reservoir, Tentative Tract		
			Map No. 13332, City of Fontana, San Bernardino County,		
			California		
SB-03603	1998	Love, Bruce	Installation Of Water Pipes Along I-10 Between Colton and		
			Fontana. 10Pp		
SB-03999	2001	Budinger, Fred	Verizon Site Larch, Bloomington, Ca. 9Pp		

 Table 3-1

 Previous Cultural Studies within 1 Mile of the Project Area

SCCIC			×		
Document #	Date	Author(s)	Title		
SB-04375	2004	Kyle, Carolyn	Cultural Resource Assessment for AT&T Wireless Facility 950-003-035, Located at 10974 Cedar Ave, City of Bloomington, San Bernardino County, Ca. 23Pp		
SB-05065	2006	Wetherbee, Matthew And Siren, Sarah	A Phase I Cultural Resources Inventory and a Paleontological Assessment for the 34-Acre Bloomington Estates Project		
SB-05066	2006	Wetherbee, Matthew And Siren, Sarah	A Phase I Cultural Resources Inventory and a Paleontological Assessment for the 30-Acre Bloomington Estates VI Project		
SB-05972	2008	McKenna, Jeanette A.	A Cultural Resources Investigation for the Proposed Slover Avenue Improvements from West of Laurel Avenue to Maple Avenue in the Community of Bloomington, San Bernardino County, California.		
SB-06137	2009	Hogan, Michael	Archaeological Monitoring of Earth-Moving Activities, Storm Drain and Street Improvements, Chicken Springs Wash, City of Yucaipa, San Bernardino County, California.		
SB-06516	1999	Ashkar, Shahira	Cultural Resource Inventory Report for Williams Communications, Inc., Proposed Fiber Optic System Installation Project, Los Angeles to Riverside, Los Angeles, Riverside and San Bernardino Counties.		
SB-06532	2009	McKenna, Jeanette A.	A Supplemental and Comprehensive Cultural Resources Investigation for the Proposed Slover Avenue Improvements Project Between Tamarind Avenue and Cedar Avenue in Bloomington, San Bernardino County, California.		
SB-07055	2002	Ghabhlain, Sinead	Sierra and Slover Cultural Resources Survey		
SB-07123	2010	Panich, Lee and John Holson	Supplemental Archaeological Survey Report, 66kV Transmission Lines Access Roads, Tehachapi Renewable Transmission Project Segments & and 8, Los Angeles and San Bernardino Counties, California.		
SB-07183	2012	Billat, Lorna	New Tower Submission Packet Zambrano, MLAX04214A		
SB-07393	2013	Brunzell, David	Cultural Resources Assessment: West Valley Logistics Center Project, City of Fontana, San Bernardino County, California.		
SB-07513	2013	Puckett, Heather R.	Byme, 10720 Locust Avenue, Bloomington, CA 92316.		
SB-07810	2014	Wills, Carrie D., Sarah A. Williams, and Kathleen A. Crawford	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE04876D (IE876 Bloomington Congregational Church UCC), 18450 Santa Ana Avenue, Bloomington, San Bernardino County, California.		
SB-07811	2014	Crawford, Kathleen A.	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate IE04876D (IE876 Bloomington Congregation UCC) 18450 Santa Ana Avenue, Bloomington, San Bernardino County, California.		

Table 3-1 (continued)Previous Cultural Studies within 1 Mile of the Project Area

3.2 CULTURAL RESOURCES REPORTED WITHIN THE PROJECT AREA

The archaeological records search also indicated that 15 cultural resources have been identified previously within a 1-mile radius of the Project area (Table 3-2). None of these previously identified cultural resources is reported to be located within the Project area. A description of each of the known cultural resources within a 1-mile radius of the Project area is described in the table below.

Cultural Resources within 1 Mile of the Project Area				
Primary	Trinomial/Temp	Description		
36-000714	CA-SBR-000714	Locust Street Metates; prehistoric metate slicks (6) on two large, flat boulders		
36-000715	CA-SBR-000715	Locust Street Metates; prehistoric granite boulder with metate slicks		
36-001573	CA-SBR-001573	Crestmore Ranch Site; prehistoric campsite with flaked and ground stone		
36-001574	CA-SBR-001574	Clark Mountain Site; prehistoric campsite with bedrock milling features and flaked and ground stone		
36-001582	CA-SBR-001582	Laurel Hill Petroglyph Site; prehistoric petroglyph		
36-005443	CA-SBR-005443	Prehistoric campsite with flaked and ground stone		
36-005444	CA-SBR-005444	Prehistoric lithic scatter, flaked and ground stone		
36-010330	CA-SBR-010330H	Union Pacific Railroad		
36-011567	CA-SBR-011567H	Historic-period structure foundations, walnut orchard and eucalyptus trees		
36-020317		Historical Jarrell House, 18575 Slover Ave, Bloomington		
36-020318		Historical Johnson House, 18583 Slover Ave, Bloomington		
36-020324		Historical Tilson House; 18560 & 18560 1/2 Slover Avenue		
36-027338	CA-SBR-017152H	Historic-period water conveyance system; weir box and ceramic pipe		
36-027723		Historical one-story Modern style religious building		
36-060213		Historical Sayles Home; prehistoric projectile point		

Table 3-2 Cultural Resources within 1 Mile of the Proiect Area

4 NATIVE AMERICAN COORDINATION

As part of the cultural resource assessment, Æ contacted the NAHC on November 3, 2015, for a review of the SLF. The purpose of the SLF search request was to determine if any known Native American cultural properties (e.g., traditional use or gathering areas, places of religious or sacred activity, etc.) are present within or adjacent to the Project area. The NAHC responded on January 27, 2016, stating that the records search failed to indicate the presence of Native American cultural resources within the immediate Project area; the NAHC requested that four Native American individuals and/or organizations be contacted to elicit information regarding cultural resource issues related to the proposed Project (Appendix A). All of the requested individuals and/or organizations were contacted by email on February 3, 2016. In addition, Æ contacted three additional groups due to their potential tribal affiliation/association with the Project area.

Individuals/organizations contacted include:

- Andrew Salas, Chairperson of the Gabrieleno Band of Mission Indians Kizh Nation
- Anthony Morales, Chairperson of the Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Sam Dunlap, Cultural Resource Director of the Gabrielino/Tongva Nation
- Denisa Torres, Cultural Resources Manager of the Morongo Band of Mission Indians
- Paul Macarro, Cultural Resource Manager of the Pechanga Band of Mission Indians
- Daniel McCarthy, Director CRM Department of the San Manuel Band of Mission Indians
- Joseph Ontiveros, Cultural Resource Department of the Soboba Band of Luiseno Indians

An example of the SLF search request letter, the list of contacts, and the responses received are included in Appendix A.

Mr. Andrew Salas, Chairperson of the Gabrieleno Band of Mission Indians – Kizh Nation, responded via email to indicate that the immediate vicinity of the Project area is a culturally sensitive area to the Gabrieleno. Mr. Salas indicated that the Project area is in the immediate vicinity of a prehistoric village site called Hurungna. He stated that there are other village sites in the area as well but Hurungna is the most prominent. He also stated that the Tribe provided monitoring services for a nearby Project and they uncovered several ground stone artifacts. He believes this Project will also encounter buried cultural resources. As such, Mr. Salas requested that a Native American monitor be present during ground-disturbing activities related to the Project.

Æ conducted follow-up telephone calls with the Native American groups and individuals on February 18 and 19, 2016, as Mr. Salas' was the only response received as a result of the email

outreach. During this effort, Mr. Anthony Morales, Chairperson of the Gabrieleno/Tongva San Gabriel Band of Mission Indians, indicated that the area is sensitive for Native American cultural resources and requested that a Native American monitor be present during ground-disturbing activities. Mr. Joseph Ontiveros, Cultural Resource Department of the Soboba Band of Luiseno Indians, stated that he had no additional comments. Mr. Ontiveros previously sent a letter to Albert A. Webb Associates requesting that a monitor from the Soboba Band of Luiseno Indians be present during the pedestrian survey due to the cultural sensitivity of the Project area. Ms. Denisa Torres, Cultural Resources Manager of the Morongo Band of Mission Indians, indicated that the Project area is outside the tribe's boundaries and, as such, they have no comments or concerns.

A table of responses summarizing coordination with Native American groups and/or individuals contacted is presented in Appendix A.

5 PHASE I CULTURAL RESOURCE SURVEY

5.1 SURVEY METHODS

An intensive-level cultural resource pedestrian survey of the Project area was performed by \mathcal{E} archaeologist / architectural historian Josh Smallwood, MA, RPA on January 4, 2016. Mr. Smallwood was accompanied by a Native American monitor, a representative of the Soboba Band of Luiseno Indians. The Project area encompasses two parcels on either side of Laurel Avenue (APN 0256-091-07, 11048 Laurel Avenue and APN 0256-101-34, 11079 Laurel Avenue), totaling 14.3 acres. The pedestrian survey was completed by walking parallel transects across the vacant, undeveloped land within the fenced property boundaries and around the buildings. The survey transects were spaced approximately 15 meters (49 feet) apart to inspect the entire Project area adequately. Vacant residences are located on both parcels within the Project area (Figures 5-1 and 5-2).

Ground surface visibility ranged from good to excellent (70 to 100 percent) throughout the Project area due to sparse vegetation and the presence of areas of bare soil with no vegetation. Soils consist of alluvium containing light brown sand, silt, gravel, and cobbles. The ground surface is relatively flat and highly disturbed by various agricultural and construction activities (Figure 5-3). Modern refuse is found scattered across both parcels.



Figure 5-1. Farmhouse at 11048 Laurel Avenue, view to the west.



Figure 5-2. Modern residences at 11079 Laurel Avenue, view to the southeast.



Figure 5-3. Overview of 11079 Laurel Avenue, view to the east.

When encountered, any newly identified cultural resources were recorded on State of California Department of Parks and Recreation Forms (DPR 523 [1995]). Systematic efforts were made to characterize and define the boundaries of the resource as well as discrete cultural features. Resource locations were plotted on the appropriate 1:24,000 scale USGS 7.5' quadrangle using a Trimble GeoXH hand-held global positioning system unit using real-time satellite based augmentation system corrections achieving sub-meter accuracy. Sketch maps of each cultural resource were drawn to scale, indicating the location of features, and temporally or functionally diagnostic artifacts. Digital site overview photographs were also taken; in addition, digital overview photographs were taken of each cultural feature and temporally or functionally diagnostic artifacts. All cultural features were documented fully, inventoried, and mapped by UTM coordinates. No artifacts were collected during survey.

5.2 SURVEY RESULTS

No prehistoric or historic-period archaeological resources were encountered within the Project area during the field survey. However, a farmhouse at 11048 Laurel Avenue was identified as a built-environment resource constructed more than 45 years ago (Figure 5-4). As such, the farmhouse was documented and evaluated for historical significance during this study. This resource, Æ-3344-1H, is described below; DPR recording forms are included in Appendix B.

5.2.1 Æ-3344-1H

The historic-period farmhouse is a National Folk-style building with a wood-frame that is rectangular in plan and rests on a concrete perimeter footing. The building is surmounted by a side-gable roof covered with brown composition sheets. It is painted reddish brown with white trim (Figure 5-1). The primary façade, facing east, features three aluminum-frame sliding windows and a wood door sheltered beneath a shed roof overhang. The exterior walls are clad with wood panels. Two room additions have been added to the west side (rear) of the building. The building is modest in size, approximately 1,530 square feet, and use of materials, being a vernacular style of architecture often applied to inexpensive farmhouses constructed during the 1930s and 1940s.

Two concrete slabs and two perimeter footings from ancillary buildings were also documented on the property. One of the slabs is modern in origin as it is etched with a date of 1987. The remaining slab and footings are also possibly modern based on historical map data (see below).

5.3 ARCHIVAL RESEARCH

In order to obtain additional information on Æ-3344-1H, archival research of the historical farmhouse was conducted by Æ archaeologist Josh Smallwood.

Data on landownership was acquired from the San Bernardino County Assessor's Office. In addition, historical maps, including the Fontana, CA (1943, 1953, 1967) 7.5' USGS Quadrangle maps, the San Bernardino, CA (1901) 15' USGS Quadrangle map, and the Bloomington Townsite map (1888) were examined to identify historical roads and structures in the vicinity of the identified resource. Finally, aerial photographs dating from 1938 to the present were consulted to identify historical land use of the area (HistoricAerials.com 2011).



Figure 5-4 Cultural resource within the Project area.

Despite extensive research, very little information could be obtained on the property. The San Bernardino County Assessor's records indicate that Lillian D. Claiborne and Margaret Flynn held title to the property, with no improvements assessed other than trees and vines, through the 1920s (San Bernardino County Assessor 1923–1928; 1929–1934). The first improvement assessments occurred in 1937 under the ownership of John and Angelena Radulovich (San Bernardino County Assessor 1935–1940); it is assumed that this assessment coincides with the construction of the farmhouse building. Spikes in assessment value continued throughout the 1940s (San Bernardino County Assessor 1941–1945; 1946–1951).

Historical aerial photographs reveal that numerous ancillary buildings have existed on the property at different times, being associated with various agricultural activities that occurred at this location (HistoricAerials.com 2011).

6 SIGNIFICANCE EVALUATION

The proposed Project is subject to compliance with the CEQA, as amended. Therefore, cultural resource management work conducted as part of the proposed Project shall comply with the CEQA Statutes and Guidelines (Title 14 CCR, § 15064.5), which directs lead agencies to first determine whether cultural resources are historically significant resources. Generally, a cultural resource shall be considered historically significant if the resource is 45 years old or older, meets the requirements for listing on the CRHR under any one of the criteria defined in 14 CCR § 15064.5 (see Section 1.2.1), and possesses integrity of location, design, setting, materials, workmanship, feeling, and association.

The intensive pedestrian survey by \mathcal{E} resulted in the identification and documentation of one historical cultural resource, \mathcal{E} -3344-1H, within the Project area. To evaluate the significance of this cultural resource, data obtained during the fieldwork effort were supplemented with archival information on the property.

6.1 Æ-3344-1H

These data indicate that the historical farmhouse building located at 11048 Laurel Avenue was originally constructed around 1937. The building is modest in size and use of materials, being a vernacular style of architecture often applied to inexpensive farmhouses constructed during the 1930s and 1940s.

The building does not appear to meet any of the four criteria to be eligible for the CRHR. It is not known to be associated with any specific events of local, state, or national significance, and the farmstead as a whole does not appear to have made a significant contribution to the development of the town of Bloomington (CRHR Criterion 1). No evidence has been found that indicates that the building at this address is associated with any persons of recognized historical significance (CRHR Criterion 2). This National Folk-style house is relatively plain and modest in its appearance and is of standard design and construction. The residence does not stand apart among others in the Bloomington area as an important example of its type, period, region, or method of construction (CRHR Criterion 3). Furthermore, it does not represent the work of a prominent architect, designer, or builder (CRHR Criterion 3). Under CRHR Criterion 4, this building has not yielded, nor does it have the potential to yield information important to the study of local, state, or national history.

7 MANAGEMENT RECOMMENDATIONS

The intensive pedestrian survey by \mathcal{E} resulted in the identification and documentation of one historical cultural resource within the Project area. As noted in the previous section, the identified built-environment resource, \mathcal{E} -3344-1H, is not recommended as eligible for listing on the CRHR. No further management is recommended for this resource, as it does not meet criteria for listing on the CRHR.

Although the intensive pedestrian survey of the Project area failed to identify any archaeological resources, there are a number of previously recorded prehistoric and historical archaeological sites located within close proximity. In addition, results of Native American coordination efforts indicate a high sensitivity for Native American cultural resources in the general Project vicinity. Given these findings, it is recommended that a qualified archaeological monitor and a Native American monitor be present during Project-related ground-disturbing activities.

In the event that potentially significant buried archaeological materials are encountered during construction activities, all work must be halted in the vicinity of the archaeological discovery until a qualified archaeologist can visit the site of discovery and assess the significance of the archaeological resource. As well, Health and Safety Code § 7050.5, *State CEQA Guidelines* 15064.5(e), and PRC § 5097.98 mandate the process to be followed in the unlikely event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, in accordance with PRC § 5097.98, the San Bernardino County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner must then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she must contact the NAHC by phone within 24 hours, in accordance with PRC § 5097.98. The NAHC then designates a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD will then have the opportunity to recommend to the Project proponent means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification.

8

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1976 *Late Prehistoric Human Ecology at Lake Cahuilla, Coachella Valley, California.* Unpublished Ph.D. dissertation, Department of Anthropology, University of California, Riverside.

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APPENDIX A

Native American Coordination

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Bivd., ROOM 100 West SACRAMENTO, CA 95691 (916) 373-3710 Fax (916) 373-5471



January 25, 2016

Roberta Thomas Applied Earth Works 133 N. San Gabriel Blvd., Suite 201 Pasadena, CA 91107

Email to: rthomas@appliedearthworks.com

Re: Avenue 50 Bridge Project (AE #3208); 31 National Trails Timber Bridges Project (AE #3264); Laurel Avenue Project (AE #3344)

Dear Ms. Thomas,

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 373-3712.

Sincerely,

Joshua Standing Horse Associate Governmental Program Analyst

Native American Contact San Bernardino County January 22, 2016

Gabrieleno Band of Mission Indians - Kizh Nation Andrew Salas, Chairperson P.O. Box 393 Gabrielino Covina , CA 91723 gabrielenoindians@yahoo.com (626) 926-4131

Gabrieleno/Tongva San Gabriel Band of Mission Indians Anthony Morales, Chairperson P.O. Box 693 Gabrielino Tongva San Gabriel , CA 91778 GTTribalcouncil@aol.com (626) 483-3564 Cell

(626) 286-1262 Fax

Gabrielino /Tongva Nation Sandonne Goad, Chairperson 106 1/2 Judge John Aiso St., #231 Los Angeles , CA 90012 sgoad@gabrielino-tongva.com (951) 807-0479

Gabrielino /Tongva Nation Sam Dunlap, Cultural Resources Director P.O. Box 86908 Gabrielino Tongva Los Angeles , CA 90086 samdunlap@earthlink.net (909) 262-9351

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Laurel Avenue Project (AE #3344), San Bernardino County.

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

915 Capitol Mall, RM 364 Sacramento, CA 95814 (916) 653-4082 (916) 657-5390 – Fax nahc@pacbell.net

Information Below is Required for a Sacred Lands File Search

Date: November 3, 2015

Project: Laurel Avenue Project (AE #3344)

County: San Bernardino

USGS Quadrangle Name: Fontana

Township Range Section(s) T 1 S, R 5 W, Section 28

Company/Firm/Agency: Applied EarthWorks, Inc.

Contact Person: Roberta Thomas

Street Address: 133 N. San Gabriel Blvd., Suite 201

City: <u>Pasadena</u> Zip: <u>91107</u>

Phone: (626) 578-0119

Fax: (626) 204-5590

Email: rthomas@appliedearthworks.com

Project Description: The proposed project includes a General Plan Amendment to change the official Land Use Zoning District from Single Residential (one acre minimum lot size) to Single Residential (20,000 square feet minimum lot size), and a Tentative Tract Map to subdivide 15 acres into 25 single family residential lots with a minimum lot size of 20,000 square feet.



Records Search location map for the Laurel Avenue Project - AE3344.



Re: Laurel Avenue (Bloomington Tract 18938) Project, AE #3344

1 message

Gabrieleno Band of Mission Indians <gabrielenoindians@yahoo.com>Mon, Feb 8, 2016 at 9:49 PMReply-To: Gabrieleno Band of Mission Indians <gabrielenoindians@yahoo.com>To: Roberta Thomas <rthomas@appliedearthworks.com>Co: Kyle Garcia <k.garcia@pcrnet.com>, Big Joe <jcurran3@calstatela.edu>, James Flaherty<jf.banjo@verizon.net>

Dear Mrs. Thomas,

The intent of this response is to answer your questions regarding the cultural sensitivity of your project site and to also clarify the territorial boundaries between ourselves and the Soboba Band of Luiseno Indians.

Your project site is located just off the north side of Jurupa Hill. This area encompassing not only the hills themselves but the flat lands immediately surrounding them were once the Gabrieleno/Kizh village of Hurungna. There were other villages in the vicinity as well, but Hurungna was the most prominent. In fact, the long range of Jurupa Hills was called sokava. Just a little further north is the railroad tracks which were built upon the prehistoric trading route of our ancestors. Thus, your project site is anticipated to uncover cultural resources. Currently, on the south side of Jurupa Hill we are providing Native American monitoring services to PCR Services, Inc during earth disturbance of their project. During initial consultation, we provided information as to the cultural sensitivity of the site, especially given the natural springs in the area. They agreed to have us provide monitors and we have found grinding stones, monos and broken metates. The hillside provided the most agreeable rock for building monos. Interestingly enough, limewater from these natural springs was used to nixtamalize acorn mush to make it more nutritious.

We did see through your report that a volunteer from Soboba did a surface survey with you and determined that the site had no obvious cultural resources. We respectfully disagree with this conclusion for two main reasons. First, a surface survey does not attest to cultural resources under the ground. All of the artifacts we have found at the PCR site have been buried. Secondly, Soboba does not have the knowledge that we do regarding the cultural sensitivity of this site because it is not part of their traditional tribal territory. It has been well documented through historians, ethnographers, archaeologists and anthropologists that the area of Jurupa was Gabrieleno/Kizh territory, not Luiseno. It is highly likely that the Luiseno migrated and traded through this territory, but that does not mean it was their territory all the way to the coast. Current ethnographers and even the Native American Heritage Commission disagree. Thus, it would be expected that the Tribe whose territory the project lies upon would have the most information regarding its potential cultural significance. Again, that is us.

I would greatly appreciate your time to speak with you directly regarding our Tribe's consultation for this project. We absolutely need to have a Gabrieleno/Kizh monitor on site during all ground disturbance.

Sincerely,

Andrew Salas, Chairman Gabrieleno Band of Mission Indians - Kizh Nation PO Box 393 Covina, CA 91723 cell: (626)926-4131 email: gabrielenoindians@yahoo.com website: www.gabrielenoindians.org

On Wednesday, February 3, 2016 6:04 PM, Roberta Thomas <rthomas@appliedearthworks.com> wrote:

Good evening,

Attached please find a scoping letter and map for the Laurel Avenue Project in Bloomington, San Bernardino County.

Thank you, Robbie

Roberta Thomas | Applied EarthWorks, Inc. *Associate Archaeologist*



133 North San Gabriel Blvd., Ste 201 Pasadena, CA 91107 626.578.0119 ext. 116 office

www.appliedearthworks.com

2 attachments

Balas Letter.pdf

Arurel Ave RS.pdf

Name	Initial Letter Contact	Date & Time of Calls	Responses	
Andrew Salas Chairperson Gabrieleno Band of Mission Indians – Kizh Nation	Email sent on February 3, 2016		Mr. Salas responded to the email on February 8, 2016. Mr. Salas indicated that the area is sensitive for Native American resources. He stated that the area is in the immediate vicinity of a prehistoric village site, Hurungna. In addition, Mr. Salas informed AE that the Tribe has provided monitoring services for a nearby project that has uncovered several ground stone artifacts. He believes the Project will uncover cultural resources and, as such, has requested Native American monitoring during ground-disturbing activity. Mr. Salas also indicated he would like to speak with someone directly regarding the Tribe's consultation for the Project and requested the Native American monitor be a representative of the Gabrieleno/Kizh Nation.	
Anthony Morales Chairperson Gabrieleno/Tongva San Gabriel Band of Mission Indians	Email sent on February 3, 2016	February 18, 2016 4:36pm	Mr. Morales indicated that the area is sensitive for Native American resources and should be monitored by an archaeologist and a Native American monitor during ground-disturbing activities. Mr. Morales stated he would like his group to be contracted to provide the Native American monitoring services for the Project should monitoring be required.	
Sam Dunlap Cultural Resources Director Gabrieleno/Tongva Nation	Email sent on February 3, 2016	February 18, 2016 4:52pm	Left a message on the number listed. No response received.	
Paul Macarro Cultural Resources Manager Pechanga Band of Mission Indians	Email sent on February 3, 2016	February 18, 2016 4:36pm	Left a message on the number listed. No response received.	
Denisa Torres Cultural Resources Manager Morongo Band of Mission Indians	Email sent on February 3, 2016	February 18, 2016 4:36pm	Ms. Torres stated that the Project area is outside of the traditional use area of the Tribe. As such, the Morongo Band of Mission Indians has no concerns.	
Daniel McCarthy Director CRM Department San Manuel Band of Mission Indians	Email sent on February 3, 2016	February 18, 2016 4:36pm	Lett a message on the number listed. No response received.	

LIST OF NATIVE AMERICAN CONTACTS AND RECORD OF RESPONSES

Name	Initial Letter Contact	Date & Time of Calls	Responses	
Joseph Ontiveros	Email sent on	February 18, 2016	Mr. Ontiveros had no additional comments. He sent a	
Cultural Resources Department	February 3,	4:54pm	letter to Albert A. Webb Associates previously	
Soboba Band of Luiseno Indians	2016		indicating the area was sensitive for Native American	
			cultural resources and requesting that a Soboba	
			monitor be present during the pedestrian survey	
			conducted for the Project.	

APPENDIX B

Confidential DPR Forms

State of DEPAR	f CaliforniaThe Resources Agency TMENT OF PARKS AND RECREATION	Pr HI	Primary # HRI #		
PRIN		Tr Ni Ot	inomial RHP Status Code her Listings	e 6Z	
Page 1	of 6	Resource	Name or # Æ-	3344-1H (11048 Laurel Avenue)	
P1.	Other Identifier: 11048 Laurel Avenue,	Bloomington			
P2.	Location: a. County San Bernardino	□ Not for	Publication 🗵 L	Inrestricted	
	b. USGS 7.5' Quad Fontana, Calif.		Date 196'	7, photorevised 1980	
	Within a portion of the SW 1/4 of	Sec 28, T1S, R5W; S	.B. B.M.		
	Elevation: Approximately 1,04	feet above mean sea	level		
	c. Address 11048 Laurel Avenue	City Bloomington	Zip	92316	
	d. UTM: Zone 11; 461,777 mE/ 3	,768,133 mN	•		
	UTM Derivation: DUSGS Quad	🗵 GPS; Google Ea	rth NAD 1983		
			1		

e. Other Locational Data: The residence is located on the west side of Laurel Avenue within Assessor's Parcel No. 0256-091-07, comprising the east half of Lot 479 of the Lands of the Semi Tropic Land & Water Company Subdivision.

- **P3a. Description:** This record documents a single-family residence associated with an early twentieth century farmstead that once encompassed this parcel. The National Folk-style residential building with a wood frame that is rectangular in plan and rests on a concrete perimeter footing. The building is surmounted by a side-gable roof covered with brown composition sheets. It is painted reddish brown with white trim. The primary façade, facing east, features three aluminum-frame sliding windows and a wood door sheltered beneath a shed roof overhang. The exterior walls are clad with wood panels. Two room additions have been added to the west side (rear) of the building. The building is modest in size, approximately 1,530 square feet, and use of materials, being a vernacular style of architecture often applied to inexpensive farmhouses constructed during the 1930s and 1940s. Two concrete slabs and two perimeter footings from ancillary buildings are also present on the property. One of the slabs is modern in origin as it is etched with a date of 1987. The remaining slab and footings are possibly modern in origin, as they match the locations of structures that appeared on the property sometime between 1967 and 1980.
- **P3b. Resource Attributes:** HP 2: Single family property; HP 4: Ancillary building
- P4. Resources Present: Building Structure Object Site District Element of District Other
- **P5a. Photograph or Drawing:** See Continuation Sheets for photographs
- **P5b. Description of Photo:** See Continuation Sheets for photographs
- P6. Date Constructed/Age of Sources:
 Prehistoric
 Historic
 Both Circa 1937
- P7. Owner and Address: Unknown
- **P8.** Recorded by: Josh Smallwood, Applied EarthWorks, Inc., 3550 E. Florida Avenue, Suite H, Hemet, CA 92544
- P9. Date Recorded: January 4, 2016
- **P10.** Survey Type: Intensive-level for CEQA compliance
- P11. Report Citation: Roberta Thomas and Josh Smallwood (2015) Phase I Cultural Resource Assessment for the Laurel Avenue (Tentative Tract No. 18983) Project in Bloomington, San Bernardino County, California. Applied Earthworks, Inc., Pasadena, CA.

 Attachments:
 □ None
 ☑ Location Map
 ☑ Sketch Map
 ☑ Continuation Sheet
 ☑ Building, Structure, and Object

 Record
 □ Archaeological Record
 □ District Record
 □ Linear Feature Record
 □ Milling Station Record
 □ Rock Art

 Record
 □ Artifact Record
 □ Photograph Record
 Other:

State of California--The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

NRHP Status Code 6Z

Resource Name or # Æ-3344-1H (11048 Laurel Avenue)

Primary #

HRI #

- B1. Historic Name: None
- B2. Common Name: None
- **B3.** Original Use: Residence and farmstead
- B4. Present Use: Vacant
- **B5.** Architectural Style: vernacular farmhouse
- **B6. Construction History:** According to assessment records at the San Bernardino County (County) Assessor Archives, this building was constructed around 1937. The County Assessor's records indicate that Lillian D. Claiborne and Margaret Flynn held title to the property, with no improvements assessed other than trees and vines, through the 1920s (San Bernardino County Assessor 1923–1928; 1929–1934). The first improvement assessments occurred in 1937 under the ownership of John and Angelena Radulovich (San Bernardino County Assessor 1935–1940); it is assumed that this assessment coincides with the construction of the farmhouse building. Spikes in assessment value continued throughout the 1940s (San Bernardino County Assessor 1941–1945; 1946–1951). Historical aerial photographs dating from 1938 to the present reveal that numerous ancillary buildings have existed on the property at different times, being associated with various agricultural activities that occurred at this location (HistoricAerials.com 2011). None of these ancillary structures remain.
- B7. Moved? 🛛 No 🗆 Yes 🗆 Unknown Date: Original Location:
- **B8. Related Features:** None

Area Bloomington

B9a.Architect:Unknownb. Builder:

B10. Significance: Theme Early twentieth century rural residential development

Period of Significance None Applicable Criteria None

Unknown

Property Type Residential farmstead **Applicable Criteria** None The residence was originally constructed around 1937. The building is modest in size and use of materials, being a vernacular style of architecture often applied to inexpensive farmhouses constructed during the 1930s and 1940s. The building does not appear to meet any of the four criteria to be eligible for the California Register of Historical Resources (CRHR). It is not known to be associated with any specific events of local, state, or national significance, and the farmstead as a whole does not appear to have made a significant contribution to the development of the town of Bloomington (CRHR Criterion 1). No evidence has been found that indicates that the building at this address is associated with any persons of recognized historical significance (CRHR Criterion 2). This National Folk-style house is relatively plain and modest in its appearance and is of standard design and construction. The residence does not stand apart among others in the Bloomington area as an important example of its type, period, region, or method of construction (CRHR Criterion 3). Furthermore, it does not represent the work of a prominent architect, designer, or builder (CRHR Criterion 3). Under CRHR Criterion 4, this building has not yielded, nor does it have the potential to yield information important to the study of local, state, or national history.

B11. Additional Resource Attributes: None

B12. References:

HistoricAerials.com

2011 Aerial photographs dated 1938, 1948, 1959, 1966, 1967, 1980, 1994, 2002, 2005, 2009. Found at: <u>www.historicaerials.com</u>.

San Bernardino County Assessor

1923–1928Book 22B, page 33.1929–1934Book 38A, page 11.1935–1940Book 73, page 10.1941–1945Book 105, page 10.1946–1951Book 151B, page 10.
State of California--The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI # BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

NRHP Status Code6ZResource Name or #Æ-3344-3

e or # Æ-3344-1H (11048 Laurel Avenue)

- B13. Remarks:
- **B14.** Evaluator: Josh Smallwood, M.A., RPA Applied EarthWorks, Inc. 3550 E. Florida Avenue, Suite I, Hemet, CA 92544

Date of Evaluation: January 5, 2016

State of California--The Resources Agency DEPARTMENT OF PARKS AND RECREATION **CONTINUATION SHEET**

Primary # HRI #

Trinomial

Page 4 of 6

Recorded by: Josh Smallwood

Resource Name or # Æ-3344-1H (11048 Laurel Avenue)

Date January 4, 2016

☑ Continuation □ Update



A vernacular farmhouse at 11048 Laurel Avenue, built circa 1937.

State of California — The Resources Agency Primary # HRI# DEPARTMENT OF PARKS AND RECREATION **SKETCH MAP** Trinomial Page 5 of 6 *Resource Name or #: (Assigned by recorder) Æ-3344-1H (11048 Laurel Avenue) *Drawn by: J. Smallwood *Scale: 1 inch equals 50 feet *Date of map: Januray 2016 TN Laurel Ave. Legend Site Boundary 10 20 30 40 50 0 Feet Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community 15 5 10 Meters

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION LOCATION MAP

Primary # HRI#

Trinomial

Page 6 of 6

Resource Name or #: Æ-3344-1H (11048 Laurel Avenue)

Scale: 1:24,000

1 ∃Miles



SCALE 1:24,000 0 1.000 2.000 3.000 4.000 5.000 6.000



0.5

EXHIBIT F

Public Comments



AD ANIS TEbruary 27, 2015

Page 1 of 2

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

Your comments must be received by Planning no later than March 13, 2015 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, CHRIS WARRICK at (909) 387-4112, by email at Chris. Warrick@lus.sbcounty.gov, or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER:	0256-101-34	(See map below for more information)
PROJECT NUMBER:	P201400517/CF	* Multiple Parcel Associations *
APPLICANT:	TURNER, AUBURT& FRIEDMAN, LI	LP
LAND USE DISTRICT (ZONING):	BL/RS-1-AA	
IN THE COMMUNITY OF:	BLOOMINGTON/5TH/ SUPERVISOR	RIAL DISTRICT
LOCATED AT:	11048 LAUREL AVE, BLOOMINGTO	N CA 92316
PROPOSAL:	A) A GENERAL PLAN AMENDMENT	F TO CHANGE THE OFFICIAL LAND USE ZONING DISTRICT
	BL/RS20M (BLOOMINGTON/SINGL)	E RESIDENTIAL-20,000 SQUAREFOOT MINIMUM LOT SIZE) ACT MAP (TT 18983) TO CREATE 25 LOTS ON 15 ACRES.

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):

No! Keep it at one ac	re lots	, (BL/RS-I-AA)	VICINITY	MAP I
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Jo ann Enllens	7-10	-15		
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.

IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING. DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.





Referral Date: February 27, 2015

ATTENTION PROPERTY OWNERS

Page 1 of 2

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ASSESSOR PARCEL NUMBER:	0256-101-34	(See map below for more information)
PROJECT NUMBER:	P201400517/CF	* Multiple Parcel Associations *
APPLICANT:	TURNER, AUBURT& FRIEDMAN, LLP	
LAND USE DISTRICT (ZONING):	BL/RS-1-AA	
IN THE COMMUNITY OF:	BLOOMINGTON/5TH/ SUPERVISORIAL D	ISTRICT
LOCATED AT:	11048 LAUREL AVE, BLOOMINGTON CA	92316
PROPOSAL:	A) A GENERAL PLAN AMENDMENT TO C FROM BL/RS-1-AA (BLOOMINGTON/SING BL/RS20M (BLOOMINGTON/SINGLE RES ON 15 ACRES. B) A TENTATIVE TRACT M	CHANGE THE OFFICIAL LAND USE ZONING DISTRICT GLE RESIDENTIAL-1 ACRE MINIMUM LOT SIZE) TO IDENTIAL-20,000 SQUAREFOOT MINIMUM LOT SIZE) IAP (TT 18983) TO CREATE 25 LOTS ON 15 ACRES.

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No, to Zone Chanze.

MINDANAO 025603102 0256031 m **S**T 025611111 025608170 **IURUPA**AVE 11139 Laurel Ave. Bloomin noton.CA, 923/6 019439120 02 56 13 11 6 025614136 019439103 CITY OF FONTANA 019439124

VICINITY MAP

SIGNATURE

DATE

AGENCY

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Referral Date: February 27, 2015

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ASSESSOR PARCEL NUMBER:	0256-101-34	(See map below for more information)
PROJECT NUMBER:	P201400517/CF	* Multiple Parcel Associations *
APPLICANT:	TURNER, AUBURT& FRIEDMAN, LLP	
LAND USE DISTRICT (ZONING):	BL/RS-1-AA	
IN THE COMMUNITY OF:	BLOOMINGTON/5TH/ SUPERVISORIAL DI	STRICT
LOCATED AT:	11048 LAUREL AVE, BLOOMINGTON CA 92	2316
PROPOSAL:	A) A GENERAL PLAN AMENDMENT TO CE FROM BL/RS-1-AA (B <u>LOOMINGTON/SING</u>) BL/RS20M (BLOOMINGTON/SINGLE RESI ON 15 ACRES. B) A TENTATIVE TRACT M/	HANGE THE OFFICIAL LAND USE ZONING DISTRICT LE RESIDENTIAL- <u>1 ACRE MINIMUM</u> LOT SIZE) TO DENTIAL- <u>20,000 SQUAREFOOT MINIMUM</u> LOT SIZE) AP (TT 18983) TO CREATE 25 LOTS ON 15 ACRES.

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1 live at 11251 Laurel Ave Bloomington	VICINITY MAP	
Ke: Lot size Reduction on Faurer	ulast Mangest Min	last Danaost
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Them. 7. its all about great, isent it? JURUFAAVE JURUFAAVE		EKGH
Sofor more information calline 019439120 (02 019439103)	5613116 02	5614136
019439124	CITYOFFONTA	NA

Merlin ROSSOW May 6-1015 DATE

SIGNATURE

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.

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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 March 13, 2015 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, KEVIN WHITE at (909) 387-3067, by email at Kevin.White@lus.sbcounty.gov, or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER:	0256-101-34	(See map below for more information)
PROJECT NUMBER:	P201400517/CF	* Multiple Parcel Associations *
APPLICANT:	TURNER, AUBURT& FRIEDN	IAN, LLP
LAND USE DISTRICT (ZONING):	BL/RS-1-AA	
IN THE COMMUNITY OF:	BLOOMINGTON/5TH/ SUPER	VISORIAL DISTRICT
LOCATED AT:	11048 LAUREL AVE, BLOOM	INGTON CA 92316
PROPOSAL:	A) A GENERAL PLAN AMEN FROM BL/RS-1-AA (BLOOMI BL/RS20M (BLOOMINGTON/ ON 15 ACRES, B) A TENTATI	DMENT TO CHANGE THE OFFICIAL LAND USE ZONING DISTRIC NGTON/SINGLE RESIDENTIAL- <u>1 ACRE MINIMUM</u> LOT SIZE) TO SINGLE RESIDENTIAL-20,000 SQUAREFOOT MINIMUM LOT SIZE VE TRACT MAP (TT 18983) TO CREATE 25 LOTS ON 15 ACRES.

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):

1 live at 11251 Laurel Ave Bloomington		VICINITY MAP	IN
Ke: Lot size Reduction on Fannet	UILLAST SAULT		AST
2. where will the wate runote	025603102	ASHS	
3 How many more promises will _			
you make and don't keep.			
4. We have \$ 1800 Correct of the drout!			AND A
5. what will happen it ever wershould			
6. you want pictures? I have	MAYWOOD ST 025608170	02	3511111
100's. ask the Co. office to see			West -
7, its all about greed, isent it?	JURURAAVE JURURAAW		
Seter more information calline	019439120 0256	13116 025	614136
909-877-5019 ask ton merina.	019439124	TY OF FONTAN	IA
Merlin Rossow May 6-	-2015		

SIGNATURE

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.

DATE

AGENCY

IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING. DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.



Referral Date: February 27, 2015

Page 1 of 2

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	VIC	CINITY MAP	N
"Water Runofo"	OTILLAST MINDANAS	anility Andreas	ST 11:0ST
1. where will it go?	025603102	EXENS	
2. what problem aniel it creator	025603101		
3, Laurel Ane has in +			
4. Why reduce 1 to to 11			
this is harse country ?	025608170	0256	00001
5 water can perh on 1 Az,			
12 aci to questionable	019439120 02561311	6 0256	14136
mulin Rarrow	019439103 H	FIFONTANA	T
Bloomigton. 52314 ph. 909	-877-5019		

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lot "house" north of h. S. on East side was to puente their own water, They are not, 'now it runs down to the South and flood & our street.

.5 .5 San Bernardeno-Planning Commission - Hugest 9, 2016 In regards to project number 8201400517 to change the Land Use Zoning from Bloomington single family residential one acre (BL/RS-I-AA) to to Bloomington single residential 20,000 sg. foot lot (BL/RS20M) at tract map 18983, I am against changing it. Bloomington is still a small town where people can still enjoy having a few animals. Laurel ave, is a short dead and street and this will bring a lot more traffic with an additional 22 houses I have lived here 47 years and enjoyed the raised animals for their 77A projects. Even now with the high school cars race up and down the street on school days. I am against this change Sincerely Jolinn Eullens 11125 Laurel Ave Bloomington Corlifornite 92316

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