



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: June 21, 2018

AGENDA ITEM #2

Project Description:

Vicinity Map

APN: 0256-041-01, 02, 03, 47, AND 48
Applicant: JOSEPH L. MCKAY
Community: BLOOMINGTON/5TH SUPERVISORIAL DISTRICT
Location: SOUTH SIDE OF SLOVER AVENUE, BETWEEN LOCUST AND LAUREL AVENUES.
Project No: P201400241
Staff: JIM MORRISSEY, PLANNER
Applicant Rep: JOSEPH L. MCKAY
Proposal: A) GENERAL PLAN AMENDMENT (GPA) TO CHANGE THE OFFICIAL LAND USE ZONING DISTRICT FROM BLOOMINGTON/SINGLE RESIDENTIAL WITH A 20,000 SQ. FT. AND ONE ACRE MINIMUM LOT SIZE, AND ADDITIONAL AGRICULTURE OVERLAY (BL/RS-20M-AA AND BL/RS-1AA) TO BLOOMINGTON/COMMUNITY INDUSTRIAL (BL/IC) ON 17.34 ACRES.
 B) CONDITIONAL USE PERMIT (CUP) TO ESTABLISH A 344,000 SQ. FT. "HIGH CUBE" WAREHOUSE FACILITY ON 17.34 ACRES.



Hearing Notices Sent On: June 7, 2018

Report Prepared By: Jim Morrissey

SITE INFORMATION

Parcel Size: 17.34 Acres, consisting of five parcels.
Terrain: Gentle consistent slope of 2% to 3% from east to west.
Vegetation: Annual grassland.

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
Site	Four vacant parcels, one parcel with single residence at the southeast corner of the property.	Bloomington Residential, 20,000 sq. ft. minimum lot size, additional agriculture overlay (BL/RS-20M-AA) and Bloomington Residential, one-acre minimum lot size, additional agricultural overlay (BL/RS-1-AA).
North	Warehouse, single family residential	Bloomington Community Industrial (IC)
South	Single family residential	Bloomington Residential, 20,000 sq. ft. minimum lot size, additional agriculture overlay (BL/RS-20M-AA) and Bloomington Residential, one-acre minimum lot size, additional agricultural overlay (BL/RS-1-AA).
East	Single family residential and church.	Bloomington Residential, one-acre minimum lot size, additional agricultural overlay (BL/RS-1-AA).
West	Single family residential and truck storage.	Bloomington Community Industrial (IC) and Bloomington Residential, one-acre minimum lot size, additional agricultural overlay (BL/RS-1-AA).

AGENCY

COMMENT

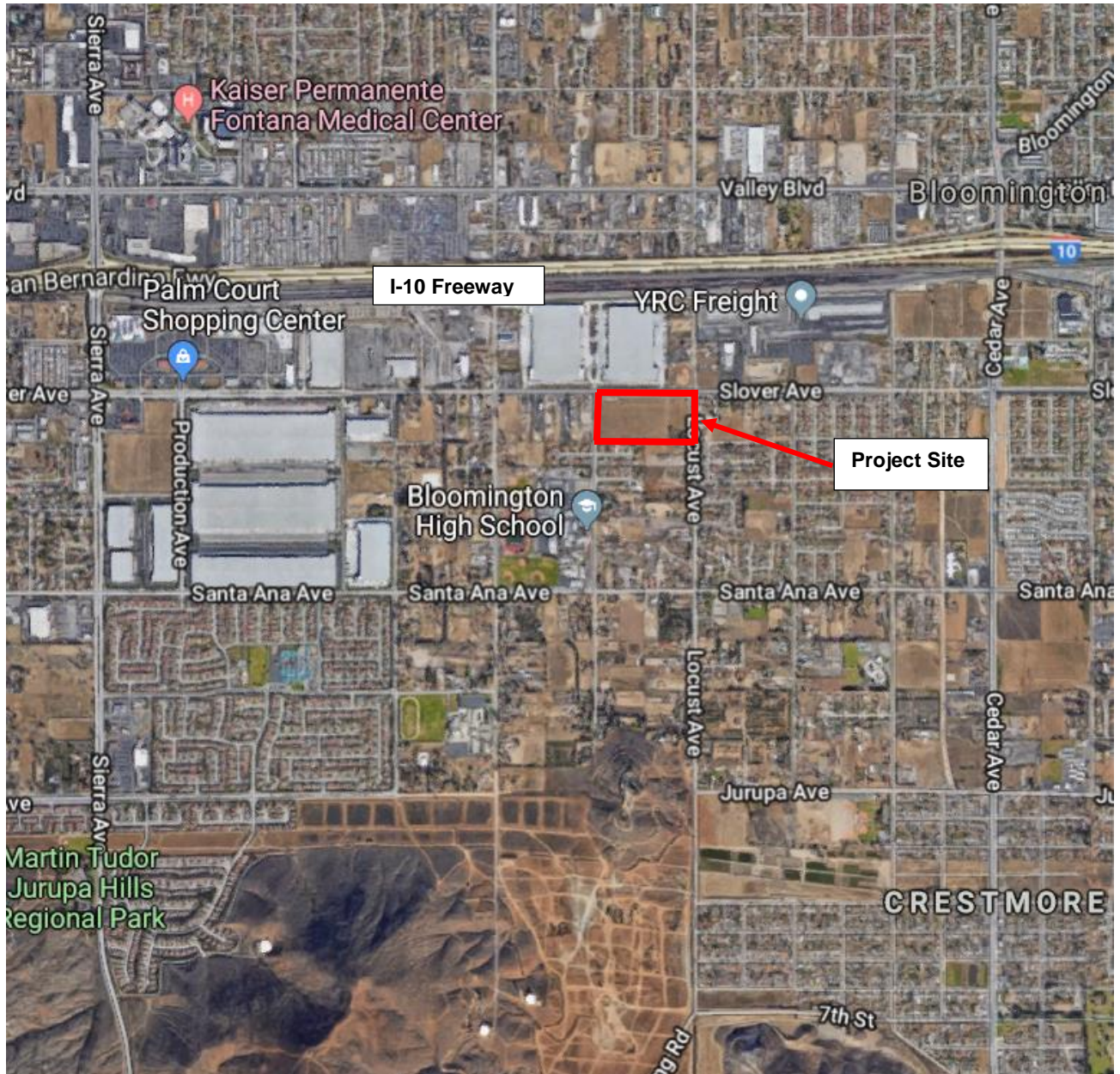
City Sphere of Influence: City of Rialto
 Water Service: West Valley Water District
 Sewer Service: Septic

Comments addressed in EIR
 See Analysis
 See Analysis

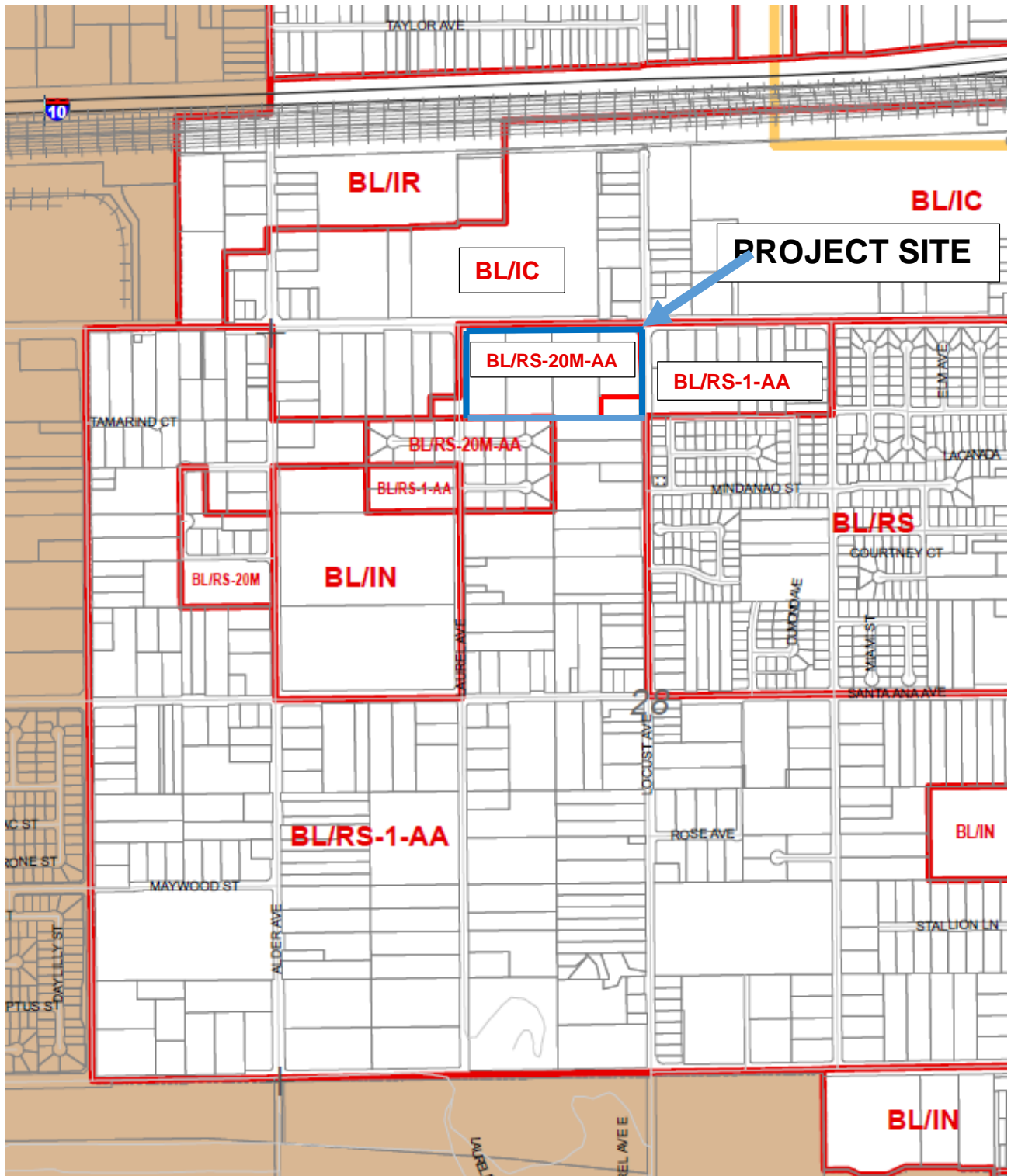
In accordance with Section 86.07.050 Recommendations to the Board of Supervisors are not subject to appeal.

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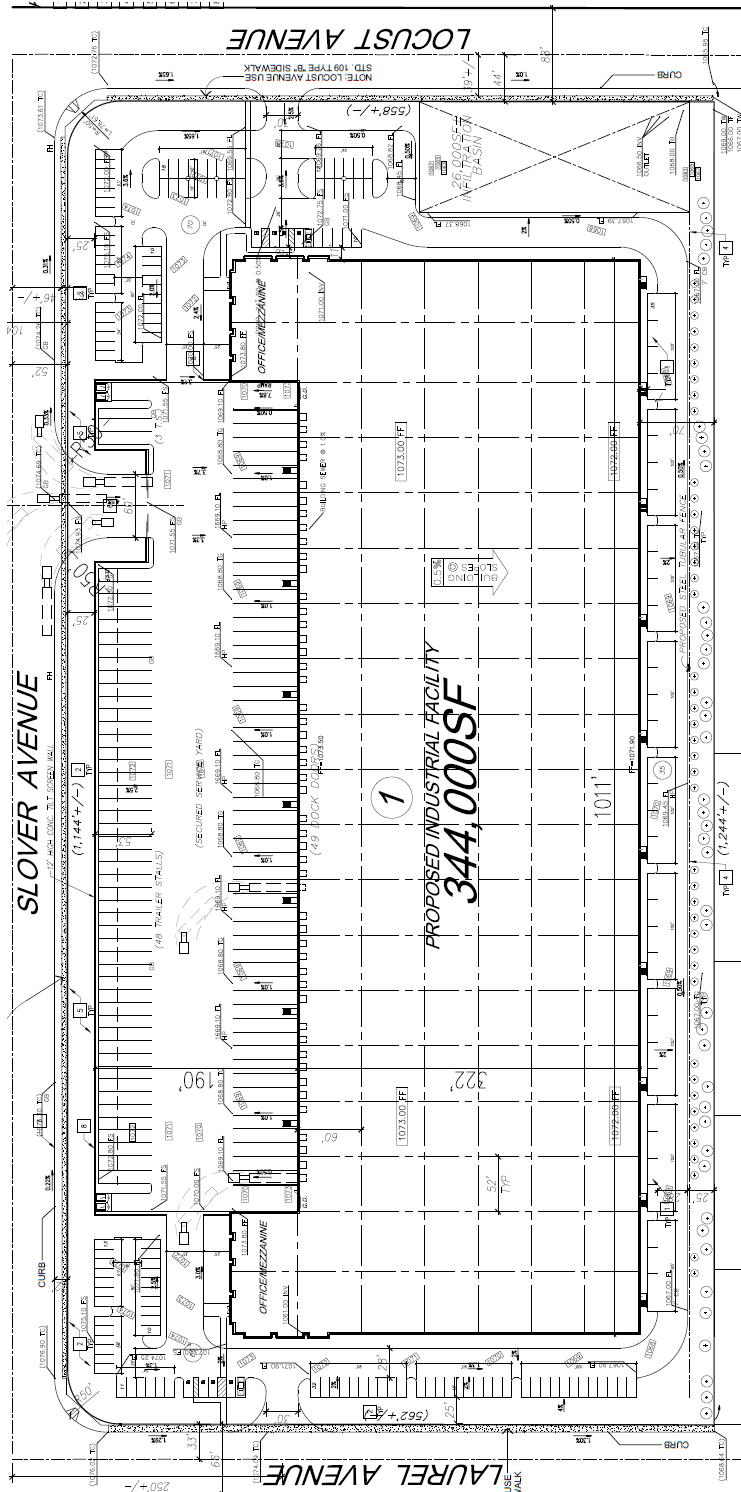
VICINITY MAP



CURRENT OFFICIAL LAND USE DISTRICT MAP



SITE PLAN



SITE PHOTOS



View north along Laurel Avenue at Slover intersection.



View northeast from Laurel Avenue across project site to Slover Avenue.



View east from Laurel Avenue across project site.



**View southeast across property from Laurel Avenue near Slover Avenue.
Block wall is southerly property line.**



View south on Laurel Avenue near Slover Avenue.



**View east along Otila Street from Laurel Avenue.
Otila is parallel with the subject property's southerly property line.**



View northeast from Otila Street and Laurel Avenue.



View northwest from Otila Street and Laurel Avenue.



View south along Laurel Avenue from Otilla Street.



View northwest of Locust Avenue and Slover Avenue intersection.



View northeast along Locust Avenue at Slover Avenue intersection.



View south along Locust Avenue across from on-site residence and adjacent to Jehovah Witness.

PROJECT DESCRIPTION AND BACKGROUND:

The applicant is requesting approval of (1) a General Plan Amendment to change the Official Land Use Zoning District from Bloomington/Single Residential with a 20,000 sq. ft. minimum lot size, additional Agricultural Overlay (RS/RS-20M-AA), to Bloomington/Community Industrial (BL/IC) on approximately 17.34 acres and (2) a Conditional Use Permit to construct and operate a 344,000 sq. ft. “high cube” warehouse facility on the same 17.34 acres (collectively “Project”).

The Project site consists of five (5) existing parcels, four of which are vacant and the remainder has an existing single family residence that is to be removed. The site has a very moderate decrease in height from the north to south side of the property, with an elevation of 1,077 feet above mean sea level (amsl) to 1,067 feet amsl. Access to the Project site will occur from the three adjacent roadways, Slover Avenue, Laurel Avenue, and Locust Avenue. The access points on Laurel Avenue and Locust Avenue are both approximately 250 feet south of the centerline of Slover Avenue. Slover Avenue is a Major Highway, 104 feet wide right of way with four paved lanes. Locust Avenue is designated a Secondary Highway, 88 feet wide right of way, with two paved lanes, although portions of the easterly half of Locust Avenue have been improved to a Secondary Roadway width that could provide for an additional travel lane. Laurel Avenue is a Collector Highway, 66 feet wide right of way. Both Laurel Avenue and Locust Avenue are two-lane roadways. The existing five parcels have been conditioned to be merged/combined into a single parcel through the use of a Parcel Map.

Surrounding land uses include a warehouse and single family residential to the north, single family detached residential to the south, single family residential and truck storage to the west, and single family residential and institutional (Jehovah Witness Kingdom Hall) to the east.

The proposed Project is the construction and operation of a “high cube” warehouse. “High cube” warehouse (HCW) is defined as a building that typically has at least 200,000 gross square feet of floor area, has a ceiling height of 24 feet or more, and is used primarily for storage of goods prior to distribution to retail locations or other warehouses. A typical HCW has a high level of on-site automation and logistics management.

Notable Project design features include a 70-foot setback from the southerly property line that incorporates a 25-foot wide landscape area. The building height will be 45 feet. Primary truck access will be provided from Slover Avenue, except during emergencies, with passenger vehicles utilizing the other driveways on Laurel and Locust Avenues.

ANAYSIS:

General Plan Amendment. This proposed amendment to the General Plan (GPA) would change the land use designation of the property from Bloomington/Residential, 20,000 sq. ft. minimum lot size with an agricultural overlay (BL/RS-20M-AA) for the existing vacant parcels and Bloomington/Residential, one acre minimum lot size, with an agricultural overlay (BL/RS-1-AA) for the existing developed parcel to Bloomington Community Industrial (BL/IC). The two current land use designations occurred as part of a change approved in 2006 from one acre lot size to 20,000 sq. ft. lots for the vacant parcels. General uses permitted within the proposed Community Industrial designation include light manufacturing, assembly, packaging, contractor's storage yard, and warehousing. Industrial activities occurring under this designation are typically required to be conducted in enclosed buildings.

The proposed GPA would extend the Community Industrial (IC) designation to the south side of the street between Laurel and Locust Avenues. At present, the IC designation exists across Slover Avenue to the north and across Laurel Avenue to the west. This reflects the Bloomington Community Plan Policy noted below:

LU3.1. A. ii.: "Industrial development shall generally be located south of Hwy. 10 and north of Slover Avenue."

The Community Plan policy uses the word "generally" to designate the location of industrial uses. The IC Land Use District already extends to the south side of Slover Avenue just west of the Project site, which was established in 1999 by a change from BL/RS-1-AA. Slover Avenue is an industrial corridor on both sides of the street in the adjacent cities of Fontana and Rialto. As such, the proposed change from the existing single family residential land use districts to IC would be consistent with the existing patterns of land use and development, as well as the Community Plan policy.

The Project site is in the Sphere of Influence of the City of Rialto (City). The City's General Plan designation for the subject property is Residential 2, meaning two units per acre. The City commented initially with some concerns in response to the Notice of Preparation of an EIR. The City's concerns were addressed in the environmental analysis and no further comments were provided.

Conditional Use Permit. The proposed GPA from several types of residential districts to Community Industrial will allow the property to operate as an industrial site permitting warehouse uses, subject to a Conditional Use Permit. The area immediately surrounding the Project site consists primarily of industrial uses to the west and north, single family residential housing to the south, and single-family residential and institutional use (Jehovah Witness Kingdom Hall) to the east.

Site Planning: The Project is proposed on a speculative basis, with no operator(s)/tenant(s) yet identified. The building is designed as a concrete tilt-up cross-dock facility with vertical lift dock-high roll up doors. All building dock doors will be located along the Slover Avenue building frontage and all direct truck access into and out of the property will occur at the Slover Avenue driveway. Primary passenger vehicle access to the property will occur along Laurel Avenue and Locust Avenue driveways near the planned office portions of the structure. The Project has included a 25-foot wide landscape area adjacent to the southerly property line, including fencing to help restrict personal use and activity in the area. The warehouse is to be setback from the southerly property line 70 feet. This exceeds the IC District setback requirement of 10 feet.

There would be a total of 49 dock doors on the north side of the building. Placement of the truck loading and staging areas on the north side of the warehouse utilize the building as a buffer from residences to the south and reduces the potential effects of traffic and noise upon area residents. The Project site plan provides adequate area to accommodate all parking, landscaping, loading areas, access requirements and landscaping required to comply with development standards of the San Bernardino County Development Code (Development Code).

Landscaping: The conceptual landscape plan proposes approximately 16% site coverage in landscaping, excluding the on-site retention basin, in compliance with Development Code Section 83.10.060, Landscape Area Requirements.

Code Compliance Summary: As noted above, the Project satisfies all applicable standards of the Development Code for development in the IC Land Use District, as illustrated in the following Table:

PROJECT CODE COMPLIANCE

Project Component	Development Code		Project Plans
Warehouse Facility	CUP		CUP
Parking	Office (1/250): 69 spaces Warehouse (1/1,000): 40 spaces Warehouse (1/4,000): <u>71 spaces</u> Total: 180 spaces		Office: 69 spaces Warehouse: 40 spaces Warehouse: <u>71 spaces</u> Additional: 51 Truck or <u>53 cars</u> Total: 222 spaces
Landscaping Area	Minimum Landscaping	15%	15.6% or 19% with basin
Building Setbacks	Front Street Side Rear	25' 25' 10'	150' 80' and 150' 70'
Building Height	75 feet maximum		45 feet
Floor Area Ratio	.45:1		.45:1
Drive Aisles	26'		26' minimum

Environmental Analysis

The proposed Project was originally evaluated by Staff as an Initial Study/Proposed Mitigated Negative Declaration. The document was made available for public review in January 2016 and responses were received. Upon completion of that review, it was decided that an Environmental Impact Report (EIR) should be prepared.

A Notice of Preparation (NOP) of an EIR was distributed for public review in January 2017 and a public Scoping Meeting was held on January 25, 2017, by Michael Baker International, the County's environmental consultant. A Draft EIR was prepared and released for a 45-day public review on December 14, 2017, and concluding January 30, 2018, including posting on the County's web site, distribution to the State Clearinghouse, and direct mailing to agencies. Comments on the Draft EIR were received and are included, along with responses, in the Final EIR.

The Draft EIR identified significant and unavoidable impacts for air quality and traffic. A Statement of Overriding Considerations has been prepared for review and potential adoption for approval of the Project, as provided by the California Environmental Quality Act (CEQA).

Mitigation Measures

The Draft EIR also recommended the inclusion of mitigation measures to reduce the potential effects on the environment for the following issues, which measures are summarized in the following bullet-points and more fully discussed below:

- **Air Quality**: Provide electrical charging stations, restrict truck idling, utilize electric or compressed natural gas for all service equipment, such as fork lifts, and promote alternative fuels, as provided in the South Coast Air Quality Management District's Carl Moyer Program.
- **Biological Resources**: Conduct preconstruction Burrowing Owl surveys to confirm lack of the presence of that species or prepare appropriate actions if such presence exists.
- **Cultural Resources**: Utilize an Archaeological Monitor during ground disturbance activities to identify and evaluate potential finds.
- **Greenhouse Gases**: Incorporate features to ensure compliance with the County's Greenhouse Gas Reduction Plan (GHG Plan).
- **Traffic/Circulation**: Restripe the northbound dedicated right-turn lane to a shared through/right-turn lane for the Slover Avenue/Sierra Avenue intersection at year Project opens and contribute a fair share payment toward the installation of a new traffic signal at Slover Avenue and Linden Avenue.

Air Quality. The proposed Project would generate air emissions during construction and operation of the warehouse. An air quality study conducted for the Project found air emissions would be less than adopted threshold levels established by the South Coast Air Quality Management District (SCAQMD), including Localized Significance Thresholds that include fine particulate matter (PM₁₀ and PM_{2.5}); Nitrogen Oxide, Carbon Monoxide, and; Toxic Air Contaminates. However, the change in land use would result in a significant impact related to inconsistency with the Air Quality Management Plan (AQMP), which evaluated air quality based on the existing residential land uses and the proposed warehouse land use.

Notably, the proposed Project is not designed to utilize refrigeration units within the structure, which units generate a higher level of emissions. A Condition of Approval has been incorporated to prohibit this type of use.

Particular attention was paid to evaluate potential cancer restricts associated with truck trips and their potential effect upon area residents and students and staff at Bloomington High School, located to the southwest of the Project site. A Health Risk Assessment was conducted based upon a nine-year exposure period. In no instance did emission levels meet or exceed threshold levels. In most cases, emission levels were less than half of the significance thresholds. One of the reasons for the reduced level of emissions is the use of ultra-low-sulfur diesel fuel.

Biological Resources. Site specific studies were conducted for the Delhi-sands flower-loving fly and burrowing owl. Minimal habitat exists for the Delhi-sands flower-loving fly on-site or in the area and surveys did not identify the presence of the species. On-site habitat was found to be unsuitable for this species. Surveys also determined that the subject property has not been used by burrowing owls during nesting season. However, the property has the potential to support such habitat and preconstruction surveys are recommended.

Cultural Resources. As the lead agency under CEQA, the County is responsible for performing government-to-government consultation with Native American Tribes under California Assembly Bill 52. Responses were received from the Soboba Tribe and the San Manuel Band of Mission Indians (SMBMI), with the Soboba Tribe deferring to the SMBMI. Their comments have been incorporated into the Final EIR and Conditions of Approval.

The proposed Project area exists within Serrano ancestral territory and, therefore, is of interest to the SMBMI. While there are no known cultural resources identified in the area of disturbance, some earth-moving activities and site clearing possess the potential to impact resources through inadvertent discovery. The SMBMI indicated limited monitoring was necessary during any ground disturbance activities, but monitoring would be conducted for areas deeper than previous ground disturbance depths. This can be discontinued depending upon an archaeologist's determination that sufficient monitoring

has been completed. If resources are exposed, the SMBMI would be contacted to allow for appropriate handling. Appropriate mitigation measures consistent with this process have been incorporated into the Final EIR and Conditions of Approval.

Greenhouse Gasses. The 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 GHG Plan is consistent with AB 32 (the Global Warming Solutions Act of 2006) and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG Plan will not be cumulatively considerable.

The GHG Plan contains Screening Tables that assist with calculating GHG reduction measures and the determination of a significance finding. Projects that garner 100 or more points would not require quantification of project-specific GHG emissions. The proposed Project has garnered a minimum of 100 points on the Screening Tables through the application of energy efficient reduction measures, and as a result, the Project is considered to be consistent with the GHG Plan. Therefore, the Project is determined to have a less than significant individual and cumulative impact for GHG emissions. The GHG reduction measures proposed by the developer through the Screening Tables Review Process have been included in the Project design or will be included as Conditions of Approval for the Project.

Traffic/Transportation. A *Traffic Impact Analysis Report* was prepared in April 2017 for the Project. The Report utilized trip generation factors associated with warehouse development, rather than a high cube warehouse that would have resulted in a fewer vehicle trips, 3.56 vs. 1.68 trips per 1,000 sq. ft. The study projected daily trips of 974 passenger vehicles and 250 trucks, which were converted to passenger car equivalent of 1,604 trips per day and utilized to evaluate study area intersections. The Report projected approximately 138 peak hour morning trips and 144 peak hour evening trips. Recommended actions included the restriping of Slover Avenue/Sierra Avenue intersection and the fair-share funding for a traffic signal at the Slover Avenue/Linden Avenue intersection. Improvements are also planned and funded by the State for the I-10/Cedar Avenue on/off ramps at the interchange, which are to be completed by 2020. The Project has also been conditioned to comply with the Regional Transportation Development Mitigation Fee Plan (Transportation Fee). The estimated Transportation Fee for this Project is \$626,080.00, which is based on \$1.82 per square foot for industrial uses in the Bloomington area and a building size of 344,000 square feet.

Undertaking these identified improvements and measures would mitigate all potentially significant Project impacts. However, the timing of the Slover Avenue/Linden Avenue signal improvements are uncertain, and the Project's projected completion in 2018 predates projected completion of the I-10/Cedar Avenue interchange improvements in 2020. Therefore, significant and unavoidable traffic impacts are identified in the EIR.

Public Input. Numerous comments have been received on the proposal at various times. In general, the following formal opportunities for public input are listed below. In addition to responses from agencies and other entities, the following number of responses at each phase of public input are also noted.

- Project Notice. Project Notices were distributed July 25, 2014, to property owners and agencies. Some responses were received from surrounding landowners.
- Notice of Preparation. A Notice of Preparation of an EIR was advertised and mailed to agencies and posted on the County web site.
- Scoping Meeting. A Scoping Meeting was held to receive input from the public on the issues to be addressed in the EIR. Several comment letters were provided.
- Draft Environmental Impact Report. The County received 483 comment letters in response to the Draft EIR. Most were form letters, with some handwritten letters in English and Spanish. In addition, petition forms opposed to the Project were included with 336 signatures. All public comment letters and petition forms received were in opposition to the Project. The public concerns were summarized and responded to in the Final EIR. In addition comments were received from the agencies and entities listed below. Responses to these comments are also contained in the Final EIR.
 - ✓ California Department of Toxic Substances Control.
 - ✓ California State Senator Leyva and Representative Reyes.
 - ✓ Colton Joint Unified School District.
 - ✓ City of Fontana.
 - ✓ Native American Heritage Commission.
 - ✓ San Bernardino County Department of Public Works.
 - ✓ West Valley Water District.
 - ✓ California Air Resources Board.
- Public Hearing Notice. Notice of the Planning Commission hearing was advertised and mailed ten days prior to the hearing.

California Environmental Quality Act (CEQA) Findings. An independently prepared Draft and Final EIR, in compliance with CEQA, has been completed for the Project. The EIR concludes that the Project will not create adverse impacts that will remain potentially significant with implementation of the proposed mitigation measures, except for those impacts associated with Traffic and Air Quality. Overriding considerations are proposed to support approval of the Project despite the significant impact findings summarized below:

- **Air Quality.** The adoption of a different land use (the GPA) from that previously utilized in the development and adoption of the SCAQMP, would cause a potentially significant and unavoidable impact, since it would change the assumptions upon which the SCAQMP was based. However, the projected daily and yearly emissions generated by the land use change and reflected in the construction and operation of the proposed use will not exceed adopted threshold levels, thereby meeting regional air quality requirements.
- **Traffic Demand.** Truck and vehicle trips would reduce the Level of Service (LOS) at the intersection of Slover Avenue and Linden Avenue to below adopted thresholds, necessitating the installation of a traffic signal and the adoption of a mitigation measure to require the fair share payment towards the installation of that traffic signal. Although the mitigation measure would be a proportional remedy to the reduction in service levels, the completion date of the signal is unknown until the full funding is provided, resulting in a potentially significant impact and unavoidable impact.
- **Traffic Improvements.** Improvement of the eastbound and westbound ramps at I-10 Freeway and Cedar Avenue are scheduled to be completed by the State of California, but not until sometime in 2020. The scheduled Project completion date is 2018 so the time between Project completion and the completion of the planned interchange improvements would result in a temporary, yet potentially significant and unavoidable impact.

Overriding Considerations. The following benefits associated with approval and development of the project are proposed for consideration as overriding considerations to support approval of the Project despite its significant impacts:

- The Project will create up to 290 new jobs.
 - The Project will improve the jobs-housing ratio by increasing local jobs and reducing commute times and miles traveled for local workers, thereby reducing the County's overall emissions of GHGs in compliance with AB 32 and SB 375.
-

- The Project will generate additional tax revenues, including an estimated \$5.9 million in property tax, cumulatively by 2029.
- The Project jobs will generate cumulative earnings of \$125.7 – \$138.9 million over 11 years, which represents an average of \$11.4 –\$12.6 million annually.
- The Project is projected to create a cumulative total of \$552.7 – \$610.7 million in increased economic output over 11 years, which represents an average increase of \$50.2 – \$55.5 million annually.
- The Project will make a one-time payment of \$185,000 in 2019 for school fees.
- The Project will provide infrastructure and landscaping improvements to three streets in the immediate vicinity to enhance aesthetics.
- The Project will eliminate existing blighted conditions on the Project site.
- The Project will facilitate goods movement for the benefit of local and regional economic growth.
- The Project will create a revenue-generating use that will capitalize on nearby transportation corridors, stimulate employment and respond to current market opportunities.
- The Developer will enter into an agreement binding the property to participate in a Community Facilities District (CFD) to provide for road maintenance and other enhancements for the Bloomington community.
- The Developer will also commit in the above-mentioned agreement to make an annual contribution of \$30,000.00 toward Bloomington community enhancements pending formation of the above-mentioned CFD.

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

- A) **CERTIFY** the Final Environmental Impact Report;
- B) **ADOPT** the supporting Facts, Findings and Overriding Considerations pursuant to CEQA;
- C) **ADOPT** the recommended findings for approval of the General Plan Amendment and Conditional Use Permit;
- D) **ADOPT** the **General** Plan Amendment from Single Residential (RS) to Community Industrial (IC) on 17.34 acres;
- E) **APPROVE** the Conditional Use Permit to establish a 344,000 square foot warehouse operation, that includes 17,200 square feet of office area, on 17.34 acres, subject to the Conditions of Approval;
- F) **DIRECT** the Clerk of the Board to **FILE** a Notice of Determination.

Attachments: Exhibit A: GPA and CUP Findings
 Exhibit B: CUP Conditions of Approval
 Exhibit C: Economic Report
 Exhibit D: Mitigation Monitoring/Reporting Program
 Exhibit E: Environmental Impact Report and Technical Studies
 Posted at the following link under:
 JM Realty Group, Inc. (Slover Distribution Center)
 <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>

EXHIBIT A

GPA and CUP Findings

PROJECT FINDINGS

The Project consists of a General Plan Amendment to change the Land Use designation of 17.34 acres from Bloomington/Single Residential with a 20,000 sq. ft. minimum lot size, additional Agricultural Overlay (RS/RS-20M-AA) to Bloomington/Community Industrial (BL/IC) to permit the development of a 344,000 sq. ft. warehouse

GENERAL PLAN AMENDMENT [SBCC 86.12.060]

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:**

General Plan

County General Plan – Community Industrial

Purpose: The purpose of the Community Industrial Land Use Zoning District is to identify and establish areas suited to industrial activities; provide opportunities for the concentration of industrial uses to enable efficient use of transportation, circulation, and energy facilities, and; protect adjacent land uses from harmful influences, as well as to prevent the intrusion of incompatible uses into industrial areas.

IC Locational Criteria:

- *Areas located within urban areas where full urban services are available.**
- *Areas of existing industrial uses.**
- *Areas physically suited for industrial activities.**
- *Areas that are or can be adequately buffered from adjacent uses in other land use categories.**
- *Areas adjacent to major transportation terminals and energy facilities.*
- *Areas where industrial traffic is not routed through residential or other areas not compatible with industrial traffic.**
- *Areas that are at the intersection of have direct access to major arterial, major divided streets, or a freeway, or are served by railroad access.**
- *Areas appropriate for development of large acreages using the concepts of planned development to provide industrial parks with unified landscaping, signing, building design, services, infrastructure, and circulation.*
- *Areas located peripheral to urban areas where residential or long-term agricultural uses are inappropriate.*
- *Areas that have stable soil with average slope of 10 percent or less.**
- *Rural areas where there is a demonstrated need for industrial land uses.*

****Criteria applicable to the proposed project.***

Application: The proposed Project meets both the purpose and the locational criteria of the Community Industrial land use designation. The future operation is intended to coexist without conflict among dissimilar uses adjacent to the site and in the vicinity, due to increased setbacks, landscaping, and operational orientation. Located along a major highway, the Project will not conflict with Single Residential zoned property located adjacent to the property as the Project's design orientation is to the north away from the residential area and planned operation will help to maintain compatibility with adjacent residential uses.

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

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

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

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

GOAL V/ED 1. Promote economic development that is compatible with the land use patterns and environment of the Valley Region.

POLICY V/ED 1.1 Support commercial and industrial development that is compatible with surrounding development and does not disrupt the land use patterns and environment of the Valley Region.

Goal and Policy Implementation: The proposal meets the criteria of being consistent with similar land uses along the Slover corridor which has a number of industrial and commercial developments, adequate infrastructure to serve new development, and accessibility to major roadway systems and Interstate 10 Freeway. Warehouse operations and industrial uses currently exist to the north and west of the subject property. The proposal is also compatible with adjoining residential development to the south through the creation of an extended 25 foot deep landscape buffer along the entire southerly perimeter, an increased building setback of 70 feet, and moderate building height of 45 feet, as it relates to the building height permitted in the IC District, which is 75 feet. An existing six foot high block wall currently separates the adjoining residences from the subject property and will remain. The Project design is oriented away from adjoining residences to the south, such that the building is used as a buffer to minimize the effects of traffic, noise, odors, and air emissions and direct these effects towards Slover Avenue to the north.

The subject property is suitable for industrial development, in that it is flat, with minimal vegetation. Subject to the San Bernardino County Development Code (Development Code) requirements for noise, odor, lighting, and use requirements, the proposal will be compatible with adjacent uses. Water service will be provided by West Valley Water District and wastewater discharge will occur due to the use of an on-site septic system. The construction and operation of the building will provide additional employment and revenue generating opportunities.

2. **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 public health and enhance safety, while promoting industrial development along a major highway designed to accommodate such uses.
3. **The proposed land use zoning district change is in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised.** The GPA does not compromise existing or other planned uses, but enhances the goal of facilitating economic development along Slover Avenue, provides potential employment opportunities, and a mechanism for additional funding to the Bloomington Community.
4. **The proposed land use zoning district change will provide a reasonable and logical extension of the existing land use pattern in the surrounding area.** The Community Industrial zoning designation is a logical extension of similarly zoned and industrially designated property located along the north side of Slover Avenue and the west side of Laurel Avenue, with large warehouse uses to the immediate north and northwest.
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 Community Industrial Land Use District and all future construction will be required to conform to the development standards and other applicable land use regulations of the Community Industrial District.
6. **The proposed land use zoning district change will not have a substantial adverse effect on surrounding property.** The Project site represents an extension of the industrial development pattern that lies to the north and west. The project shall adhere to the Development Code requirements regarding noise, odor, lighting and use requirements, along with the identified mitigation measures contained in the Environmental Impact Report that will mitigate environmental impacts to adjacent uses. The Project design is such that the potential adverse effects from truck and vehicle trips and their resulting operational noise, air emissions, and odors occur away from nearby residences.
7. **The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.** The Project has been evaluated and conditioned to provide a safe and accessible site for the proposed operation. Fire and police protection will be provided by the County Fire Department and the Sheriff's Department and appropriate emergency vehicle access has been incorporated into the site design. Water service is to be provided by West Valley Water District and onsite septic system will operate and be maintained in accordance with the County Public Health Department, Environmental Health Services. With regard to solid waste, there is sufficient solid waste storage and landfill capacity to accommodate the Project's solid waste disposal needs. The County has evaluated all aspects of the Project and determined that the Project does not constitute a hazard to neighboring properties.

8. **A Draft Environmental Impact Report for the Project has been prepared in compliance with the California Environmental Quality Act (CEQA) and distributed for review and comment. The document represents the independent judgment of the County acting as lead agency for the Project.** The Project will not have a significant adverse impact on the environment with implementation of all required conditions of approval and mitigation measures. Overriding findings are required to respond to the following items:
- a) Inconsistency with the adopted South Coast Air Quality Management Plan, whereby the proposed land use is different than that utilized in the development and adoption of the Plan, would cause a significant and unavoidable impact, since it would change the assumptions upon which the Plan was based. However, the projected daily and yearly emissions generated by the land use change and reflected in the construction and operation of the proposed use will not exceed adopted threshold levels and thereby meeting regional air quality requirements.
 - b) Truck and vehicle trips would reduce the Level of Service (LOS) at the intersection of Slover Avenue and Linden Avenue to below adopted thresholds, necessitating the installation of a Traffic Signal and the adoption of a mitigation measure to require the fair share payment towards the installation of that traffic signal at that location. Although the mitigation measure would be a proportional remedy to the reduction in service levels, the completion date of the signal is unknown until full funding is provided, resulting in a potentially significant impact.
 - c) Improvement of the eastbound and westbound ramps at I-10 Freeway and Cedar Avenue. This improvement is scheduled to be completed by the State of California, but would not until Year 2020. Since the scheduled Project construction is 2018 and time between Project completion and interchange improvements would cause a temporary, yet significant and unavoidable impact.

FINDINGS: CONDITIONAL USE PERMIT

Conditional Use Permit for the construction of a 344,000 square foot high cube warehouse.

1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other features pertaining to the application, because the subject property is rectangular in shape and has adequate depth and width to site the proposed structure, consistent with all applicable County standards. Access is provided from each of the surrounding streets with truck access restricted to Slover Avenue. The landscape setback of 25 feet and building setback of 70 feet has been provided along the southerly property boundary to buffer the adjoining single family residences to the south, exceeding the minimum 10 feet setback required for each within the IC District. As such, the amount of Project landscaping exceeds County Standards. Adequate parking has been provided on-site for trailer trucks and passenger vehicles.
2. The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use, because the proposed project fronts on a paved roadways, including Slover Avenue, a General Plan designated Major Highway intended for use by trailer truck access, in addition to Locust and Laurel Avenues, designated Secondary Highway and Collector Roadway, respectively, for passenger vehicle access. Improvements consistent with these County roadway design criteria have been required. Internal aisles are designed to provide adequate maneuverability through the property.
3. The proposed use will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means that the use will not generate excessive noise, traffic, vibration, or other disturbance, because the design of the proposed Project provides for truck and vehicular access and associated noise sources on the north side of the building, which are directed away from existing residences on the south side of the building. Studies have been conducted for air quality, biological and cultural resources, soils, hazardous materials, hydrology, noise, and traffic. Mitigation measures have been incorporated into the conditions of approval related to Project generated traffic, including: Restriping of the Slover Avenue/Sierra Avenue intersection; payment of fair share contribution for a traffic signal at Slover Avenue/Linden Avenue, and; preparation and implementation of a Construction Traffic Management Plan. Mitigation measures have also been incorporated into the conditions of approval related to Project generated air emissions and greenhouse gases, including: Facilitating electric charging facilities; appropriate signage for truck operations; use of electric or natural gas powered service equipment; promotion of alternative fuels and support of “clean” truck fleets, and; use of energy efficient construction and operation equipment/facilities. The use will not substantially interfere with the present or future ability to use solar energy systems, due to the flat building design.

4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the General Plan and any applicable community or specific plan, because the proposed Project includes a General Plan Amendment from Single Residential, 20,000 sq. ft. minimum lot size (RS-20M-AA), with an Agricultural Overlay to Community Industrial (IC) land use, which allows a warehouse as a conditionally permitted land use in the IC Land Use District and implements the goals and policies of the County General Plan through its location adjacent to a major highway and economic development opportunities.
5. There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed development without significantly lowering service levels, because utility services are available to the property, including electrical services and domestic water and Slover Avenue is designated a Major Highway on the County General Plan and other surrounding roadways will be improved as Collector and Secondary Roadways.
6. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare, because the project has been evaluated by County departments and as part of the environmental review process to respond to specific development needs and reduce potential environmental impacts.
7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, because the proposed Project will provide future opportunities for the installation of solar energy systems due to the proposed roof design and the proposed building height would not interfere with the placement of solar systems on adjoining properties.
8. There are no circumstances that would result in standards or conditions not being able to adequately mitigate environmental impacts, except for Air Quality and Traffic, because the proposed Project has been evaluated through the preparation of a Draft and Final Environmental Impact Report, consistent with the California Environmental Quality Act, and the recommended inclusion of mitigation measures related to air quality, noise, and biological, and cultural resources. Several Potentially Significant and Unavoidable impacts were identified in the Environmental Impact report, including Air Quality impacts resulting from the change in land use district, which is not reflected in the current Air Quality Management Plan. In addition, Potentially Significant and Unavoidable Traffic impacts include the time frame between the Project's 2018 opening year and the projected completion of the I-10/Cedar Avenue interchange improvements in Year 2020, to be undertaken by the State. Lastly, truck and vehicle trips would reduce the Level of Service (LOS) at the intersection of Slover Avenue and Linden Avenue to below adopted thresholds, necessitating the installation of a Traffic Signal and the adoption of a mitigation measure to require the fair share payment towards the installation of that traffic signal at that location. Although the mitigation measure would be a proportional remedy to the reduction in service levels, the completion date of the signal is unknown until full funding is provided, resulting in a potentially significant impact. A Statement of Overriding Considerations for these Air Quality and Traffic issues have been prepared for review and potential adoption, as provided by CEQA.

EXHIBIT B

CUP Conditions of Approval

CONDITIONS OF APPROVAL

JM Realty
Conditional Use Permit

GENERAL REQUIREMENTS Ongoing and Operational Conditions

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

1. **Project Approval Description.** This proposal includes: A) General Plan Amendment (GPA) to change the official Land Use Zoning District from Bloomington/Single Residential with a 20,000 square foot minimum lot size, Additional Agricultural Overlay (BL/RS-20M-AA) to Bloomington/Community Industrial (BL/IC) and; B) Conditional Use Permit (CUP) to establish a 344,000 square foot warehouse use on 17.34 acres in Bloomington, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations).

The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project Site with APN: 0256-041-01, 02, 03, 47, and 48 Project No. P201400241.

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

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

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

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

5. Expiration. This project permit approval shall expire and become void if it is not “exercised” within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed “exercised” when either:
- The permittee has commenced actual construction or alteration under a validly issued building permit, or
 - The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)
 - Occupancy of approved land use occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
 - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
 - The land use is determined by the County to be abandoned or non-conforming.
 - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.
- PLEASE NOTE: This will be the ONLY notice given of this approval’s expiration date. The developer is responsible to initiate any Extension of Time application.
6. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
7. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
8. Project Account. The Job Costing System (JCS) account number is P2014500241. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the “developer” shall deposit additional funds to maintain or return the account to a positive balance. The “developer” is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.
9. Condition Compliance: In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through the Planning Division in accordance with the directions stated in the Approval letter. The Planning Division shall release their holds on each phase of development by providing to County Building and Safety the following:
- Grading Permits: a copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.

- Building Permits: a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
 - Final Occupancy: a copy of the signed CCRF for final inspection of each respective building or use of the land, after an on-site compliance inspection by the Planning Division.
10. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
11. Additional Permits. The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but not limited to:
- a. FEDERAL: N/A;
 - b. STATE: State Regional Water Quality Control Board
 - c. COUNTY: Land Use Services – Planning/Building and Safety/Code Enforcement/Land Development; County Fire/HazMat; Public Health – Environmental Health Services, and; Public Works –Traffic/Flood Control District/Solid Waste/County Surveyor.
 - d. LOCAL: City of Fontana.
12. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
- a. Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
 - b. Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance.
 - c. Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
 - d. Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
 - e. Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
 - f. External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
 - g. Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
 - h. Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
 - i. Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. “No Trespassing”) in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.
 - j. Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules.
 - k. Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning

Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations.

- I. Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.
13. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.
14. Lighting. Lighting shall comply with Glare and Outdoor Lighting– Valley Region requirements, contained in Section 83.07 of the County's Development Code. All lighting shall be limited to that necessary for maintenance activities and security purposes. No light shall project onto abutting residential land use zoning districts or adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.
15. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.
16. Cultural Resources. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.
17. Underground Utilities. No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.
18. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
19. Trailer Truck Access. The Project shall restrict trailer truck access, both ingress and egress, to Slover Avenue.
20. Construction Noise. The following measures shall be adhered to during the construction phase of the project:
 - All construction equipment shall be muffled in accordance with manufacturer's specifications.
 - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits.
 - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.
21. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:

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

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

22. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner and “developer” shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and “developer” (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 – Development Code; Division 6 – Administration, Chapter 86.09 – Enforcement.
23. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

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

24. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
25. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
26. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
27. Erosion Control Installation. Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.
28. Continuous BMP Maintenance. The property owner/“developer” is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.
29. BMP Enforcement. In the event the property owner/“developer” (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public

Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or “developer”, including administrative costs, attorney’s fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

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

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

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

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

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

35. Franchise Hauler Service Area – This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec).
36. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.

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

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

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

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

- Project vehicles shall not back out into the public roadway.
- Access. The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours.

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

The Following Shall Be Completed

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

42. Construction Traffic Management Plan. *Prior to construction, the project applicant shall prepare a Construction Traffic Management Plan indicating how traffic will be managed during all phases of construction. The plan shall be submitted to the County Traffic Engineer for review and approval, and shall include the following items:*

- a. *Work shall be performed between the approved work hours.*
- b. *Trucks shall only travel on a County-approved construction route.*
- c. *Truck queuing/ staging shall not be allowed on public or private streets.*
- d. *Limited queuing may occur on the construction site itself.*
- e. *Include construction coordination with the high school/school district to minimize construction material delivery conflicts during peak school ingress/egress times.*

The plan shall be monitored for effectiveness and be modified in conjunction with the County Traffic Engineer if need to improve safety and/or efficiency. (EIR Mitigation Measure)

43. Energy Efficiency Measures. *The energy efficiency measures listed in Table 4.4-2 or any other combination of measures from the County's Screening Table for GHG Reduction Measures for Industrial Development that achieves 100 or more points shall be employed. All features shall be incorporated into construction plans and specifications, development agreements, and/or other mechanisms that demonstrate the applicant and/or builder is legally bound to implement them. (EIR Mitigation Measure)*

44. Noise Restrictions. *Prior to grading permit issuance, the project applicant/contractor shall demonstrate, to the satisfaction of the San Bernardino County Planning Division, that the project complies with the following:*

- a. *Construction operations shall not occur between 7:00 PM and 7:00 AM Monday through Saturday, or at any time on Sundays or on federal holidays. The hours of construction, including noisy maintenance activities and all spoils and material transport, shall be restricted to the hours between 7:00 AM and 7:00 PM Monday through Saturday.*
- b. *Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices.*
- c. *The project applicant/contractor shall utilize construction noise reduction methods to minimize construction noise at sensitive receptors in the project area. These reduction methods include shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied residential areas, and using electric air compressors and similar power tools.*
- d. *During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive receivers. (EIR Mitigation Measure)*

45. GHG – Construction Standards. *The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:*

- a. *Implement the approved Coating Restriction Plans.*
- b. *Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.*
- c. *Grading plans shall include the following statements:*

- “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”
 - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
- 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 flagperson 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.

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

- a. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 1. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
 2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion.
 3. The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour.
- b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NO_x and PM₁₀ levels in the area. Although the Project will not exceed District thresholds during operations, the Project proponent will be required to implement the following requirements:
 1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
 2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.

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

48. Archaeological Monitoring. *Archaeological monitoring will be conducted during ground disturbance activities including but not limited to grubbing, trenching, and mass grading. Monitoring shall be conducted for buried tribal cultural resources, and to a depth determined to be appropriate by the archaeologist. The archaeologist has the discretion to conduct intermittent monitoring or discontinue monitoring when sufficient monitoring has been conducted, depending on the construction activities being conducted (e.g., fine grading state, no new areas to be excavated, etc.).*

Should tribal cultural resources be exposed, the project archaeologist would contact the San Manuel Tribal Historic Preservation Officer (THPO) to coordinate treatment and disposition of resources. Alternatively, the applicant may establish in advance of construction, a treatment and disposition plan with the San Manuel THPO which establishes the handling, treatment, and ultimate disposition of any tribal cultural resources unearthed during project construction. (EIR Mitigation Measure)

49. Cultural Resources. *If previously undocumented cultural resources are identified during project development, construction in this area shall cease. A qualified cultural resource professional shall be contacted to assess the nature and significance of the find and to divert and/or halt construction, if necessary. (EIR Mitigation Measure)*

50. Delhi Sands. *Prior to any site preparation or ground disturbance, written confirmation from the project biologist that Delhi sands flower-loving fly is presumed to be absent from the project site shall be provided to the Planning Department. (EIR Mitigation Measure)*

51. Preconstruction Clearance Surveys. *Burrowing owl and nesting bird preconstruction clearance surveys shall be conducted prior to project implementation. The first survey shall be conducted 14-30 days prior to the commencement of ground-disturbing activities, and the second survey shall be conducted 24 hours prior to ground-disturbing activities. If no active avian nests and no burrowing owls are found during the clearance surveys, no additional mitigation will be required. All suitable habitat within 500 feet of the project site shall be thoroughly surveyed for the presence of nesting avian species. The biologist conducting the clearance survey shall document a negative survey with a report indicating that no impacts to burrowing owl or active avian nests will occur from project implementation.*

If an active avian nest is discovered during the preconstruction clearance survey, construction activities might have to be rerouted, a no-work buffer might have to be established around the nest, or construction may be delayed until the nest is inactive. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area if an active nest is observed and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the biologist has determined that young birds have successfully fledged or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted to the County for review and approval prior to initiating construction activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until authorization is received from the California Department of Fish and Wildlife (CDFW).

If burrowing owls are found occupying the project site at the time of the preconstruction survey, a burrowing owl relocations plan will need to be prepared, approved by the CDFW, and implemented prior to ground-disturbing activities. (EIR Mitigation Measure)

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

52. Geotechnical (Soil) Report: *When earthwork quantities exceed 5,000 cubic yards, a geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.*

53. Grading Plans. Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance of more than 50 Cu Yards.
54. Demolition Permit. Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.
55. NPDES Permit. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov
56. Erosion & Sediment Control Plan. An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance.
57. Erosion Control Installation. Erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
58. Regional Board Permit Letter. CONSTRUCTION projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

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

59. Drainage Improvements. A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit a 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.
60. FEMA Flood Zone. The project is located within Flood Zone X (Unshaded) according to FEMA Panel Number 06071C8658H and 06071C866H dated 08/28/2008. No elevation requirements.
61. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
62. Grading Plans. Grading plans shall be submitted for review and approval obtained, prior to construction. All Drainage and WQMP improvements shall be shown on the Grading plans according to the approved Drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.
63. NPDES Permit. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov
64. Regional Board Permit. Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
65. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall

adhere to the current requirements established by the Santa Ana/Mojave Watershed Region. Copies of the WQMP guidance and template can be found at: <http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>

66. WQMP Inspection Fee. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

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

67. stem. 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.
68. Fire Fee. The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division (909) 286-8400. CUP: \$902.00.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed:

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

69. Parcel Map Approval. The applicant shall file, obtain approval, and record a Parcel Map prior to release of building permits.
70. Refrigeration Trucks Prohibited. The proposed warehouse is prohibited from utilizing refrigerated trucks due to potential increased air emissions. If such a feature is proposed in the future, a subsequent air quality evaluation would be required to determine significance.
71. Architecture. Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.
72. Lighting Plans. The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.
73. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning.
74. Energy Efficiency Measures. *The energy efficiency measures listed in Table 4.4-2 or any other combination of measures from the County's Screening Table for GHG Reduction Measures for Industrial Development that achieves 100 or more points shall be employed. All features shall be incorporated into construction plans and specifications, development agreements, and/or other mechanisms that demonstrate the applicant and/or builder is legally bound to implement them. (EIR Mitigation Measure)*
75. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project. These are intended

Mitigation Measures in italics

to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.

- a. Meet Title 24 Energy Efficiency requirements. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended:
 - Incorporate dual paned or other energy efficient windows,
 - Incorporate energy efficient space heating and cooling equipment,
 - Incorporate energy efficient light fixtures, photocells, and motion detectors,
 - Incorporate energy efficient appliances,
 - Incorporate energy efficient domestic hot water systems,
 - Incorporate solar panels into the electrical system,
 - Incorporate cool roofs/light colored roofing,
 - Incorporate other measures that will increase energy efficiency.
 - Increase insulation to reduce heat transfer and thermal bridging.
 - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
- b. Plumbing. All plumbing shall incorporate the following:
 - All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
 - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
 - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
- c. Lighting. Lighting design for building interiors shall support the use of:
 - Compact fluorescent light bulbs or equivalently efficient lighting.
 - Natural day lighting through site orientation and the use of reflected light.
 - Skylight/roof window systems.
 - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
 - A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
 - Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
- d. Building Design. Building design and construction shall incorporate the following elements:
 - Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
 - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
 - Roofing materials shall have a solar reflectance index of 78 or greater.
 - All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
 - Energy Star or equivalent appliances shall be installed.
 - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
- e. Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.

- f. Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
 - g. Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
 - h. Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.
76. Signs. All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards:
- a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
 - b. All sign lighting shall not exceed 0.5 foot-candle.
 - c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
 - d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

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

77. Demolition Permit: Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.
78. Construction Plans. Any building, sign, or structure to be constructed or located on site, will require professionally prepared plans based on the most current County and California Building Codes, submitted for review and approval by the Building and Safety Division.
79. Temporary Use Permit: A Temporary Use Permit (T.U.P.) for the office trailer will be required or it must be placed on a permanent foundation per State H.C.D. guidelines. A T.U.P. is only valid for a maximum of five (5) years.

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

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

Laurel Avenue (Collector Highway– 66')

- Street Improvements. Design curb and gutter with match up paving 22 feet from centerline.
- Sidewalks. Design sidewalks per County Standard 109 Type "C".
- Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, and located per San Bernardino County Standard 130.

Slover Avenue (Major Highway – 104')

- Sidewalks. Design sidewalks per County Standard 109 Type "B".
- Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, and located per San Bernardino County Standard 130.

Locust Avenue (Secondary Highway – 88')

- Street Improvements. Design curb and gutter with match up paving 32 feet from centerline.
- Sidewalks. Design sidewalks per County Standard 109 Type "B".
- Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, and located per San Bernardino County Standard 130.

81. Road Standards and Design. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Valley Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.

82. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County. Street improvement plans shall not be approved until all necessary right-of-way is acquired.

83. Construction Permits. Prior to installation of road and drainage improvements, a construction permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.

84. Soils Testing. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.

85. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
86. Street Gradients. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.
87. Slope Tests. Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of County Public Works.
88. Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Rialto Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid by a cashier's check to the Land Use Services Department. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$1.82 per square foot for High Cube Use, which includes the 344,000 sq. ft. building per the site plan dated 05/16/2018.

Therefore, the estimated Regional Transportation Fees for the Project is \$626,080.00. The current Regional Transportation Development Mitigation Plan can be found at the following website: <http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>

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

89. Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F42]
90. Fire Flow. 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.
91. Water System Large Commercial. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with one (1) two and one half (2 1/2) inch and two (2) four (4) inch outlet. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than one hundred fifty (150) feet from any portion of a structure. [F54]
92. Access. The development shall have a minimum 3 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1
93. Primary Access Paved. Prior to building permits being issued to any new structure, the primary access road shall be paved or an all weather surface and shall be installed as specified in the General Requirement conditions (Fire # F-9), including width, vertical clearance and turnouts, if required. [F89]
94. Secondary Access Paved. Prior to building permits being issued to any new structure, the secondary access road shall be paved or an all weather surface and shall be installed as specified in the General Requirement conditions (Fire # F-9), including width, vertical clearance and turnouts, if required. [F89]

95. Single Story Road Access Width: All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.
96. Multiple Story Road Access Width: Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. [F41]
97. Access - 150+ feet. Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building. Standard 902.2.1
98. Combustible Protection. Prior to combustibles, being placed on the project site an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.
99. Combustible Vegetation. Combustible vegetation shall be removed as follows: "Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. " Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance # 3586
100. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1
101. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacture's specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. Standard 101.1
102. Roof Certification. A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design. [F59A]
103. Fire Alarm. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Standard 1007.1.1FA. [F62A]
104. High-Piled Storage. The applicant shall submit an application for high-piled storage (internal storage over 12' in height), three (3) sets of detailed plans and a commodity analysis report to the Fire Department for review and approval. The applicant shall submit the approved plan to Building and Safety for review with building plans. If occupancy classification is designated as S-2, commodities to be stored will be limited to products of light hazard classification only. The required fees shall be paid at the time of plan submittal. Standard 8101 [F86]
105. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior to any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]

106. Class I standpipe system. A Class I standpipe system is required. A Fire Department approved fire sprinkler contractor shall submit three (3) sets of hydraulic calculations and detailed plans to the Fire Department for review and approval, showing type of storage and use with the applicable protection system. Commercial and industrial buildings in excess of two hundred thousand (200,000) square feet with an interior area less than four hundred (400) feet in width, shall be equipped with a Class I standpipe system, located at every other access door maximum of three hundred (300) feet spacing. Buildings with an interior area greater than four hundred (400) feet in width shall be equipped with a Class I standpipe system located at every access door maximum of one hundred (100) foot spacing. Standpipe connections shall be configured to reach any portion of interior space within two hundred (200) feet in any direction of travel. This system shall be calculated to provide two hundred and fifty (250) gpm @ 100 psi per hose outlet from an adjacent fire sprinkler riser with two hand lines flowing. The two most hydraulically remote outlets are to be included in the design for the total flow of 500 gpm minimum per system. A Fire Department approved fire sprinkler contractor shall submit four (4) sets of hydraulic calculations and detailed plans, showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. Standard 8102.9.2 [F70]
107. Sprinkler Installation Letter. The applicant shall submit a letter to the Fire Department agreeing and committing to installation of a fire protection system prior to the building inspection for drywall and insulation. [F58]
108. Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site. [F57]
109. Additional Requirements. In addition to the Fire Department 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]
110. Spoke and Heat Removal. Mechanical smoke removal systems shall be provided for building protected by EFSR sprinkler systems as required by the Chief. The mechanical smoke systems shall meet the requirements of UFC Standard 81-3 and include the following:
- a. A central control room for fire department operations shall be provided. The location and accessibility of the central control station room shall be approved by the Fire Department. The central control station room shall be separated from the remainder of the building by not less than a one-hour fire-resistive occupancy separation. The room shall be a minimum of ninety-six square feet (96 sq. ft.) with a minimum dimension of 8 (2438 mm). It shall contain the following as a minimum:
 1. The fire alarm control panel and system site map.
 2. Status indicators and control for mechanical smoke removal system.
 3. Sprinkler valve and water-flow detector display panels.
 4. Schematic building plans indicating the typical floor plan, means of egress, fire-protection systems, firefighting equipment and access.
 5. Other fire-protection equipment and system controls as required by the chief.
 6. Lighting for the central control station shall have emergency lighting powered by the standby electrical system.

- b. A standby power-generator set conforming to Electrical Code shall be provided on premises. The set shall supply all functions required by this section at full power. Set supervisions with manual start and transfer override features shall be provided at the central control station.

The standby system shall have a capacity and rating that would supply all equipment required to be operational at the same time. All emergency systems power, lighting, signal and communication facilities as applicable: fire pumps required to maintain pressure, standby lighting and normal circuits supplying exit signs and means of egress illumination shall be transferable to the standby source. [F64A]

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

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

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

112. Water Purveyor. Water purveyor shall be West Valley Water District or EHS approved.
113. Verification Letter. Applicant shall procure a verification letter from the water agency with jurisdiction. The letter shall state whether or not water connection and service shall be made available to the project by the water agency. The letter shall also reference the project name and assessor's parcel number. For projects with a current active water connection, a copy of the water bill with project address may suffice. For more information contact DEHS.
114. Sewage Disposal. The method of sewage disposal shall be EHS approved onsite wastewater treatment system (OWTS).
115. Wastewater Systems. Applicant shall procure a verification letter from the sewerage agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewerage agency. The letter shall reference the Assessor's Parcel Number.
116. OWTS. If sewer connection and/or service are unavailable, Onsite Wastewater Treatment System(s) (OWTS) may then be allowed under the following conditions: A percolation report shall be submitted to DEHS for review and approval. A plot plan showing the location of the septic system may be required by DEHS prior to the issuance of building permits. If the percolation report cannot be approved, the project may require an alternative OWTS. For more information, contact DEHS Wastewater Section.
117. LAFCO Approval. Submit verification of annexation to DEHS for any project that requires water or sewer connection outside a purveyor's jurisdiction. For information, contact LAFCO at: 909-383-9900.
118. Acoustical Study. Preliminary acoustical information must be submitted demonstrating that the proposed project maintains noise levels at/or below County Noise Standard(s), San Bernardino Development Code (§ 83.01.080, 87.0905). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to DEHS for review and approval. For more information and request an acoustical checklist contact DEHS. (800) 442-2283

119. Food Establishment Plan Checks. Plans for food establishments shall be reviewed and approved by DEHS. For information, call DEHS/Plan Check at: 1-800-442-2283.

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

120. Improvements: The applicant shall design their street improvement plans to include the following:

- Slover Ave at Sierra Ave. Restripe the northbound dedicated right-turn lane to provide a shared through/right-turn lane. Written acknowledgement and approval from the City of Fontana shall be provided to the County to establish this requirement has been completed.

121. Fair Share Contribution. The total fair share contribution for this project is required based on the traffic report dated 09/01/2017 from Michael Baker International. The fair share breakdown for these improvements is shown below:

INTERSECTION	ESTIMATED COST	FAIR SHARE PERCENTAGE	ESTIMATED CONTRIBUTION
Slover Ave at Linden Ave	\$600,000.00	12.8%	\$76,800.00
Total Fair Share			\$ 76,800.00

The total fair share contribution will be based on the fair share percentages listed above and the estimated construction costs at the time of application for a building permit and shall be paid to the Department of Public Works - Traffic Division. At the present time, the estimated cost is \$76,800.00. This amount will be adjusted to reflect actual construction costs incurred, if available, or will be adjusted to account for future construction costs using the Caltrans Construction Cost Index.

SPECIAL DISTRICTS – (909) 387-5940

122. 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 Street, 2nd Floor, San Bernardino, CA 92415-0450. For additional information regarding street light plans, please call Special Districts Department, Lien Administration Section at (909) 387-5829.

PRIOR TO FINAL INSPECTION OR OCCUPANCY

The Following Shall Be Completed:

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

123. Fees Paid. Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number P201400241.

124. Shield Lights. Any lights used to illuminate the site shall include appropriate fixture lamp types and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).

125. CCRF/Occupancy. Prior to occupancy/use, all Condition Compliance Release Forms (CCRF) shall be completed to the satisfaction of County Planning with appropriate authorizing signatures from each reviewing agency.
126. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
127. Landscaping/Irrigation. All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.
128. Installation of Improvements. All required on-site improvements shall be installed per approved plans.
129. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met.
130. *Intersection Improvements*.
- a. *At the Slover Avenue and Sierra Avenue intersection, the project applicant shall be responsible for restriping the northbound dedicated right turn lane to a shared through/right turn lane. This improvement shall be implemented prior to project operation.*
 - b. *The project applicant is required to contribute to the fair share improvement of a traffic signal at the Slover Avenue and Linden Avenue intersection. (EIR Mitigation Measure)*
131. Air Quality Mitigation. *The project applicant shall demonstrate to the satisfaction of the San Bernardino County Land Use Services Director that the following measures would be implemented during project operations:*
- a. *The proposed warehouse shall be constructed with the appropriate infrastructure to facilitate sufficient electric charging for trucks to plug in, in anticipation of future technology that allows trucks to operate partially on electricity.*
 - b. *At least 3 percent of all vehicle parking spaces (including for trucks) shall include electric vehicle charging stations.*
 - c. *Legible, durable, weatherproof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include (1) instructions for truck drivers to shut off engines when not in use; (2) instructions for drivers of diesel trucks to restrict idling to no more than 5 minutes; and (3) telephone numbers of the building facilities manager and CARB to report violations.*
 - d. *All service equipment (e.g. forklifts) used within the site shall be electric or powered by compressed natural gas.*
 - e. *To promote alternative fuels and help support “clean” truck fleets, the developer/successor-in-interest shall provide building occupants with information related to other such programs that promote truck retrofits or “clean” vehicles and information including, but not limited to, the health effect of diesel particulates, benefits of reduced idling time, CARB regulations, and importance of not parking in residential areas. Tenants shall be notified about the availability of (1) alternatively fueled cargo handling equipment; (2) grant programs for diesel-fueled vehicle engine retrofit and/or replacement; (3) designated truck parking locations in the project vicinity; (4) access to alternative fueling stations proximate to the site that supply compressed natural gas; and (5) the U.S. Environmental Protection Agency’s SmartWay program. (EIR Mitigation Measure)*

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

132. The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans. Written acknowledgement and approval from the City of Fontana shall be provided to the County to establish this requirement has been completed.

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

133. Condition Compliance Release Form Sign-off. Prior to occupancy all Department/Division requirements and signoffs shall be completed.

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

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

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

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

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

141. Commercial Large Facility Addressing. Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum twelve (12) inches in height and with a one and one half (1/2) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F82]

142. Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Standard 902.4 [F85]
143. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]
144. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan. Standard 901.4
145. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]
146. Material Identification Placards. The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan. Standard 704. [F95]
147. Inspection by the Fire Department. Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for the "fire final".

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

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

COUNTY FIRE DEPARTMENT – Hazardous Materials Division (909) 368-8401

149. Prior to occupancy, the business operator shall be required to apply for one or more of the following permits, or apply for exemption from hazardous materials laws and regulations: a Hazardous Material Permit, a Hazardous Waste Permit, Aboveground Storage Tank Permit or an Underground Storage Tank Permit. Application for one or more of these permits shall occur by submitting a hazardous materials business plan using the California Environmental Reporting System (CERS) <http://cers.calepa.ca.gov/>

Additional information can be found at <http://www.sbcfire.org/ofm/Hazmat/PoliciesProcedures.aspx> or you may contact The Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.

END OF CONDITIONS

EXHIBIT C

Economic Report

JM Realty Group, LLC

Slover Distribution Center Economic and Fiscal Impact Report

April 2018



1107 9th Street, Suite 501, Sacramento ■ CA 95814 ■ 916-538-6091

Slover Distribution Center Economic and Fiscal Impact Report
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Slover Distribution Center Economic and Fiscal Impact Report
(Key Findings)

- The Project is expected to generate over \$5.9 million in general fund revenues for the County of San Bernardino cumulatively by 2029.
- The Project construction and operations are estimated to create and sustain over 290 new jobs in the County of San Bernardino.
- The Project is projected to increase household earnings cumulative by \$125.7 – \$138.9 million over 11 years; this is an average of increase of \$11.4 – \$12.6 million annually.
- The Project is projected to create a cumulative total of \$552.7 – \$610.7 million in increased economic output for the County over 11 years, an average increase of \$50.2 – \$55.5 million annually.
- The Project will be making a one-time contribution of \$185,000 in 2019 for school fees related to the development of the Project.
- The County will collect \$30,000 per year over a 30-year time period from the Project; the total contribution will be close to \$1M of un-earmarked funds.

1. Introduction

JM Realty Group, LLC, a developer and manager of logistics and distribution facilities, in partnership with Crow Holdings Industrial, collectively (“JMRG”) has proposed the development of the Slover Distribution Center (“Center”) to be located in Bloomington, California within the County of San Bernardino (“Property”). JMRG has analyzed the market and potential use of the Property for new residential homes at 2 homes per acre, as currently zoned, and also for the potential development of a new, 344,000 square foot light industrial, high-cube warehouse facility (“Building”). A Draft Environmental Impact Report (“DEIR”) has been completed by the County that analyzes the environmental impacts that the development of the Building may or may not have on the Property and in the surrounding area. The DEIR is continuing to move through the CEQA review process with the County of San Bernardino (“County”) and is expected to be presented in the near future to the County Planning Commission and the Board of Supervisors for their consideration of approval.

To better inform interested parties, JMRG retained the services of Andrew Chang & Company, LLC to conduct an economic and fiscal impact analysis of the proposed development in the County of San Bernardino. The purpose of this study is to analyze the fiscal impact to the County resulting from the development and construction of the Building, and the ongoing fiscal impact on the County’s General Fund budget resulting from the operations of the Building.. In addition, this study estimates the economic impacts on the County, including the employment, household earnings, and economic output effects. Key questions addressed in this study will include the following:

- What is the economic impact to County General Fund revenues on a one-time and ongoing basis?
- What are the impacts (multiplier effect) of the initiative on employment in the region on a one-time and ongoing basis?

- What are the impacts (multiplier effects) of the initiative on regional economic output on a one-time and ongoing basis?
- What are the impacts (multiplier effects) to regional personal earnings on a one-time and ongoing basis?
- How does the Colton Unified School District benefit today and in the long-run?

2. Background

Current & Proposed Land Use

The proposed Slover Distribution Center would be constructed in Bloomington, California. The site area is bounded by Laurel Avenue to the west, Slover Avenue to the north, Locust Avenue to the east, and an existing residential development to the south. Currently, the Property is zoned for single-family residential homes at 2 per acre, with an overlay to allow for agricultural and community industrial uses.

The developer proposes to change the use to develop and construct a light industrial, high-cube warehouse similar in nature to the warehouse buildings in the immediate area on Slover Avenue. The total square footage for the Building is anticipated to be 344,000 sq. ft. The Property does not currently have a tenant or prospective tenant for the Building.

Study Scope & Approach

The purpose of this study is to estimate the economic and fiscal impact of JMRG's proposed Building to the County. In calculating these impacts, this study answers the following questions:

- What is the impact to the County's General Fund?
 - What are the one-time and ongoing fiscal impacts to the County's General Fund revenues?
- What is the one-time and ongoing effect of the Project on job creation within the County?
- What is the one-time and ongoing impact of the project on economic output within the County?
- What is the one-time and ongoing effect of the Project on household earnings within the County?
- How does the Colton Unified School District benefit today and in the long-run?

This study relies on generally accepted principles of public policy analysis, public finance, economics, and mathematics to construct cash flow/direct spend and economic models specific to the proposed Building. The models are constructed using publically available information, and current market data provided by the brokerage firm of Lee & Associates. When there were data gaps or requirements were not readily available or could not easily be found, assumptions were made according to industry practices and standards. All assumptions are thoroughly documented throughout the body and Appendixes of this study.

To assess the economic impact of the Project, regional input-output multipliers were utilized to quantify the direct and indirect effects of new monies put into the local economy from construction of the Building and the on-going operations of the Project. The economic multiplier approach is a common and generally accepted means of assessing the full economic impact of new developments. Every time there is an injection of monies into the circular flow there is likely to be a multiplier effect. The injection of extra spending from new business operations generally leads to more income which generally leads to more consumption and more monies being circulated within the economy. The multiplier effect refers to the increase in final economic activity arising from any new injection or depletion of spending within an economic region. The multipliers used in this study were specifically obtained for this project from the US Bureau of Economic Analysis.

In order to account for uncertainty in operations and market conditions, a range of possible outcomes was produced for this study based on the following assumptions:

- Low-End Scenario: The Low-End Scenario assumes a three year ramp up period for the Project.
- High-End Scenario: The High-End Scenario assumes a one year ramp up period for the Project.

3. Project Operations Revenue Analysis

To calculate the operating revenues of the Project, we obtained per square foot revenue estimates from national light industrial warehousing and distribution industry data sources. The national revenue estimate is representative of the general warehousing industries and assumes that the proposed Project would operate and financially perform in a manner similar to that of other operations in the industry. It should be noted that utilizing national comparisons may tend to underestimate the true economic benefits of the Project due to the fact that new distribution centers on average tend to operate more efficiently than dated facilities and the proposed Project is in an area where the utilization rate of distribution facilities is higher than the national average. The national average is approximately 80% whereas in the immediate area, the average is approximately 95%. The revenue estimate used for warehousing in this report is \$102.26. Additional details regarding how the revenues per square foot were calculated are detailed in Appendix A – Direct Spend Methodology.

4. Construction & Project Operations Planning

If the Board of Supervisors approves the Project moving forward and in accordance with the appeal periods established under the CEQA process, the anticipated construction start date is 2019 and the Building is expected to be completed by the end of 2019. The expected construction cost for the Project is anticipated to be \$17.5 million. As a part of the \$17.5 million construction cost, the Project will be removing the above grade Southern California Edison (SCE) power poles, undergrounding the SCE distribution, and working with SCE, telephone, and cable to provide the latest technology upgrades for the area, at a cost of over \$2.5M.

After the first year of construction, this study assumes two scenarios. The Low-End Scenario assumes a three-year ramp-up period for the Project to reach full tenant utilization; and the High-End Scenario assumes a one-year ramp-up period for the Project to reach full tenant utilization. JMRG believes that it is likely that the Project will likely be fully operational in a one year time period. However, we have included the possibility that it may take longer in an abundance of caution to mitigate for potential changes to the market condition or operational uncertainty of the tenants.

By incorporating a one-year ramp-up period, the high-impact scenario assumes it will be fully utilized during its inaugural year of operations. In contrast, the low-impact scenario will require three years to reach full utilization of the Project's space. The initial two years of underutilized space will cause the low-impact scenario to generate less direct spend.

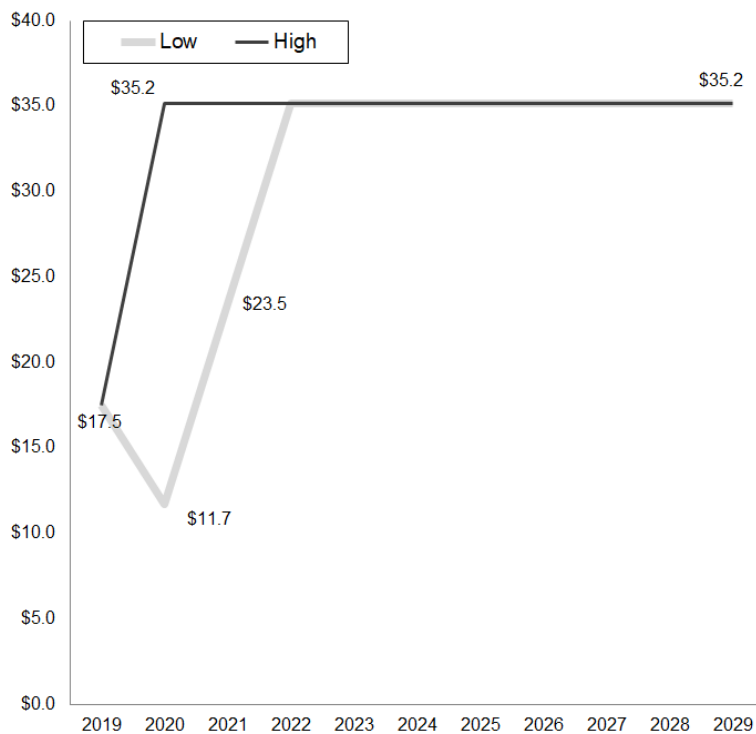
5. Direct Spend Analysis

The Direct Spend Analysis represents the influx of new cash as a result of the development and construction of the Project. Direct Spend Analysis is composed of the following two components:

- One-time construction spend in 2019; and
- Project operations starting in the beginning of 2020.

The high and low estimates for the Project's Direct Spend Analysis are listed below in Figure 5.1.

Figure 5.1
Direct Spend Analysis (\$Millions) – Low and High Estimates



The phasing-in period is reflected in the high influx of dollars being generated that contribute to the Direct Spend seen from 2019 – 2021 in Figure 5.1. The marginal decrease for the low-end estimate in the Direct Spend in 2019 is due to the completion of the Project and end of

funds being used for construction. By 2021, on-going operations will have reached stabilization and is expected to be able to maintain that level given the low levels of vacancy for warehousing operations in the Inland Empire industrial market.

In total, it is projected that that the Project, through tenant operators, will generate between \$334.1 million – \$369.3 million in gross operational revenues cumulatively in its first 11 years of operations based on the operations of other firms in the industry. As the monies from the generated revenues ripple through the economy, it will create jobs both directly at the Project as well as indirectly in the surrounding communities. Moreover, these economic activities will generate additional tax revenues for the County.

The next sections will provide in detail these estimated economic and fiscal benefits to the County. For additional details regarding the Direct Spend Analysis, see Appendix A – Direct Spend Methodology.

6. Tax Revenue Analysis

General Fund Revenue Analysis

This study reviewed the most recent adopted budget for the County and identified five tax categories that will be impacted by the proposed Project. These five categories will provide General Fund revenue to the County, and are listed below:

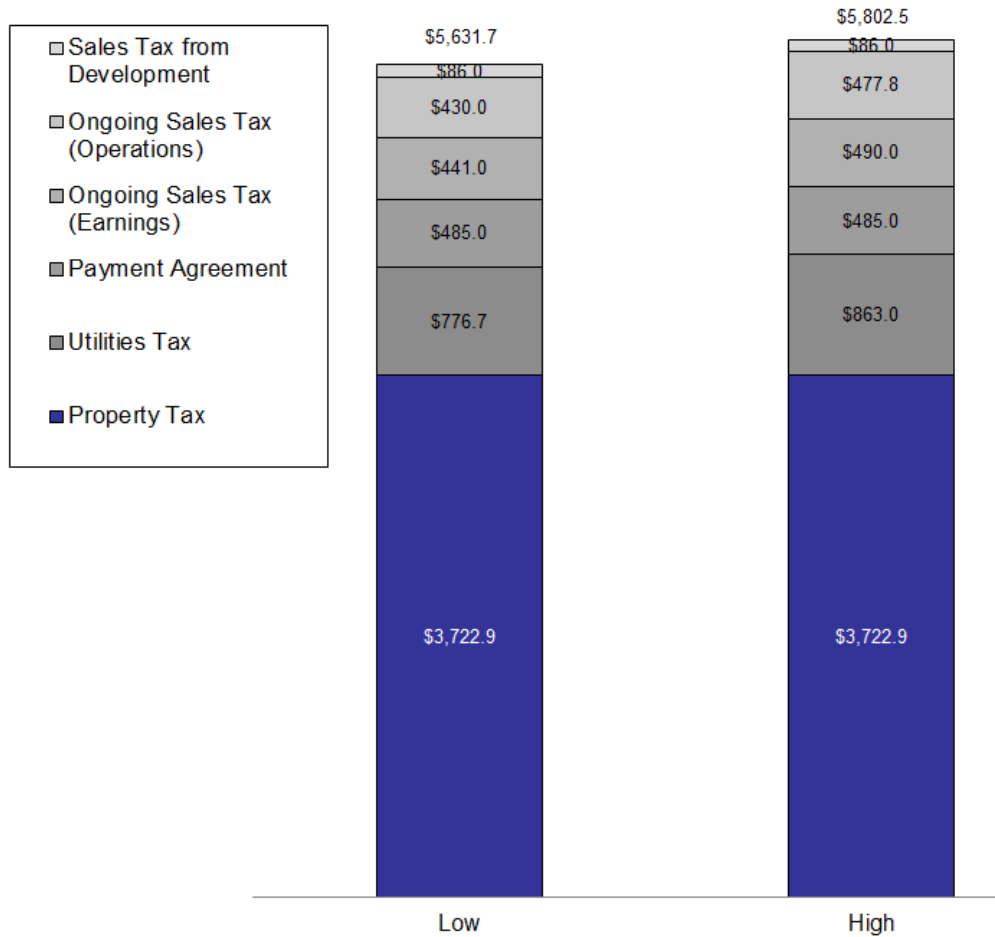
- One-time sales tax from construction of the Project;
- Ongoing sales tax from earnings;
- Ongoing sales tax from operations;
- Utilities tax; and
- Property tax.

In addition to the five tax categories mentioned above, the Project will pay a one-time development fee of \$185,000 for school district operations and the County will receive an annual payment of \$30,000 from the Project to be used at the County Supervisor's discretion. This amount will be considered in the calculation of the total General Fund Revenue.

The Project will produce approximately \$5.9 - \$6.1 million in tax revenues cumulatively from the cited taxes between 2019 and 2029. The largest portion of the aforementioned revenue is projected to come from property tax (Approximately 60% of total General Fund Revenue for both the low and high-end estimates).

Figure 6.1 exhibits the total estimated tax revenue for the low and high-end estimates.

Figure 6.1
Low and High Estimates of Total Tax Revenue – 2019-29 (\$Thousands)



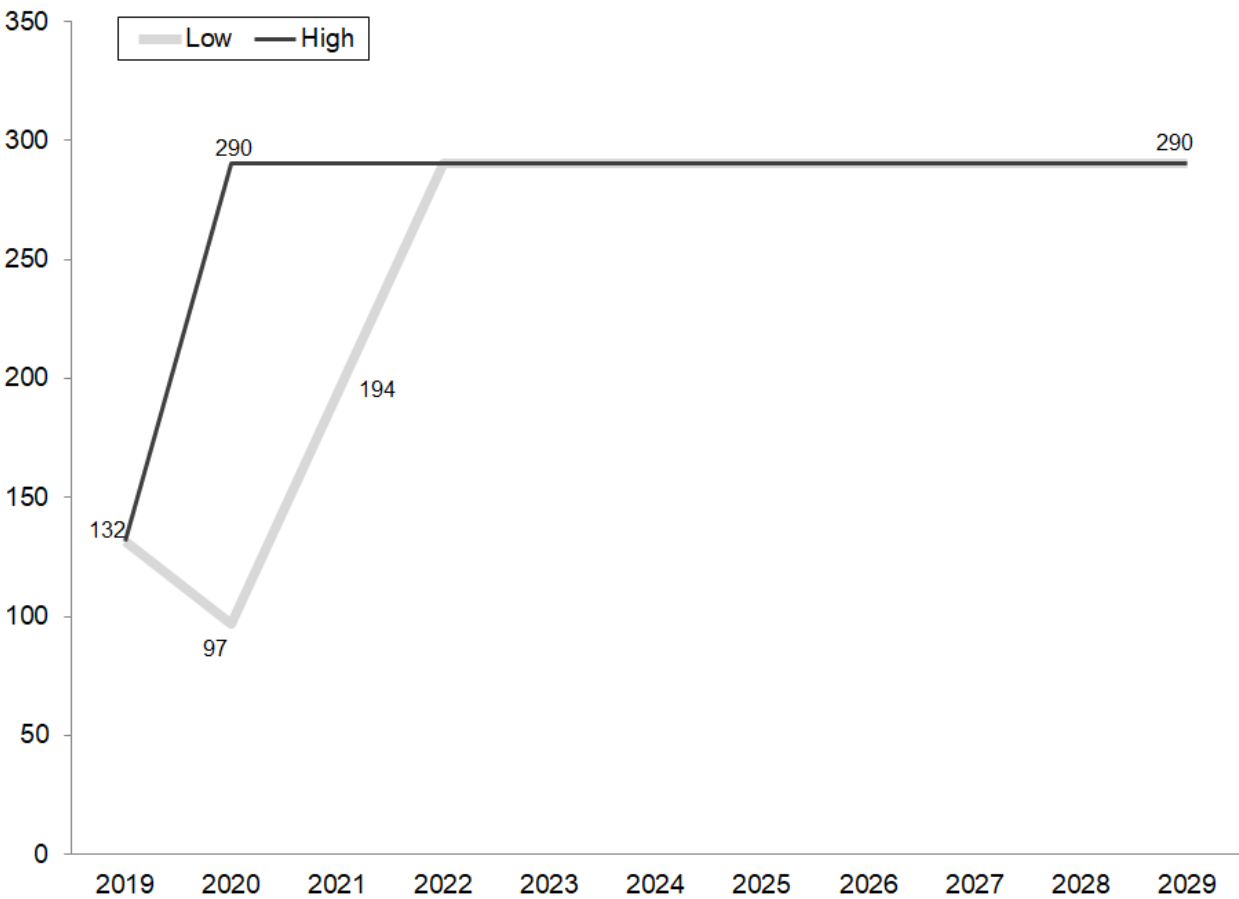
Revenue from property tax is dependent on the assessed value based on historical market comparables provided by Lee & Associates. Utility tax and ongoing sales tax from operations are based on the average size of a similar industrial warehouse distribution building compared to the proposed Project. Consequently, these two revenue sources will be consistent across low and high-end estimates, but will change based on the total square feet in each scenario. Finally, sales tax from construction of the Project is based on construction costs provided by JMRG. (See Appendix B – Tax Revenue Scope & Methodology for additional details regarding the approach to calculating each tax category total)

7. Employment Analysis

By 2021, the low and high estimates of Employment Analysis generated by the Project expect to create approximately 290 ongoing jobs. These job totals are expected to be reached during the third year of operations after the facility has had the opportunity to ramp up operations and the indirect economic benefits of the facility have emerged. A graphical illustration of the low-end and high-end estimated job projections are shown below in Figure 7.1.

Figure 7.1

Annual Job Creation from Project Construction and Operations – Low and High Estimates

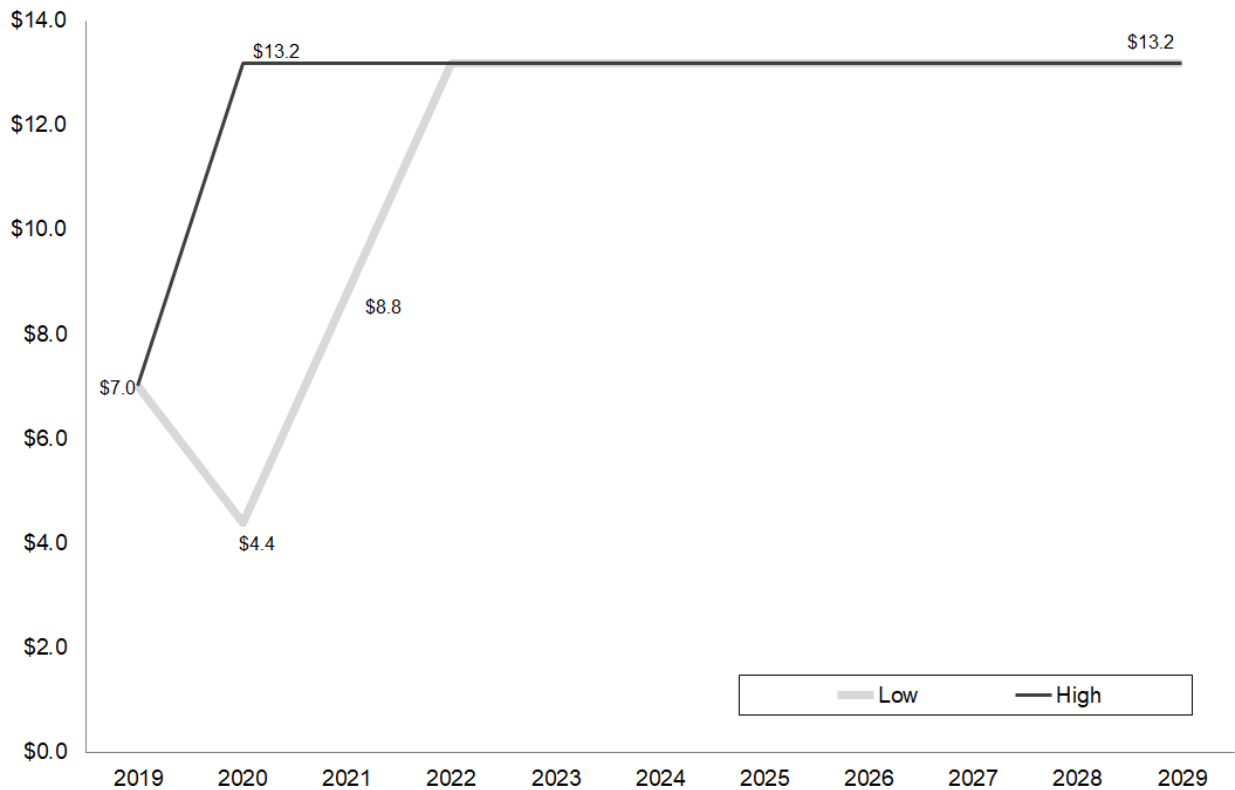


8. Earnings Analysis

The economic activity generated by construction and ongoing operations of the businesses within the Project will increase the household earnings of County residents by \$125.7 to \$138.9 million cumulatively by 2029 as new monies are introduced into the County and continue to ripple throughout the local the economy. On average across the 11 years studied, the County is projected to see an annual increase of \$11.4 million in household earnings for the low-end estimate, and \$12.6 million for the high-end estimate. Figures 8.1 listed below show the cumulative earnings projections for the low-end and high-end estimates. See Appendix D – Earnings & Output Methodology for additional details regarding the approach utilized in this study.)

Figure 8.1

Annual Increase in Household Earnings – 2019-2029 (\$Millions) – Low and High Estimates

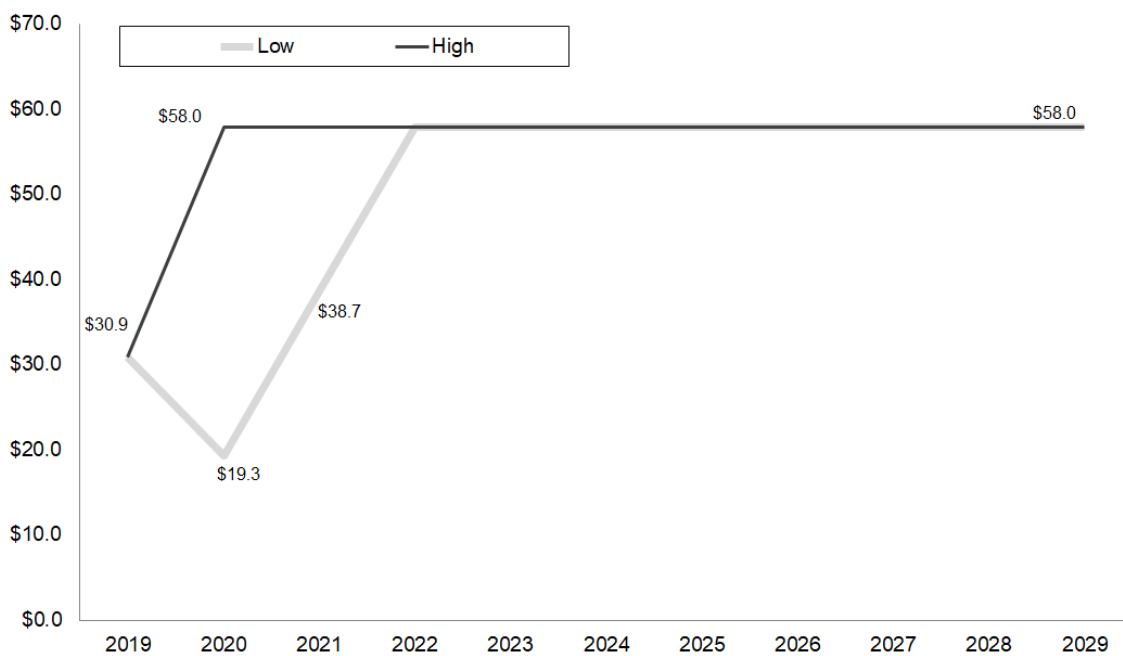


9. Output Analysis

The new monies introduced into the County as a result of the new construction and new business activity taking place will also increase the economic output of the region. Economic output is a measurement of value created through economic activity and is akin to Gross State Product (GSP) and Gross Domestic Product (GDP) measurements of economic activity. By 2029, economic Output Analysis for the County is estimated to increase by a cumulative total of approximately \$552.7 million for the low estimate. The high estimate is projected to increase the County's economic output by a cumulative total of approximately \$610.7 million. On average across the 11 years, the County is projected to see an annual increase of \$50.2 million in economic activity for the low estimate, and \$55.5 for the high estimate. Figure 9.1 detailed below show the cumulative output projections for the low and high estimates. See Appendix D – Earnings & Output Methodology for additional details regarding the approach utilized in this study.

Figure 9.1

Annual Increase in Economic Output – 2019-2029 (\$Millions) – Low and High Estimates



10. Conclusion

JMRG is proposing to develop the Project in the County of San Bernardino, community area known as Bloomington. The proposed Project is estimated to cost \$17.5 million to develop construct. Moreover, the tenant operators of the Project are expected to generate in excess of \$300 million in operational revenue over 10 years. This new Direct Spend is expected to have a positive economic impact on the County in the form of an increase in tax and fee revenues, job creation, household earnings, and economic output. The estimated effects are as follows:

- Total tax and fee revenue generated by the Project for the County is estimated to reach a cumulative total of \$5.9 - \$6.1 million by 2029;
- Building operations are projected to sustain 290 new direct and indirect jobs in the County;
- Household earnings in the county are expected to increase by \$125.7 – \$138.9 million cumulatively by 2029 in the county; this amounts to an increase of \$8.7 – \$9.6 million annually; and
- Economic output is expected to increase by \$552.7 – \$610.7 million cumulatively by 2029 in the county; this amounts to \$50.2 – \$55.5 million annually.

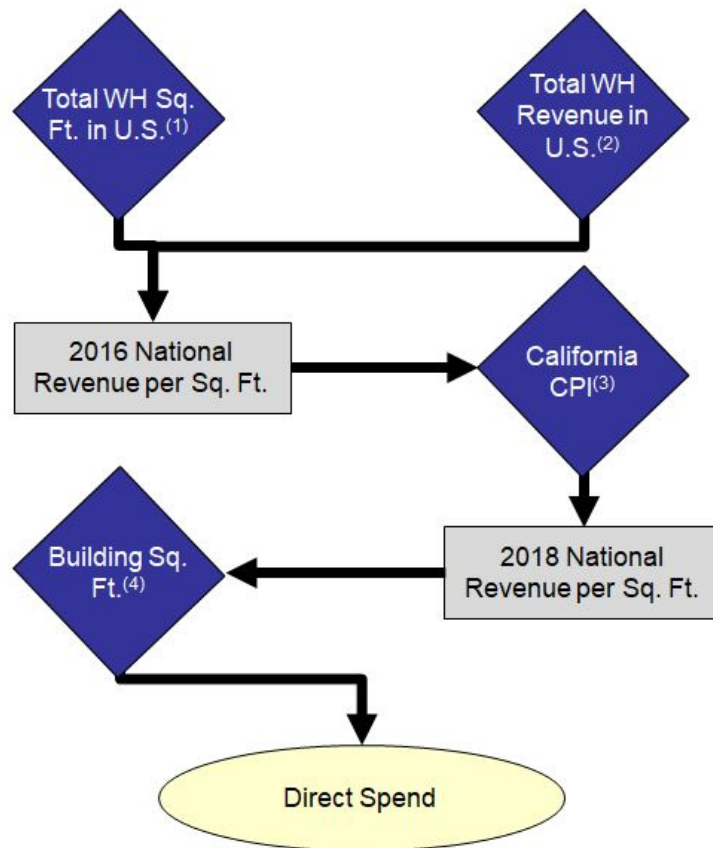
Appendix A – Direct Spend Methodology

The Direct Spend Analysis for the Project is comprised of two components:

- Dollars spent in the construction of the Building; and
- Revenue through on-going operations of the Project.

Estimates for the Building development and construction costs were provided by JMRG based on market development and construction costs. For ongoing operations, national warehousing data was used to estimate the Project's revenue per square foot. The revenue per square foot estimates were factored by the Project's total active square feet (i.e. square feet currently being utilized/occupied by a tenant). To create high-low cost estimates, it is assumed the high estimate will be fully utilized for the entire first year of operations. In contrast, the low estimate will require a three-year ramp up period to reach full utilization. Additional details regarding the methodology used to derive each revenue estimate are listed below in Flowchart A.1.

Flowchart A.1
Direct Spend Methodology



(1) Total warehousing (WH) square footage in the United States as listed in Jones Lang LaSalle’s Industrial Statistics.¹

(2) Total warehousing (WH) revenue as provided by the United States Census Bureau.²

(3) The California CPI is used to convert the 2016 revenue estimates to a 2018 value.³

(4) Building square footage provided by applicant.

¹ “Industrial Outlook: United States, Q4 2016,” *JLL*, 2017, <http://www.us.jll.com/united-states/en-us/Research/United-States-Industrial-Outlook-Q4-2016-JLL.pdf?e782cf10-0dae-4c5b-b875-8c9ff72167c9>.

² “Estimated Revenue for Employer and Nonemployer Firms: 2013 Through 2016,” *United States Census Bureau*, 2017, <https://www.census.gov/services/qss/qss-current.pdf>.

³ “Inflation,” *State of California Department of Finance*, 2017, <http://www.dof.ca.gov/Forecasting/Economics/Indicators/Inflation/>.

Appendix B – Tax Revenue Scope & Methodology

The 2017-18 San Bernardino County Adopted Budget⁴ was analyzed to determine potential revenue to the County from the Project through taxes and fees. Based on the analysis of the County's revenue projections it was concluded that the following recurring taxes should be positively impacted by the Project:

- Sales tax;
- Property taxes; and
- Utility users tax.

The Project will also generate one-time sales tax gains for the materials purchased in the construction of the Building and the annual payment made by the Project to the County in the amount of \$30,000 (unearmarked funds). It is believed that the taxes, fees, fines and transfers excluded from the analysis are exogenous to the construction and operation of the Building. An overview of the calculation for each tax impact is outlined below.

⁴ "San Bernardino County 2017-18 Adopted Budget," *San Bernardino County, June 2017*, <http://cms.sbcounty.gov/Portals/59/Content/2017-2018/2017-18-Adopted-Budget.pdf?ver=2017-11-15-094954-947>.

One-Time Sales Tax

One-time sales tax revenue is composed of two components:

- Sales tax revenues from the cost of materials during construction; and
- Sales tax revenue from the increase in household earnings.

Sales tax revenues from the cost of materials are found by factoring the cost of materials estimated at 40% of the total construction cost, per industry standards,^{5, 6} by the statutory county tax rate as listed in the County's Adopted Budget for fiscal year 2017-18.⁷ According to the County's Adopted Budget, the County retains 1% of sales tax for transactions occurring in the County. Sales tax revenue on earnings is found by first factoring the total construction costs as provided by JMRG with the earnings multiplier produced by the U.S. Bureau of Economic Analysis (BEA)⁸ in order to find the increase in household earnings resulting from construction of the Project. Those earnings are then factored by the effective sales tax rate⁹ to find the one-time sales tax revenue. See Flowchart B.1 below for a graphical representation for this approach.

⁵ "CLMA Project Labor Cost Allocation," *Construction Labor Market Analyzer*, 2016, <http://myclma.com/wp-content/uploads/2015/02/CLMA-Allocation-of-Project-Cost-2014Oct27.pdf>.

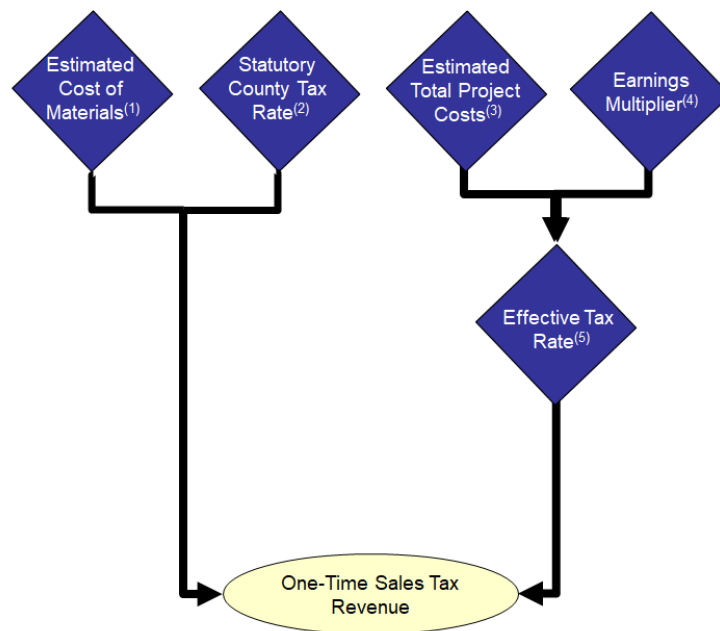
⁶ Hedley, George, "Construction Labor Costs – 5 Percent Factor," *Construction Business Owner*, Accessed May 11, 2016, <http://www.constructionbusinessowner.com/topics/accounting/accounting-finance/construction-labor-costs-5-percent-factor>.

⁷ "San Bernardino County 2017-18 Adopted Budget," *San Bernardino County, June 2017*, <http://cms.sbcounty.gov/Portals/59/Content/2017-2018/2017-18-Adopted-Budget.pdf?ver=2017-11-15-094954-947>.

⁸ "Regional Multipliers," *U.S. Bureau of Economic Analysis*, Series: 2015 U.S. Annual I-O Data and 2015 Regional Data. Region: San Bernardino County.

⁹ See "Effective Sales Tax Calculation" at the end of this Appendix (Appendix B – Tax Revenue Scope and Methodology).

Flowchart B.1
Sales Tax Methodology



Notes

- (1) Cost of materials estimated at 40% of total construction costs as provided by the applicant per industry standards.^{10, 11}
- (2) Statutory County tax rate is 1% based on information provided in The San Bernardino County 2017-18 Adopted Budget.¹²
- (3) Total construction costs as provided by the applicant.
- (4) Earnings regional multipliers (RIMS II) for San Bernardino County produced by the U.S. Bureau of Economic Analysis.¹³
- (5) See “Effective Sales Tax Calculation” at the end of Appendix B – Tax Revenue Scope and Methodology for methodology.

¹⁰ “CLMA Project Labor Cost Allocation,” *Construction Labor Market Analyzer*, 2016, <http://myclma.com/wp-content/uploads/2015/02/CLMA-Allocation-of-Project-Cost-2014Oct27.pdf>.

¹¹ Hedley, George, “Construction Labor Costs – 5 Percent Factor,” *Construction Business Owner*, Accessed May 11, 2016, <http://www.constructionbusinessowner.com/topics/accounting/accounting-finance/construction-labor-costs-5-percent-factor>.

¹² “San Bernardino County 2017-18 Adopted Budget,” *San Bernardino County*, June 2017, <http://cms.sbcounty.gov/Portals/59/Content/2017-2018/2017-18-Adopted-Budget.pdf?ver=2017-11-15-094954-947>.

¹³ “Regional Multipliers,” *U.S. Bureau of Economic Analysis*, Series: 2015 U.S. Annual I-O Data and 2015 Regional Data. Region: San Bernardino County.

On-Going Sales Tax

On-going sales tax revenue is composed of two components:

- Local sales tax revenue from business operations; and
- Induced household earnings sales tax revenue.

Local sales tax revenue from business operations at the Project (once leased) represents the tax revenue collected. Due to the business nature of warehousing, it is assumed that no other sales tax will be collected outside of supply expenditures. This approach preserves a conservative estimate of County revenues. The local sales tax revenue is calculated by first factoring the estimated supply spend per square foot (\$27.78), as found in the BizCost report, “Comparative Distribution Warehousing Operating Costs”,¹⁴ by the local spend retention rate, which is assumed at 50%, as the actual rate will depend on what goods are sold and the type of business occupying the Building, both currently unknown. The result is the local supply spend, which is then factored by the statutory sales tax rate as listed in the 2017-18 Adopted Budget¹⁵ to find the local sales tax revenue.

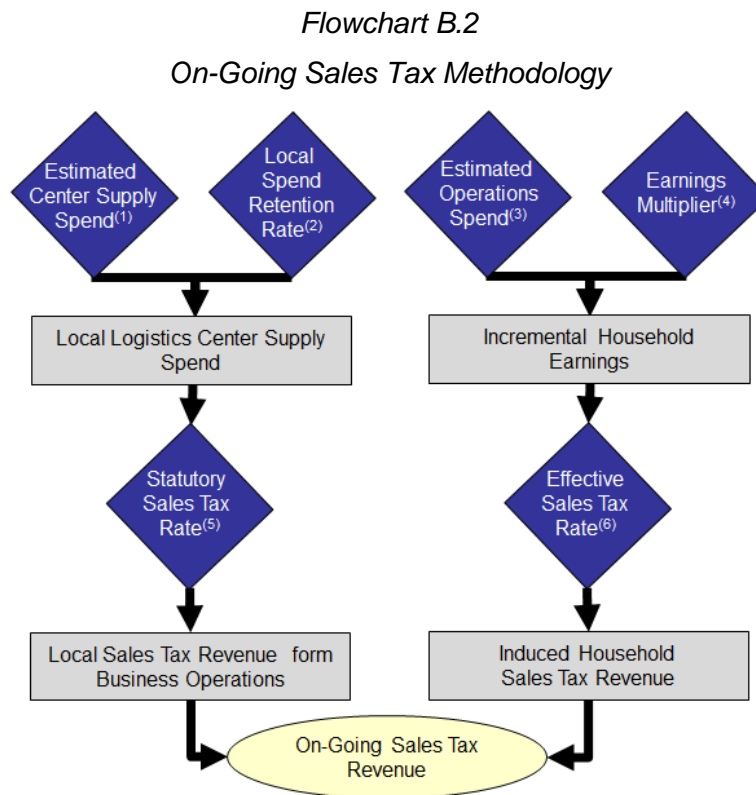
Household earnings sales tax revenue is found by first factoring the total operation revenue as earlier estimated (see “One-Time Sales Tax” in Appendix B – Tax Revenue Scope & Methodology) with the earnings multiplier produced by the U.S. Bureau of Economic Analysis (BEA)¹⁶ in order to find the increase in household earnings resulting from the Project’s operations. Those earnings are then factored by the effective sales tax rate to find the induced

¹⁴ Bizcosts, “Comparative Distribution Warehousing Operating Costs,” *the Boyd Company*, 2012.

¹⁵ “San Bernardino County 2017-18 Adopted Budget,” *San Bernardino County*, June 2017, <http://cms.sbcounty.gov/Portals/59/Content/2017-2018/2017-18-Adopted-Budget.pdf?ver=2017-11-15-094954-947>.

¹⁶ “Regional Multipliers,” *U.S. Bureau of Economic Analysis*, Series: 2015 U.S. Annual I-O Data and 2015 Regional Data. Region: San Bernardino County.

household earnings sales tax revenue.¹⁷ See Flowchart B.2 below for a graphical representation for this approach.



Notes

(1) Center supply spend estimated to be \$27.78 per square foot.¹⁸

(2) Local spend retention rate assumed to be 50% of total spend.

(3) Operations spend as determined by estimated revenue of the Project. See “One-Time Sales Tax” in Appendix B – Tax revenue Scope & Methodology for methodology.

(4) Earnings regional multipliers (RIMS II) for San Bernardino County produced by the U.S. Bureau of Economic Analysis.¹⁹

¹⁷ See “Effective Sales Tax Calculation” at the end of this Appendix (Appendix B – Tax Revenue Scope and Methodology).

¹⁸ Bizcosts, “Comparative Distribution Warehousing Operating Costs,” *the Boyd Company*, 2012.

(5) Statutory County tax rate is 1% based on information provided in 2017-18 Adopted Budget.²⁰

(6) See “Effective Sales Tax Calculation” at the end of Appendix B – Tax Revenue Scope and Methodology for methodology.

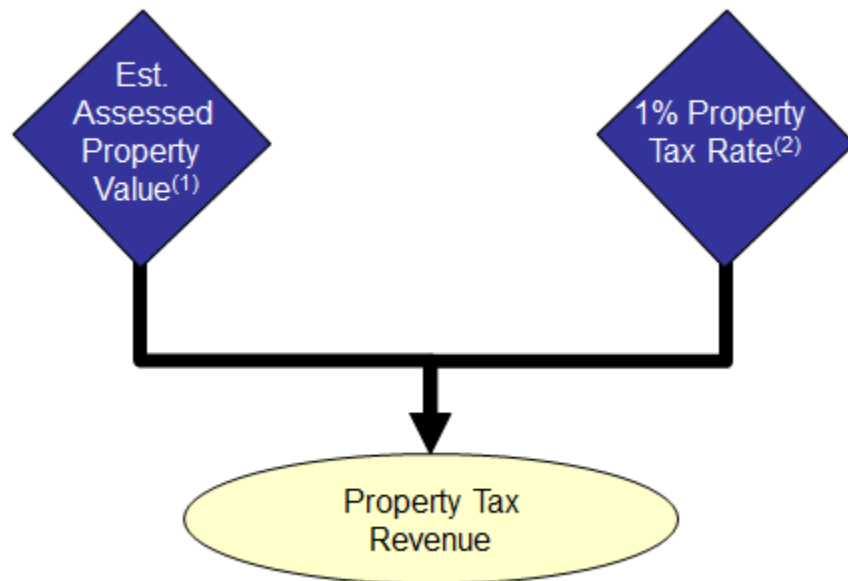
¹⁹ “Regional Multipliers,” *U.S. Bureau of Economic Analysis*, Series: 2015 U.S. Annual I-O Data and 2015 Regional Data. Region: San Bernardino County.

²⁰ “San Bernardino County 2017-18 Adopted Budget,” *San Bernardino County*, June 2017, <http://cms.sbcounty.gov/Portals/59/Content/2017-2018/2017-18-Adopted-Budget.pdf?ver=2017-11-15-094954-947>.

Property Tax

According to the 2017-18 Adopted Budget, the County retains roughly 1% of a property's assessed value as property tax revenue.²¹ Property tax revenue for the Project is found by factoring the assessed property value as provided by the applicant, taking into account the 2% growth in value per year, by the 1% tax rate. See Flowchart B.3 below for a graphical representation of this approach.

*Flowchart B.3
Property Tax Methodology*



Notes

(1) Estimated assessed property value provided by the applicant.

(2) County property tax rate provided by the San Bernardino County 2017-18 Adopted Budget.²²

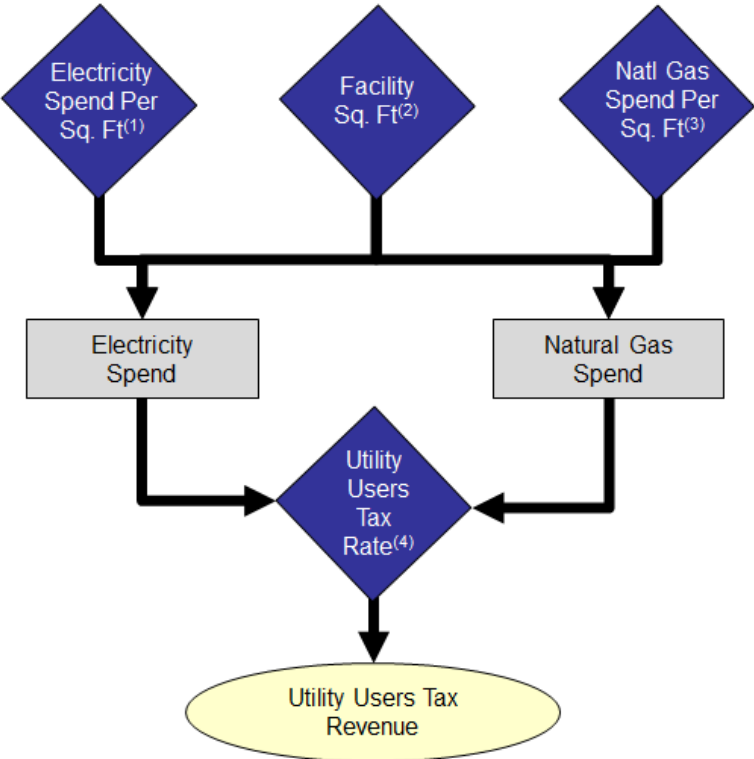
²¹ "San Bernardino County 2017-18 Adopted Budget," *San Bernardino County, June 2017*, <http://cms.sbcounty.gov/Portals/59/Content/2017-2018/2017-18-Adopted-Budget.pdf?ver=2017-11-15-094954-947>.

²² Ibid.

Utility Users Tax

Utility users tax (UUT) is a 7.75% charge on all utility activity in the County of San Bernardino. The tax is assessed on electricity, gas, and communications services. To preserve a conservative approach, only the electricity and natural gas components were included in this analysis. To find the UUT revenue the electricity and natural gas spend per square foot, as provided in the BizCosts report,²³ is factored by the total square footage of the Project, as provided by the applicant. Then both the electricity and natural gas spend is factored by the UUT rate to find the total revenue. See Flowchart B.5 below for a graphical representation of this approach.

*Flowchart B.4
Utility Tax Methodology*



Notes

²³ Bizcosts, "Comparative Distribution Warehousing Operating Costs," *the Boyd Company*, 2012. 27

(1) Electricity costs per square foot for Riverside/San Bernardino Metro Area warehouse facilities as provided by the BizCosts report.²⁴

(2) Facility square footage as provided by JMRG.

(3) Natural gas costs per square foot for Riverside/San Bernardino Metro Area warehouse facilities as provided by the BizCosts report.²⁵

(4) Utility users tax rate for San Bernardino County as provided by the California State Controller's Office.

²⁴ Bizcosts, "Comparative Distribution Warehousing Operating Costs," *the Boyd Company*, 2012.

²⁵ Ibid.

Effective Sales Tax Calculation

The effective tax rate is the ratio of tax revenues over personal earnings for the County. In order to produce an effective sales tax rate for this study, Andrew Chang & Company first calculated an estimated population for the County for 2018 based on average population growth between 2010 and 2016. Next an estimated per capita income for 2018 is calculated based on the California Price Index (CPI) growth between 2016 and 2018. This figure is factored with the estimated population to find the total income of County residents for 2018. The County sales tax revenue, as provided by the 2017-18 Adopted Budget,²⁶ is divided by the total income of County residents to produce an effective sales tax rate for 2018. See the equation below and the following Table B.1 for data sources and additional information.

$$\frac{\text{County Sales Tax Revenue Projections FY 2017/18}}{\text{Est. 2018 per Capita Income X Est. 2018 County Population}} = \frac{\$203,876,125}{\$54,866,579,558} = .37\%$$

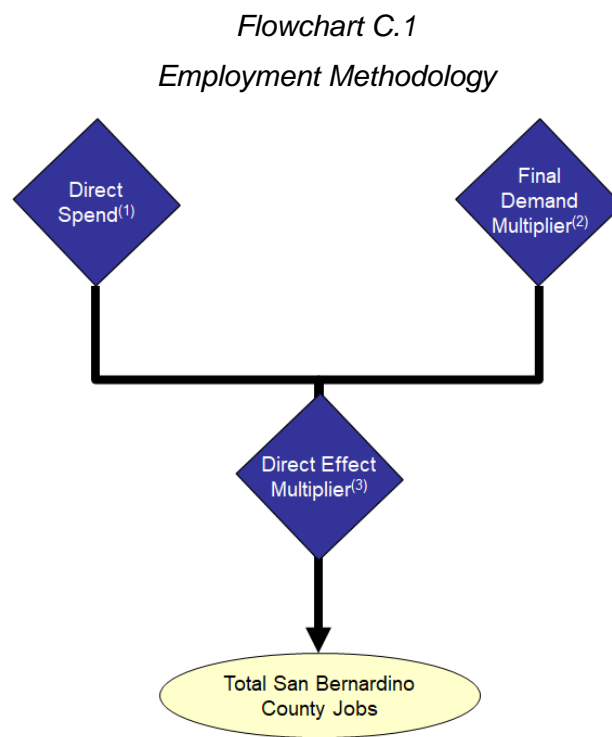
²⁶ “San Bernardino County 2017-18 Adopted Budget,” *San Bernardino County, June 2017*, <http://cms.sbcounty.gov/Portals/59/Content/2017-2018/2017-18-Adopted-Budget.pdf?ver=2017-11-15-094954-947>.

Table B.5
Effective Sales Tax Calculation

Element	Value	Source Notes
San Bernardino County population census (April 2010)	2,035,212	https://www.census.gov/quickfacts/fact/table/sanbernardinocalifornia,CA/PST045216 , Accessed on February 26, 2018.
San Bernardino County population estimate (2016)	2,140,096	https://www.census.gov/quickfacts/fact/table/sanbernardinocalifornia,CA/PST045216 , Accessed on February 26, 2018.
San Bernardino County population estimate (2018)	2,368,453	Andrew Chang & Company estimate based on average population growth between 2010 and 2016.
Consumer Price Index % change (2017)	2.9%	California Department of Finance
Consumer Price Index % change (2018 projection)	3.0%	California Department of Finance
Per capita income for San Bernardino County (\$2016)	\$21,857	https://www.census.gov/quickfacts/fact/table/sanbernardinocalifornia,CA/PST045216 , Accessed on February 26, 2018.
Estimated per capita income (\$2018)	\$23,166	Andrew Chang & Company estimate based on CPI growth in 2017 and 2018.
San Bernardino County Sales Tax Revenue Projections FY 2017-18	\$203,876,125	http://cms.sbcounty.gov/Portals/59/Content/2017-2018/2017-18-Adopted-Budget.pdf?ver=2017-11-15-094954-947

Appendix C – Employment Methodology

The employment model calculates all jobs created in the County as a result of the Project. The approach utilized in this study first calculates the total County jobs by factoring the Direct Spend²⁷ with the appropriate industry-specific final demand multiplier, as produced by the U.S. BEA.²⁸ The total jobs are then divided by the industry-specific direct effect multiplier²⁹ to find the number of total jobs created in the Project. See Flowchart C.1 below for a graphical representation of this approach.



Notes

(1) Direct spend as calculated in Appendix A – Direct Spend Methodology.

²⁷ See Appendix A – Direct Spend Methodology.

²⁸ “Regional Multipliers,” *U.S. Bureau of Economic Analysis*, Series: 2015 U.S. Annual I-O Data and 2015 Regional Data. Region: San Bernardino County.

²⁹ Ibid.

(2) Final Demand employment regional multipliers (RIMS II) for San Bernardino County produced by the U.S. Bureau of Economic Analysis.³⁰

(3) Direct Effect employment regional multipliers (RIMS II) for San Bernardino County produced by the U.S. Bureau of Economic Analysis.³¹

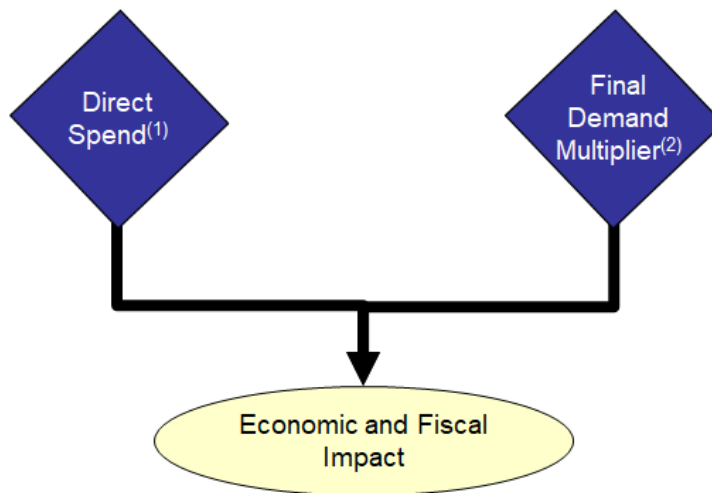
³⁰ "Regional Multipliers," *U.S. Bureau of Economic Analysis*, Series: 2015 U.S. Annual I-O Data and 2015 Regional Data. Region: San Bernardino County.

³¹ *Ibid.*

Appendix D – Earnings & Output Methodology

The economic and fiscal impact analysis includes the total impact in increased household earnings and economic output to the County. The approach utilized in this study factored the Direct Spend³² of the project with the correlating final demand multiplier (i.e. industry specific multipliers for construction and warehousing) for earnings and output to find the economic and fiscal impact.

*Flowchart D.1
Earnings & Output Methodology*



Notes

(1) Direct spend as calculated in Appendix A – Direct Spend Methodology.

(2) The final demand regional multipliers (RIMS II) for San Bernardino County produced by the U.S. Bureau of Economic Analysis.³³

³² See Appendix A – Direct Spend Methodology.

³³ “Regional Multipliers,” *U.S. Bureau of Economic Analysis*, Series: 2015 U.S. Annual I-O Data and 2015 Regional Data. Region: San Bernardino County.

Appendix E – Multipliers

This study utilizes the most recent regional RIMS II multipliers produced by the U.S. Bureau of Economic Analysis for the County in order to determine the direct and indirect change in output, earnings, and employment as a result of the proposed Project. The industry-specific multipliers utilized for this study are listed below in Table E.1.

*Table E.1
RIMS II Multipliers
San Bernardino County*

Industry	Final Demand			Direct Effect	
	Output / Dollars	Earnings / Dollars	Employment / Jobs	Earnings / Dollars	Employment / Jobs
Construction	1.7648	0.4005	7.5257	1.5813	1.8465
Warehousing and Storage	1.6482	0.3749	8.9545	1.58	1.5807

Resume
ANDREW J. CHANG
Managing Director

PROFILE: 25 years of experience working with both high-level executives and operations staff on policy and business strategy and operations utilizing advanced quantitative analyses.

PROFESSIONAL EXPERIENCE:

- 10/11 – present **Andrew Chang & Co, LLC** Sacramento, CA
Managing Director
- Provide market entry and strategy consulting to Fortune 1000 companies with an emphasis on private sector interaction with government. Private sector specialization in assessing and identifying new market opportunities and developing strategies to enter new markets. Public sector emphasis on public policy, economic and public finance analysis and operations management consulting.
- 07/09 – 10/11 **Chang & Adams Consulting** Sacramento, CA
Managing Director
- Provide market entry and strategy consulting to Fortune 1000 companies with an emphasis on private sector interaction with government. Private sector specialization in assessing and identifying new market opportunities and developing strategies to enter new markets. Public sector emphasis on public policy, economic and public finance analysis and operations management consulting.
- 04/07 – 07/09 **Forward Observer, Inc.** Sacramento, CA
Vice President
- Provide business intelligence and strategy consulting to Fortune 1000 companies to support market entry initiatives. Provide business-political risk and due diligence assessment for investment companies. Conduct fiscal, economic and public policy assessments.
- 08/04 – 04/07 **California Department of General Services** Sacramento, CA
Chief Deputy Director
- Chief Financial and Operations Officer of a state department with \$1 billion annual operating budget, thirteen business units and 4,000 employees. Oversaw the state's procurement and real estate operations. Also responsible for the state's telecommunications, automobile fleet, printing, warehousing, insurance and school construction operations.
 - Special assignment to the Governor's Office to serve as chief staff economist for the Governor's Council of Economic Advisors. Facilitated Council meetings, prepared written briefings for the Governor on policy issues for consideration and assisted Council members with original research to present at the Council meetings.
- 06/00 – 08/04 **A.T. Kearney, Inc.** San Francisco, CA
Senior/Engagement Manager (06/02 – 08/04)
- Lead teams to develop strategies for new lines of business for a Fortune 1000 technology company, a national consumer products consortium and an international consumer products retail company. Lead teams to dramatically improve supply chain operations of large international consumer products company.
 - Lead teams to develop strategies to both acquire and sell technology services, R&D and manufacturing business units.
 - Analytic and modeling methods subject matter expert. Finance and Accounting business processes subject matter expert.
- Associate Management Consultant** (06/00 – 06/02)
- Conduct research and develop recommendations for various clients in the high technology and consumer products industries.
- 08/03 – 10/03 **Californians for Schwarzenegger** (Temporary leave from A.T. Kearney, Inc.) Santa Monica, CA
Chief Economist/Deputy Policy Director
- Principal economic, tax, energy and budget staff advisor for Arnold Schwarzenegger's gubernatorial campaign.

- 12/98 – 02/00 **MGT of America, Inc.** Sacramento, CA
Senior Management Consultant
 ▪ Implemented studies to improve finances and operations for Cleveland Unified School District, Florida State University and the California Resources Agency.
- 10/95 – 12/98 **California State and Consumer Services Agency** Sacramento, CA
Assistant Secretary for Policy and Operations
 ▪ Executive of a government agency with an annual operating budget of \$1.3 billion, twelve departments and over 14,000 employees.
 ▪ Under supervision of the Secretary, guided agency and department policies, budgets and strategic plans.
 ▪ Responsible for review and approval of all analysis and economic assessments of regulation proposals for agency departments
- 05/95 – 10/95 **Personal Staff of Governor Pete Wilson** Sacramento, CA
Chief Economist/Deputy Issues Director
 ▪ Managed the development of national tax, trade, environment, agriculture and crime policies for Governor Pete Wilson's presidential campaign.
- 09/93 – 05/95 **California Office of the Governor** Sacramento, CA
Deputy Chief Economist
 ▪ Lead research teams to assess the economic and fiscal impact of tax, economic development, health care and immigration policies.
- EDUCATION:** **University of Michigan** Ann Arbor, MI
Master of Business Administration Essentials (A.T. Kearney executive MBA program.)
- Georgetown University** Washington, DC
Master of Public Policy
- University of California** Berkeley, CA
Bachelor of Arts

EXHIBIT D

Mitigation Monitoring Report Program

Slover Distribution Center

Mitigation Monitoring and Reporting Program

Impact Statement	Significance	Mitigation Measure	Responsible Party	Monitoring Period	Monitoring Agency
Air Quality					
<p><i>The project would not expose sensitive receptors to substantial pollutant concentrations.</i></p>	<p>Less than Significant with Mitigation Incorporated</p>	<p>MM AIR-1 Prior to the issuance of a certificate of occupancy, the project applicant shall demonstrate to the satisfaction of the San Bernardino County Land Use Services Director that the following measures would be implemented during project operations.</p> <ul style="list-style-type: none"> ▪ The proposed warehouse shall be constructed with the appropriate infrastructure to facilitate sufficient electric charging for trucks to plug in, in anticipation of future technology that allows trucks to operate partially on electricity. ▪ At least 3 percent of all vehicle parking spaces (including for trucks) shall include electric vehicle charging stations. ▪ Legible, durable, weatherproof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include (1) instructions for truck drivers to shut off engines when not in use; (2) instructions for drivers of diesel trucks to restrict idling to no more than 5 minutes; and (3) telephone numbers of the building facilities manager and CARB to report violations. ▪ All service equipment (e.g., forklifts) used within the site shall be electric or powered by compressed natural gas. ▪ To promote alternative fuels and help support “clean” truck fleets, the developer/successor-in-interest shall provide building occupants with information related to the SCAQMD’s Carl Moyer Program, or other such programs that promote truck retrofits or “clean” vehicles and information including, but not limited to, the health effect of diesel particulates, benefits of reduced idling time, CARB regulations, and importance of not parking in residential areas. Tenants shall be notified about the availability of (1) alternatively fueled cargo handling equipment; (2) grant programs for diesel-fueled vehicle engine retrofit and/or replacement; (3) designated truck parking locations in the project vicinity; (4) access to alternative fueling stations proximate to the site that supply compressed natural gas; and (5) the US Environmental Protection Agency’s SmartWay program. 	<p>Project applicant</p>	<p>Prior to final inspection or occupancy</p>	<p>Land Use Services Department</p>

Slover Distribution Center

Mitigation Monitoring and Reporting Program

Impact Statement	Significance	Mitigation Measure	Responsible Party	Monitoring Period	Monitoring Agency
Biological Resources					
<p><i>The project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.</i></p>	<p>Less than Significant with Mitigation Incorporated.</p>	<p>MM BIO-1 Prior to any site preparation or ground disturbance, written confirmation from the project biologist that Delhi sands flower-loving fly is presumed to be absent from the project site shall be provided to the Planning Department.</p> <p>MM BIO-2 Preconstruction Clearance Surveys. Burrowing owl and nesting bird preconstruction clearance surveys shall be conducted prior to project implementation. The first survey shall be conducted 14–30 days prior to the commencement of ground-disturbing activities, and the second survey shall be conducted 24 hours prior to ground-disturbing activities. If no active avian nests and no burrowing owls are found during the clearance surveys, no additional mitigation will be required. All suitable habitat within 500 feet of the project site shall be thoroughly surveyed for the presence of nesting avian species. The biologist conducting the clearance survey shall document a negative survey with a report indicating that no impacts to burrowing owl or active avian nests will occur from project implementation.</p> <p>If an active avian nest is discovered during the preconstruction clearance survey, construction activities might have to be rerouted, a no-work buffer might have to be established around the nest, or construction may be delayed until the nest is inactive. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area if an active nest is observed and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the biologist has determined that young birds have successfully fledged or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted to the County for review and approval prior to initiating construction activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until authorization is received from the California Department of Fish and Wildlife (CDFW).</p> <p>If burrowing owls are found occupying the project site at the time of the preconstruction survey, a burrowing owl relocation plan will need to be</p>	<p>Contractor and qualified biologist</p>	<p>Prior to issuance of grading permit and during construction</p>	<p>Land Use Services Department</p>

Slover Distribution Center

Mitigation Monitoring and Reporting Program

Impact Statement	Significance	Mitigation Measure	Responsible Party	Monitoring Period	Monitoring Agency
		prepared, approved by the CDFW, and implemented prior to ground-disturbing activities.			
Cultural Resources					
<i>The project would not cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5.</i>	Less than Significant with Mitigation Incorporated.	MM CR-1 If previously undocumented cultural resources are identified during project development, construction in this area shall cease. A qualified cultural resource professional shall be contacted to assess the nature and significance of the find and to divert and/or halt construction, if necessary.	Contractor and qualified archaeologist	Prior to issuance of grading permit or land disturbing activities and during construction	Land Use Services Department
<i>The project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i> <ul style="list-style-type: none"> • Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) • A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. 	Less than Significant with Mitigation Incorporated.	MM TCR-1 Archaeological monitoring will be conducted during ground disturbance activities including but not limited to grubbing, trenching, and mass grading. Monitoring shall be conducted for buried tribal cultural resources, and to a depth determined to be appropriate by the archaeologist. The archaeologist has the discretion to conduct intermittent monitoring or discontinue monitoring when sufficient monitoring has been conducted, depending on the construction activities being conducted (e.g., fine grading state, no new areas to be excavated, etc.). Should tribal cultural resources be exposed, the project archaeologist would contact the San Manuel Tribal Historic Preservation Officer (THPO) to coordinate treatment and disposition of resources. Alternatively, the applicant may establish in advance of construction, a treatment and disposition plan with the San Manuel THPO which establishes the handling, treatment, and ultimate disposition of any tribal cultural resources unearthed during project construction.	Contractor and qualified archaeologist	Prior to issuance of grading permit or land disturbing activities and during construction	Land Use Services Department

Slover Distribution Center

Mitigation Monitoring and Reporting Program

Impact Statement	Significance	Mitigation Measure	Responsible Party	Monitoring Period	Monitoring Agency
<p><i>In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</i></p>					
Greenhouse Gas					
<p><i>The project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i></p>	<p>Less than Significant with Mitigation Incorporated.</p>	<p>MM GHG-1 The energy efficiency features listed in Table 4.4-2 or any other combination of measures from the County’s Screening Table for GHG Reduction Measures for Industrial Development that achieves 100 or more points shall be employed. All features shall be incorporated into construction plans and specifications, development agreements, and/or other mechanisms that demonstrate the applicant and/or builder is legally bound to implement them.</p>	<p>Project Applicant</p>	<p>Prior to issuance of grading permits or land disturbing activities</p>	<p>Land Use Services Department</p>
Noise					
<p><i>The project would not result in exposure of people 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.</i></p>	<p>Less than Significant with Mitigation Incorporated.</p>	<p>MM NOI-1 Prior to grading permit issuance, the project applicant/contractor shall demonstrate, to the satisfaction of the San Bernardino County Planning Division, that the project complies with the following:</p> <ul style="list-style-type: none"> ▪ Construction operations shall not occur between 7:00 PM and 7:00 AM Monday through Saturday, or at any time on Sundays or on federal holidays. The hours of construction, including noisy maintenance activities and all spoils and material transport, shall be restricted to the hours between 7:00 AM and 7:00 PM Monday through Saturday. ▪ Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. ▪ The project applicant/contractor shall utilize construction noise reduction methods to minimize construction noise at sensitive receptors in the project area. These reduction methods include shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied residential areas, and using electric air compressors and similar power tools. 	<p>Contractor and project applicant</p>	<p>Prior to issuance of grading permits or land disturbing activities</p>	<p>Land Use Services Department</p>

Slover Distribution Center

Mitigation Monitoring and Reporting Program

Impact Statement	Significance	Mitigation Measure	Responsible Party	Monitoring Period	Monitoring Agency
		<ul style="list-style-type: none"> ▪ During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. 			
Traffic and Circulation					
<p><i>The project would not 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 freeways, pedestrian and bicycle paths, and mass transit.</i></p>	<p>Significant and Unavoidable</p>	<p>MM TR-1 Intersection Improvements</p> <ul style="list-style-type: none"> ▪ At the Slover Avenue and Sierra Avenue intersection, the project applicant shall be responsible for restriping the northbound dedicated right turn lane to a shared through/right turn lane. This improvement shall be implemented prior to project operation. ▪ The project applicant is required to contribute to the fair share improvement of a traffic signal at the Slover Avenue and Linden Avenue intersection. 	<p>Project applicant and contractor</p>	<p>Prior to issuance of building permit</p>	<p>Land Use Services Department</p>
		<p>MM TR-2 Construction Traffic Management Plan</p> <p>Prior to construction, the project applicant shall prepare a Construction Traffic Management Plan indicating how traffic will be managed during all phases of construction. The plan shall be submitted to the County Traffic Engineer for review and approval, and shall include the following items:</p> <ul style="list-style-type: none"> ▪ Work shall be performed between the approved work hours. ▪ Trucks shall only travel on a County-approved construction route. ▪ Truck queuing/staging shall not be allowed on public or private streets. ▪ Limited queuing may occur on the construction site itself. ▪ Include construction coordination with the high school/school district to minimize construction material delivery conflicts during peak school ingress/egress times. <p>The plan shall be monitored for effectiveness and be modified in conjunction with the County Traffic Engineer if need to improve safety and/or efficiency.</p>	<p>Project applicant and contractor</p>	<p>Prior to issuance of grading permit or land disturbing activities and during construction</p>	<p>San Bernardino County Traffic Engineer</p>

EXHIBIT E

Environmental Impact Report and Technical Studies
Posted at the following link under:
JM Realty Group, Inc. (Slover Distribution Center)

<http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>