



LAND USE SERVICES DEPARTMENT  
PLANNING DIVISION  
**PLANNING COMMISSION STAFF REPORT**

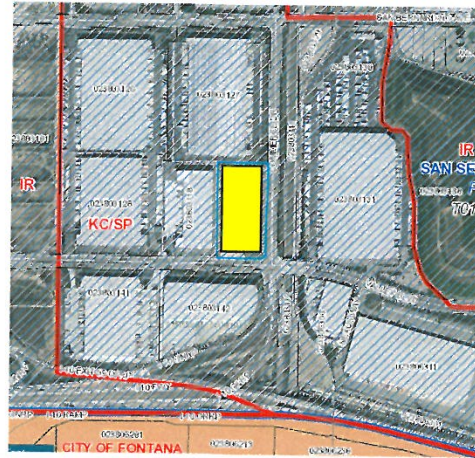


**HEARING DATE: December 6, 2012**

**AGENDA ITEM # 3**

**Project Description**

**APN:** 0238-031-19  
**APPLICANT:** PROLOGIS  
C/O JIM JACHETTA  
**COMMUNITY:** FONTANA/  
SECOND SUPERVISORIAL DISTRICT  
**LOCATION:** NORTHWEST CORNER OF VALLEY  
BOULEVARD & COMMERCE DRIVE; SOUTH OF  
SAN BERNARDINO AVENUE; AND EAST OF  
ETIWANDA AVENUE  
**PROJECT NO:** P201100228/CUP (PROLOGIS-FONTANA)  
**CONTRACT**  
**STAFF:** GUS ROMO  
**REP(S):** HOGLE-IRELAND  
**PROPOSAL:** CONDITIONAL USE PERMIT TO CONSTRUCT A  
186,800 SQ. FT. GENERAL WAREHOUSE  
FACILITY ON 9.05 ACRES



16 Hearing Notices Sent On: Nov. 20, 2012  
P.C. Field Inspection Date: Nov. 20, 2012

Report Prepared By: Gus Romo, RPG, Inc.  
Inspected By: Commissioner Allard

**SITE INFORMATION:**

**Parcel Size:** 9.05 acres  
**Terrain:** Detention Basin  
**Vegetation:** Sparse non-native vegetation

**SURROUNDING LAND DESCRIPTION:**

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Detention Basin	Kaiser Commerce Center Specific Plan (IL-1)
North	Warehouse/Distribution	Kaiser Commerce Center Specific Plan (IL-1)
South	Warehouse/Distribution	Kaiser Commerce Center Specific Plan (IL-1)
East	Warehouse/Distribution	Kaiser Commerce Center Specific Plan (IL-1)
West	Warehouse/Distribution	Kaiser Commerce Center Specific Plan (IL-1)

City Sphere of Influence:  
Water Service:  
Sewer Service

**AGENCY**  
City of Fontana  
Fontana Water Co.  
Private

**COMMENT**  
See Page 6  
N/A  
N/A

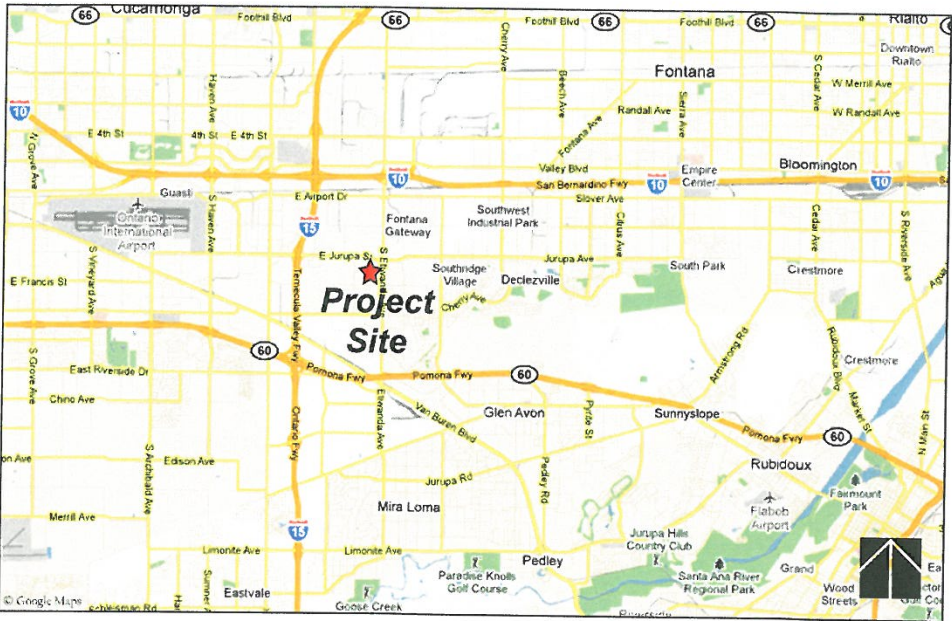
**STAFF RECOMMENDATION:** That the Planning Commission **APPROVE** the Conditional Use Permit subject to the attached Conditions of Approval, **ADOPT** the Findings, and **FILE** a Notice of Determination.<sup>1</sup>

<sup>1</sup> In accordance with Section 86.08.010 of the Development Code, the action taken by the Planning Commission may be appealed to the Board of Supervisors within ten (10) calendar days after the Commission hearing.

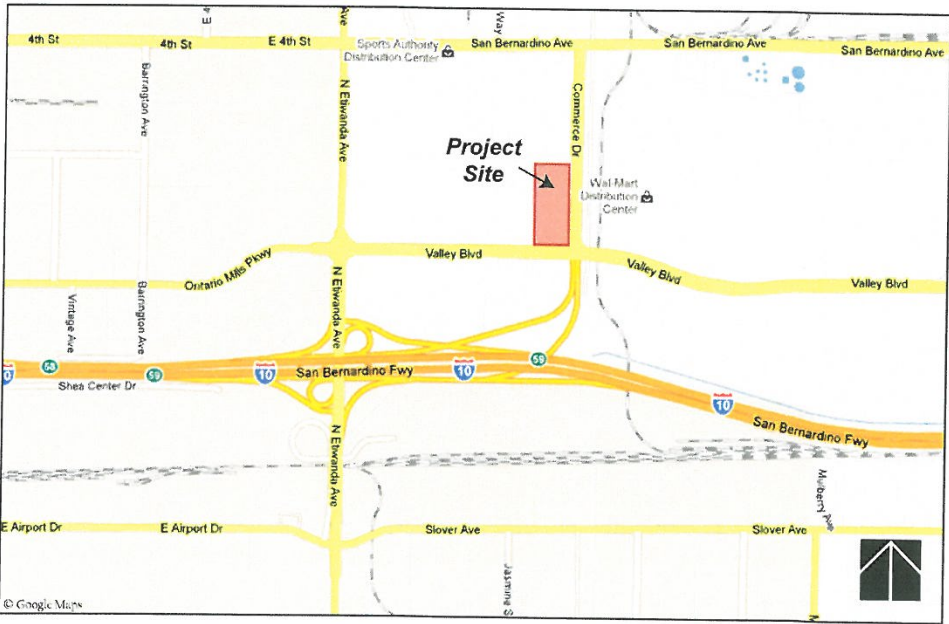
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APN: 0238-31-19  
Prologis Park – 187k Building  
P201100228/CUP



Regional Context Map



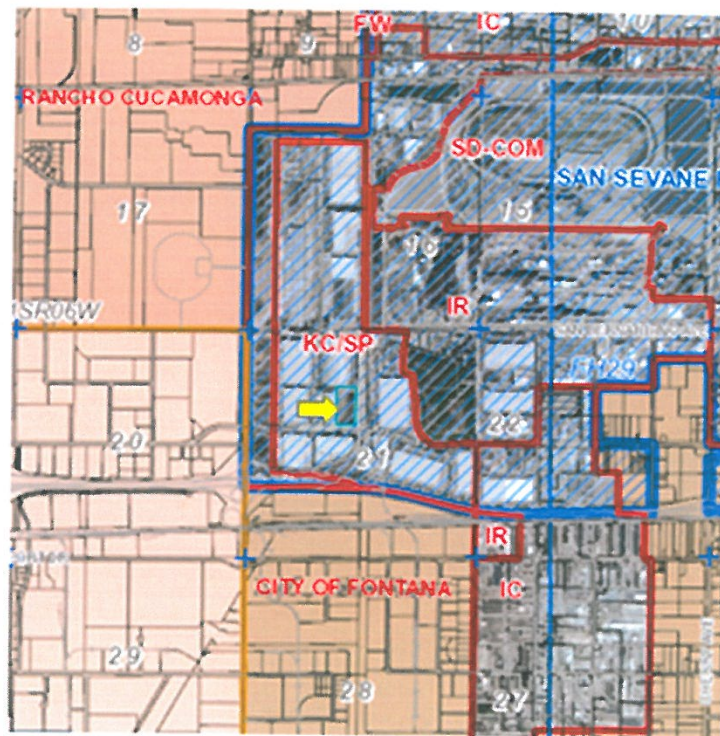
Vicinity Map

**Prologis Park  
Kaiser Commerce Center**

**Location Map**

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## Site Zoning



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## **SUMMARY**

The applicant, Prologis, is proposing to construct a 186,800 square-foot warehouse/distribution facility on a 9.05-acre site. The project site is located at the northwest corner of Valley Boulevard and Commerce Drive in the County of San Bernardino within the City of Fontana Sphere of Influence. The project site is also located within the West End Planning Area of the Kaiser Commerce Center Specific Plan.

## **BACKGROUND**

The project site was developed to serve as the primary detention basin facility for the Specific Plan development until the San Sevaine Channel was completed. Section KC2.0220 (d), On-Site Basin and Storm Drain, of the Kaiser Commerce Center Specific Plan notes that “upon connection to the completed San Sevaine Channel, the detention basin will no longer be required and the detention basin can be filled and developed pursuant to the approved uses in the Specific Plan.” The Specific Plan storm drain system has been connected to the completed San Sevaine Channel; therefore, at this time, the property owner proposes to fill the detention basin and construct the proposed 186,800 square-foot industrial building on the site.

## **PROJECT PROPOSAL**

The applicant proposes the construction of a speculative building that includes 15,000 square feet of office space, a 500 square-foot fire pump house, and 171,300 square feet of warehouse space totaling 186,800 square feet of building area. The building is intended to be used as a warehousing/distribution facility for an undetermined end user.

## **ANALYSIS**

The project meets all of the Kaiser Commerce Center Specific Plan standards. The Conditional Use Permit is analyzed in this section of the staff report along with other pertinent factors identified by staff and the general public in no significant order:

1. Land Use Compatibility
2. Development Standards Compliance
3. Building Design/Elevations
4. Circulation/Traffic
5. Parking
6. Landscaping
7. Fencing/Walls
8. Drainage Improvements
9. Water & Sewer Service
10. Environmental Determination
11. City of Fontana Comments

**1. Land Use Compatibility.** The project site is located within an industrial hub, which includes warehouse, distribution, and manufacturing uses north, east, south, and west of the project site. The project site's General Plan Land Use designation and zoning classification is “Kaiser Commerce Center Specific Plan”. The project site is not located within a General Plan or zoning overlay. Surrounding properties within the Kaiser Commerce Center Specific Plan are fully developed and occupied by other warehousing/distribution facilities. All surrounding

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properties are designated and zoned as Kaiser Commerce Center Specific Plan. The site has been designed and conditions of approval have been included to ensure compatibility and prevent any impacts to surrounding properties.

2. Development Standards Compliance. The proposed project is subject to the Kaiser Commerce Center Specific Plan – West End guidelines and standards for development and design, which are provided in the table below. As evidenced, the project meets and/or exceeds all required standards.

Development Standards	Required	Provided
Minimum Parcel Size	1 Acre	9.05 Acres
Setbacks (Minimum):		
<i>Public Streets (Buildings)</i>	20 feet	20 feet
<i>Public Streets (Parking)</i>	15 feet	18 feet
<i>Side</i>	10 feet	95 feet
<i>Rear</i>	0 feet	130 feet
Maximum Building Height	150 Feet	45 Feet
Landscape	Landscape to be concentrated along public street frontages with all street setback areas landscaped.	<ul style="list-style-type: none"> <li>▪ Landscape is concentrated along public street frontages.</li> <li>▪ All required street setback areas to be landscaped.</li> </ul>
Parking Requirements:		
<u>Office</u> - 1 space per 200 sf	15,000sf/200 = 75 spaces	75 spaces
<u>Warehouse</u> -1 space per 1,000 sf for the 1st 40,000	40,000sf/1,000 = 40 spaces	40 spaces
1 space per 4,000 sf after the initial 40,000 sf	131,300sf/4,000 = 33 spaces	33 spaces
<u>Pumphouse (500 sf)</u> – None	<u>None</u>	<u>None</u>
<u>Handicap Accessible</u> 101-150 total spaces – 5 handicap accessible spaces	Total = 148 spaces  5 spaces	Total = 148 spaces  6 spaces
Parking Dimensions – Passenger Cars:		
<i>Regular Spaces</i> <i>Drive Aisle Width</i>	9'x19' minimum 24 feet minimum	9'x19' (with 2' overhang) 26 feet
Parking Dimensions – Tractor Trailers:		
<i>Regular Spaces</i> <i>Drive Aisle Width</i>	12'x50' minimum 40 feet minimum	12'x55' 40 feet

3. Building Design/Elevations. The maximum height of the building is proposed at 45 feet from the finished floor. The building is proposed as a concrete tilt-up with elevations articulated with scored and painted accents. Architectural projections and varying paint colors are provided around the building to add depth and visual interest. The main colors of the building will be earth tones: Paris White and Tavern Taupe with accents of Stone Lion and Tall Tree Green. Colors have been selected to provide a subtle, yet attractive, scheme that accents the facility. Strong focus and hierarchy will be given to the corners of the building with blue reflective glazing

and the building will integrate clear anodized mullions to give them prominence and aesthetic distinction.

#### 4. Circulation/Traffic.

##### *Off-Site Circulation:*

Local access to the project site is provided via Valley Boulevard and Commerce Drive, which abut the project's southern and eastern property boundaries, respectively.

Regional access to the project site is provided via Interstate 10 through the Etiwanda Avenue on/off-ramps. Interstate 10 is located south of the project site, and Etiwanda Avenue is located west of the site. The project site connects to Etiwanda Avenue through Valley Boulevard.

##### *On-Site Circulation:*

The project will have two (2) access points off Valley Boulevard:

- A 40-foot wide access western driveway
- A 30-foot wide access eastern driveway

One (1) access point is proposed off Commerce Drive:

- A 40-foot wide access driveway

A 26-foot wide drive aisle is proposed within the vehicular parking area, and 40-foot wide interior access drive aisles are proposed into the truck parking area, which will provide access to the parking/loading area and access for the Fire Department.

##### *Street Improvements:*

Two (2) streets abut the project site, Valley Boulevard and Commerce Drive, and both streets have been improved to their ultimate condition as required by the Kaiser Commerce Center Specific Plan. Per the Specific Plan, Valley Boulevard is classified as a Major Arterial and Commerce Drive is classified as a Major Highway. Existing street improvements include street pavement, landscaped medians, curbs, gutters, sidewalks, and parkway landscape improvements. All existing street and parkway improvements are to remain in place. All required right-of-way dedication has been provided, as required by the Kaiser Commerce Center Specific Plan; therefore, additional right-of-way dedication is not required or proposed.

##### *Traffic:*

The project will result in the addition of 348 total trips per day (in passenger car equivalents [PCE]) on roadways in the project vicinity. The traffic study prepared for the project included traffic projections based on anticipated opening year (2012) conditions and "horizon year" (2035) conditions.

The proposed project's impacts to the Commerce Drive and Valley Boulevard intersection for 2012 would result in Level of Service (LOS) D or better and for 2035 would result in LOS D or better during the evening peak hour.

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The proposed project's impacts to the Etiwanda Avenue and Valley Boulevard intersection for 2012 would result in LOS D or better and for 2035 would result in LOS D or better during the evening peak hour.

A LOS B or better for 2012 and a LOS B or better for 2035 is anticipated for the project driveways on Commerce Drive and Valley Boulevard.

Incorporation of the recommended on-site improvements for Commerce Drive and Valley Boulevard along the project frontage and the construction of a minimum 150-foot northbound left turn lane at the Commerce Drive and project driveway intersection would result in an acceptable LOS at impacted intersections. In addition to the proposed improvements, the payment of standard traffic impact fees would diminish any incremental impacts on area roadways and intersections from the project. These are deemed standard development requirements and are included in the Conditions of Approval.

5. Parking. With a total building area of 186,800 square feet (including 15,000 square feet of office space), the number of required parking spaces is 148. The project provides 148 spaces, of which six (6) spaces are ADA accessible.

**Parking Space Analysis**

Land Use	Parking Ratio	Area	Required	Provided
Office	1/200 sq. ft.	15,000 sq. ft.	75 Stalls	75 Stalls
Warehouse	1/1,000 sq. ft.	40,000 sq. ft.	40 Stalls	40 Stalls
Warehouse	1/4,000 sq. ft.	131,300 sq. ft.	33 Stalls	33 Stalls
Fire Pump House	N/A	500 sq. ft.	None	None
<b>Totals</b>	-	<b>186,800 sq. ft.</b>	<b>148 Stalls</b>	<b>148 Stalls</b>

Due to the anticipated operational needs of potential end users, the project proposes 34 dock doors and 28 trailer parking spaces. This quantity of stalls accommodates ample trailer parking spaces for an industrial/distribution use.

6. Landscaping. The Kaiser Commerce Center Specific Plan requires all landscaping to be concentrated along the street frontages and to cover all street setback areas. The project accomplishes this with a proposed landscape coverage of 52,398 square feet (or 13.3%) of the entire site. The landscaping has been designed to significantly reduce the required water consumption of the site as compared to traditional landscape designs. Landscaped areas are to be located around the perimeter of the site and along the street frontage on Valley Boulevard and Commerce Drive. Landscaping will be installed adjacent to the south and east sides of the building to enhance the aesthetics of the facility. All required street setback areas will be fully landscaped. The landscape design will complement existing landscaping found within the Kaiser Commerce Center Specific Plan.

7. Fencing/Walls. The truck parking/loading dock area will be fenced for security and screening purposes. An eight-foot (8') high chain-link fence is to be located along the rear of the facility and will provide security for the truck parking/loading area. The truck parking/loading area will be screened by ten-foot (10') high concrete tilt-up walls scored and painted to match the building. Rolling or swinging eight-foot (8') high painted steel picket gates are to be located at the entrance to the truck parking.

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8. Drainage Improvements. Proposed on-site drainage improvements for this project include the creation of two (2) underground detention basins, which will outflow into the existing drainage system into the San Sevaine Channel. The basins are located within the truck parking/loading dock area on the west side of the site.

9. Water & Sewer Service. The Fontana Water Company is the water purveyor for the project site. Water will be provided by the Fontana Water Company as indicated in a Will-Serve Letter.

Wastewater/sewage service is provided to the Kaiser Commerce Center Specific Plan development by the Kaiser Sewage Treatment Plant located northeast of the project site on San Bernardino Avenue. The project proposes to connect to the Kaiser Sewage Treatment Plant to serve its sewer needs, as noted in a Will Serve Letter. The Kaiser Commerce Center Specific Plan indicates that adequate capacity exists to accommodate the entire build-out of the Specific Plan development.

10. Environmental Determination. A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project in accordance with the California Environmental Quality Act (CEQA). The IS/MND was circulated for public review from September 13, 2012 to October 2, 2012. No comments were received. The IS/MND determined there would be no significant environmental impacts with the imposition of Mitigation Measure(s) contained in the IS/MND. Therefore, if the Project is approved, a Notice of Determination will be filed.

11. City of Fontana Comments. The City of Fontana Planning Department stated via letter that they had no comments on the project (See attached Exhibit D).

## **CONCLUSION**

Based upon the findings of fact, overall building layout and design, project compliance with the County's development standards, and applicant acceptance of the conditions of approval, it is staff's recommendation that the proposed warehouse be approved as follows.

**RECOMMENDATION:** That the Planning Commission:

- 1) **ADOPT** the Findings as attached to the Staff Report (Exhibit A);
- 2) **ADOPT** the Mitigated Negative Declaration (Exhibit C);
- 3) **APPROVE** the Conditional Use Permit subject to conditions of approval (Exhibit B); and
- 4) **FILE** a Notice of Determination in compliance with the California Environmental Quality Act.

## **ATTACHMENTS:**

Exhibit A: Findings  
Exhibit B: Conditions of Approval  
Exhibit C: Initial Study/Mitigated Negative Declaration  
Exhibit D: City of Fontana Letter Dated October 12, 2012  
Exhibit E: Architectural Plans (Site Plans, Floor Plans, Elevations, Landscaping Plan)

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## **EXHIBIT A**

### **FINDINGS**

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### CONDITIONAL USE PERMIT FINDINGS

Conditional Use Permit to establish an 186,800 square-foot general warehouse facility on a 9.05-acre site.

1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open space, setbacks, walls and fences, yards, and other required features pertaining to the application. The 9.05-acre site is currently occupied by a detention basin that is no longer needed for drainage control purposes. The project meets or exceeds all of the Development Code standards.
2. The site for the proposed use has adequate access, which means that the site design and proposed conditions of approval provide for the streets surrounding the site to be improved fully to provide legal and physical access to the site. The project is located within a fully developed site and has two points of public access. The proposal has been reviewed by all applicable County departments, including Public Works, and has been cleared with conditions of approval. As such, the development will provide adequate and necessary legal and physical access to the project site.
3. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, meaning the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. The project site is located within an industrial hub, which includes warehouse, distribution, and manufacturing uses north, east, south, and west of the project site. The project site's General Plan Land Use designation and zoning classification is Kaiser Commerce Center Specific Plan. The project site is not located within a General Plan or zoning overlay. Surrounding properties within the Kaiser Commerce Center Specific Plan are fully developed and occupied by warehousing/distribution facilities. Properties to the north, east, south, and west are designated and zoned as Kaiser Commerce Center Specific Plan. The site has been designed and conditions of approval have been included to ensure compatibility and prevent any impacts to surrounding properties.
4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan and any applicable Community or Specific Plan. The proposed use, project design, and overall improvements are consistent with the County General Plan. The Project specifically implements the following General Plan Goals:  
  
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.  
  
GOAL LU 4: The unincorporated communities within the County will be sufficiently served by industrial land uses.
5. There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed project without significantly lowering service levels. The project site is located within an industrial hub, which includes warehouse, distribution, and manufacturing uses north, east, south, and west of the project site. Therefore, all utilities and public services to continue to serve the site are available. All applicable service



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providers, including the San Bernardino County Fire Department, have cleared the project and/or provided standard conditions of approval.

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 conditions of approval include measures to reduce air quality and other potential impacts and enforce performance standards.
7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities. The development has been designed with green building measures in mind. Solar paneling, tankless water heaters, water-savings devices, light and ventilation energy-saving practices, and other passive or natural heating and cooling opportunities will be implemented, which meet or exceed Title 24 requirements.
8. Based on the Initial Study prepared for the project, the project does not have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

The project does not have impacts that are individually limited, but cumulatively considerable. The projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses.

The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of other sources or by other agencies. Increases in air quality emissions, noise, and traffic will be created by the implementation of the project. These potential impacts have been thoroughly evaluated and impacts from noise and traffic were determined to be less than significant with adherence to mandatory requirements or construction of standard improvements. Mitigation Measure III-1 is required to reduce VOC emissions during construction activities.

Implementation of the mitigation measure and adherence to mandatory requirements and standard conditions will ensure that impacts from the project are neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region.

Therefore, if the Project is approved, a Notice of Determination will be filed.

## **EXHIBIT B**

### **CONDITIONS OF APPROVAL**

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**CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT P201100228  
CONDITIONAL USE PERMIT FOR A  
186,800 SF WAREHOUSE/DISTRIBUTION FACILITY**

**Kaiser Commerce Center  
Valley Boulevard and Commerce Drive  
Fontana, CA**

**GENERAL REQUIREMENTS  
PROCEDURAL OR OPERATIONAL CONDITIONS**

**LAND USE SERVICES DEPARTMENT – Current Planning Division (909) 387-4115**

1. Project Approval Description & Location. This project is approved to be constructed and operated in compliance with the following conditions of approval, the approved site plan and any other required and approved displays (e.g. landscape plan & elevations) and/or reports. The Project entails approval of a Conditional Use Permit.

Conditional Use Permit P201100228 approves a 186,800 square foot warehouse/distribution facility at the northwest corner of Valley Boulevard and Commerce Drive (Second Supervisorial District; Fontana Community; City of Fontana Sphere of Influence) as identified on the stamped-approved plans. The site has a gross area of 9.05 acres. Parking approved for the facility is based upon the above land use description and Conditional Use Permit analysis. A copy of these conditions shall be provided to any future owner or tenant. APN: 0238-031-19 and Project No: P201100228/CUP.

2. Zoning Standards – Kaiser Commerce Center Specific Plan. The project site is located in the Kaiser Commerce Center Specific Plan-West End Planning Area and is in compliance with all applicable development standards as noted in Table 1 below.

**Table 1. Development Standards Compliance**

Development Standard	Project Proposal	Code Requirement
Minimum Parcel Size	9.05 acres	1 acre
Public Streets Building Setback	20 feet	20 feet min.
Public Streets Parking Setback	18 feet	15 feet min.
Side Yard Setback	135 feet	10 feet min.
Rear Yard Setback	136 feet	0 feet min.
Maximum Building Height	45 feet	150 feet max.
Landscaping	13.29%	Landscape to be concentrated along public street frontages



Development Standard	Project Proposal	Code Requirement
		be landscaped. (NOTE: The West End zone of the KCC Specific Plan does not have a minimum landscaping requirement, only that landscaping shall be concentrated along public street frontages.)
Parking	<p>15,000sf = 75 spaces</p> <p>40,000/1000 sf = 40 spaces          131,300 sf/4,000 sf = 33 spaces</p> <p>Overall Total = 148 spaces          (includes 6 accessible spaces)</p>	<p><i>Office</i> – 1 space per 200 sf (75 spaces)</p> <p><i>Warehouse</i>- 1 space per 1,000 sf for the first 40,000 sf. 1 space per 4,000 sf after the initial 40,000 sf (73 total spaces)</p> <p><i>Overall Total Required</i> = 148          (includes 5 accessible spaces)</p>

3. Revisions. Any proposed change to the approved use/activity on the site; or any increase in the developed area of the site or expansion or modification to the approved facilities, including changes to structures, building locations, elevations, signs, parking allocation, landscaping, lighting, allowable number of occupants, (clients and/or employees); or a proposed change in the conditions of approval, including operational restrictions from those shown either on the approved site plan and/or in the conditions of approval shall require that an additional land use application be submitted to County Planning for review and approval.
4. Indemnification. In compliance with San Bernardino County Development Code Section 81.01.070, the applicant shall agree, to defend, indemnify, and hold harmless the County or its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul an approval of the County, an advisory agency, appeal board or legislative body concerning the map or permit or any other action relating to or arising out of County approval. In the alternative the applicant may agree to relinquish such approval. Any condition of approval imposed in compliance with the County Development Code shall include a requirement that the County acts reasonably to promptly notify the applicant of any claim, action, or proceeding and that the County cooperates fully in the defense. The applicant shall reimburse the County, its agents, officers, or employees for all expenses resulting from such actions, including any court costs and attorney's fees which the County, its agents, officers or employees 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 applicant of their obligations under this condition to reimburse the County, its agents, officers, or employees for all expenses.

5. Continuous Effect/Revocation. All of the conditions of this project are continuously in effect throughout the operative life of the project for the use approved. Failure of the property owner, tenant, applicant, developer or any operator to comply with any or all of the conditions at any time may result in the County pursuing an enforcement action that may include a public hearing and revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.
6. Expiration. This Conditional Use 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 granted. The permit is deemed “exercised” when either 1) the permittee has commenced actual construction or alteration under a validly issued Building Permit, or 2) 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 completed structures and operation of the approved exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
  - a. Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and a final inspection is approved.
  - b. The land use is determined by the County to be abandoned or non-conforming.
  - c. The land use is determined to be not operating in compliance with either of these conditions of approval, the County Code, or other applicable laws, ordinances or regulations and the violation is not corrected and the land use is revoked.

**PLEASE NOTE: This will be the ONLY notice given of the expiration date. The property owner is responsible for initiation of any extension request and the granting an extension is a discretionary action.**

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 (3) years beyond the current expiration date. An Extension of Time may be granted upon a successful review of an Extension of Time application, which includes a justification of the delay in construction, a plan of

action for completion and submittal of the appropriate fee, not less than 30 days prior to the expiration date.

8. Project Account. The Job Costing System (JCS) account number is P201100228. This is an actual cost project with a deposit account to which hourly charges are assessed. The developer shall maintain a positive account balance at all times. A minimum balance of \$3,000.00 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. There shall be sufficient funds remaining in the account to properly fund file closure and any other required post-occupancy review and inspection (e.g. landscape performance).
9. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
10. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through County Planning in accordance with the directions stated in the Approval letter. County Planning shall release their holds on each phase of development by providing to County Building and Safety the following:
  - a. Grading Permits - a copy of the signed CCRF for grading/land disturbance and two "red" stamped and signed approved copies of the grading plans.
  - b. 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.
  - c. Final Inspection - a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by County Planning.
  - d. Tenant Occupancy - a copy of the signed CCRF for tenant occupancy of each respective building, after an on-site compliance inspection by County Planning.
11. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These may include:
  - a. FEDERAL: Army Corps of Engineers (ACOE), US Fish and Wildlife (USFW), USFS, FAA;

- b. STATE: Regional Water Quality Control Board (RWQCB) – Santa Ana Region, South Coast Air Quality Management District (AQMD), State Fish and Game (CDFG), CalTrans, State Fire Marshall;
  - c. COUNTY: Land Use Services-Building and Safety/Code Enforcement, County Fire; Public Health-Environmental Health Services (DEHS), Public Works, AND;
  - d. LOCAL: County Special Districts (Street Lighting and franchise); Fontana Water Company (Water and Sewer), LAFCO.
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 inspections shall be conducted for all structures, fencing/walls, walks, parking lots, driveways, and signs to assure proper structural, electrical and mechanical safety and a properly operating irrigation system.
  - b. Graffiti and debris shall be removed immediately with weekly maintenance.
  - c. Landscaping shall be maintained 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. Erosion control measures shall be maintained to reduce water run-off, siltation, and promote slope stability.
  - e. Architectural controls shall be enforced by the property owner to maintain compatibility of theme, materials, unfaded colors, building mass, size and height.
  - f. External Storage, loading, recycling and trash storage areas shall be kept neat and orderly and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
  - g. Metal Storage Containers are NOT allowed in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
  - h. Screening shall be visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
  - i. Signage. All on-site signs, including posted area signs (e.g. "No Trespassing") shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular basis. On-site signs shall conform with Chapter 83.13 Sign Regulations and Table 83-28 of the County Development Code as well as the sign



- provisions for social care services within Chapter 84.23. All illuminated signs shall be internally illuminated.
- j. Parking and Circulation Maintenance. On-site parking and circulation requirements, including surfaces, all markings and traffic/directional signs shall be maintained in an unfaded condition as identified on the approved site plan. Any modification to parking and access layout requires County Planning review and approval. The markings and signs shall be clearly defined, unfaded and legible, these include parking spaces, disable space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps “No Parking” “Carpool” and “Fire Lane” designations.
  - k. Fire Lanes. All markings required by the Fire Department including “No Parking” designations, and “Fire Lane” designations shall be clearly defined and shall be maintained in good condition at all times.
13. Lighting & Signs. The glare from any on-site luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. This does not include any required streetlights. All illuminated signs shall be internally illuminated.
14. Signs. Signs are not a part of this approval. Any future freestanding sign proposed must be treated with anti-graffiti coating.
15. Clear Sight Triangle. Signs and other structures located within the clear sight triangle, shall comply with the height and location requirements specified by the County Development Code or as otherwise required by County Traffic.

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

16. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees.
17. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations and periodically clear the site of all non-complying vegetation.

**ENVIRONMENTAL HEALTH SERVICES. – Water, Waste Water and Land Use Program (909) 387-4655**

18. Water Verification. Water purveyor shall be the Fontana Water Company. As a project with a current active water connection, a copy of the water bill with project address shall be provided and shall reference the Case File Number and

Assessor's Parcel Number. This Project does not have a Water Meter or Connection at this time.

19. Wastewater Verification. Method of sewage disposal shall be the Catellus Development Sewer Treatment Plant. Applicant shall procure a verification letter from Catellus Development for connection to the Sewer Treatment Plant. This letter shall state whether or not sewer connection and service shall be made available to the project by Catellus Development and shall reference the Case File Number and Assessor's Parcel Number.
20. Water and Sewer Annexation. 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: 909-387-5866.
21. Preliminary Acoustical Analysis. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 87.0905(b). The purpose is to evaluate potential, future, on-site and/or adjacent, off-site noise sources. If 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 information and acoustical checklist, contact DEHS at (909) 387-4655.
22. Noise Level. Noise level shall be maintained at or below County Standards, Development Code Section 87.0905(b). For information, call DEHS/Land Use at (800) 442-4323.
23. Refuse Storage/Disposal. 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 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, call DEHS/Local Enforcement Agency (LEA) at (909) 387-4655.
24. RWQCB Clearance. If necessary, written clearance shall be obtained from the designated California Regional Water Quality Control Board (listed below) and a copy forwarded to the Division of Environmental Health Services.

Santa Ana Region, 3737 Main St., Suite 500, Riverside, CA 92501-3339, 909-782-4130.

**PUBLIC WORKS - Land Development Division- Drainage (909) 387-8145**

25. Infrequent Flood Hazards. The site may be subject to infrequent flood hazards by reasons of overflow, erosion and debris deposition in the event of a major storm.
26. FEMA Flood Zone. The project is located within Flood Zone X-shaded according to FEMA Panel Number 8634H dated 08/28/2008. No requirements.
27. 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.
28. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
29. On-Site Storm Drain. Maintenance or replacement of ALL on-site storm drain systems are the sole responsibility of the property owner. ALL on-site storm drain systems that receive runoff from an off-site property shall have an adequately sized drainage easement.
30. Continuous BMP Maintenance. The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to 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.
31. BMP Enforcement. In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or "developer", including administrative costs, attorney's fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.



**PUBLIC WORKS / Land Development Division – Road Section (909) 387-8145**

32. Road Standards. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans for each building phase.

**PUBLIC WORKS -Solid Waste Division (909) 386-8701**

33. 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 AB 2176.
34. 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 solid waste a week or is a multi-family residential dwelling of 5 units or more shall arrange for recycling services. The County is required to monitor business recycling and will require the business to provide recycling information. This requirement is to assist the County in compliance with the recycling requirements of AB 341.

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

35. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. [F01].
36. Additional Requirements. In addition to the Fire requirements stated herein, other on-site and off-site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. [F01A].
37. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code. [F05].
38. Access. The development shall have a minimum of two (2) points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1. [F41].

39. 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. [F41]
40. Building Plans. Not less than two (2) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F42]
41. 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 [F43]
42. 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 assemble with one (1) two and one half (2 ½) inch and two (2) four (4) inch outlets. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred [300] feet from any portion of a structure. [F54A]
43. 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 [F59]
44. Fire Alarm. An automatic monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for 100 heads or more. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Standard 1007.1.1FA. [F62]
45. Smoke and Heat Removal. Class I Standpipe System. Mechanical smoke removal systems shall be provided for building protected by EFSR sprinkler systems as required by the Chief. The mechanical smoke removal systems shall meet the requirements of UFC Standard 81-3 and include the following:

a. A central control room for the 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 building by not less than a one-hour fire-resistive occupancy separation. The room shall be a minimum of ninety-six square feet (96 s.f.) with a minimum dimension of 8 (2438mm). 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 remove 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 access.
5. Other fire-protection equipment and system controls as required by the chief.
6. lighting for 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]

46. 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 one hundred (100) feet spacing. Buildings with an interior area more 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 a total flow of 500 gpm minimum per system. A Fire Department approved fire sprinkler contractor shall submit hydraulic four (4) sets of hydraulic calculations and detailed plans to a Fire Department approved Fire Protection Consultant, showing type of

- storage and use with the applicable protection system. Consultant fees for plan review shall be paid at the time of plan submittal. Standard 8102.9.2 [F70]
47. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. Standard 901.4.3. [F80]
48. Commercial-Large Facility Addressing. Commercial and industrial developments in excess of 100,000 sq. ft. 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 ½) 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 902.4 [F83].
49. Key Box. An approved Fire Department keybox 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].
50. Override Switch. Where an automatic electric security gate is used, an approved Fire Department override switch (Knox®) is required. Standard 902.4 [F86].
51. Fire Extinguishers. Hand portable fire are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88].
52. Building Area Modifications. Building area modifications shall be per CBC chapter five section 506.

**PRIOR TO ISSUANCE OF GRADING PERMITS OR  
ANY LAND DISTURBING ACTIVITY  
THE FOLLOWING SHALL BE COMPLETED**

**LAND USE SERVICES DEPARTMENT - Building and Safety Division (909) 387-4226**

53. Grading Plans. Grading plans shall be submitted to Building and Safety Division for review and approval prior to grading/land disturbance.
54. Geology Report. When earthwork quantities exceed 5,000 cubic yards, an engineering geology report shall be submitted to the Building and Safety Division for review and approval prior to the issuance of grading permits.
55. Soils Report. When earthwork quantities exceed 5,000 cubic yards, a geotechnical (soil) report shall be submitted to Building and Safety Division for review and approval prior to issuance of a grading permit.
56. NPDES. 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.
57. WDID. Prior to permit issuance, construction projects involving one or more acres shall 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 – Current Planning Division (909) 387-4115**

58. Grading Plan. A copy of the final grading plan, shall be submitted to the satisfaction of County Current Planning staff and shall include the following:
  - a. Fill material quantities shall not exceed thirty (30) feet in depth.
  - b. Manufactured slopes shall not exceed ten (10) feet in height, where natural terrain slope is 10% or less. The toe and crest of any slope in excess of ten (10) feet in height shall be rounded and gradually adjusted to the angle of the natural terrain.
  - c. Off-site grading easements shall be obtained where necessary and copies shall be submitted to County Planning prior to grading.
  - d. Any areas to be graded and remain undeveloped after construction shall be revegetated according to the approved landscape plans as soon as possible, but no later than ninety (90) days after the cessation of grading activities.
  - e. Landscape design and plant selection in areas directly adjacent to open space shall conform to the surrounding native vegetation. The use of

native trees and shrub species should match those present on and adjacent to the site.

59. Construction Security Lighting. During construction, on-site security measures shall include the provision of low-level security lighting. Additional measures may include the provision of private security personnel during hours when construction activities are not being performed and/or the securing of all machinery and related equipment.
60. GHG Emissions. 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) 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.
  - b) 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.
  - c) 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.

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

61. FS-3. The County General Plan designates this property as being within the Fire Safety Review Area 3 (three) and all future construction shall adhere to all applicable standards and requirements of this overlay district. [F04C]
62. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code. [F-05]
63. Fire Flow Test. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety. [F05B]



**PUBLIC WORKS - Land Development Engineering - Drainage (909) 387-8145**

64. Drainage Facility Design. A Registered Civil Engineer shall investigate and design adequate drainage facilities to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$520 deposit for drainage review will be collected upon submittal to the Land Development Division.
65. Drainage Easements. Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities/or concentration of runoff from the site to where it dewater onto private property.
66. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
67. Grading Plans. Grading Plans shall be submitted for review and approval obtained. A \$520 deposit for grading plan review will be collected upon submittal to the Land Development Division.
68. San Sevaine Fee. The project site is located within the San Sevaine Drainage Fee area and is subject to a fee of \$4,405 per net developed acre that is to be paid prior to issuance of any grading or building permit. (SBC Ord. No. 3358). Total net developed acreage is 9.05 acres and the fee shall be \$39,866.00. The applicant shall provide evidence that the San Sevaine Drainage fees were paid otherwise the fee is required.
69. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,500 deposit for WQMP review will be collected upon submittal to the Land Development Division. Copies of the WQMP guidance and template can be found at:  
  
[http://www.sbcounty.gov/dpw/land/environmental\\_mgmt.asp](http://www.sbcounty.gov/dpw/land/environmental_mgmt.asp).
70. WQMP Inspection Fee. The developer shall deposit an inspection fee for WQMP in the amount of \$3,600 to the Land Development Division.

**PUBLIC WORKS -Solid Waste Division (909) 386-8968**

71. C&D Plan-Part 1. The developer shall prepare, submit, and obtain approval from Solid Waste Management Division (SWMD) of a "Construction Waste Management Recycling Plan (C&D Plan), Part 1." The C&D Plan shall list the types and volumes of solid waste materials expected to be generated from



grading and construction. The Plan shall include options to divert from landfill disposal materials for reuse or recycling by a minimum of 50% of total volume.

Upon completion of construction, the developer shall complete "SWMD's C&D Plan Part 2". This summary shall provide documentation of diversion of materials including but not limited to receipts or letters documenting material types and weights from diversion facilities or certification reuse of materials on site.

**PUBLIC HEALTH DEPT. – Div. Environmental Health Services (DEHS) (909) 387-4666**

72. Vector Survey. The project area has a high probability of containing and breeding vectors. Prior to grading vegetation and/or demolition of any structures. DEHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to DEHS/Land Use. For information, contact Vector Control at (909) 388-4600.

**PRIOR TO ISSUANCE OF BUILDING PERMITS  
THE FOLLOWING SHALL BE COMPLETED**

**LAND USE SERVICES DEPARTMENT - Building and Safety Division (909) 387-4226**

73. Building Plans. Any building, sign, or structure to be constructed or located on site will require professionally prepared plans approved by the Building and Safety Division.
74. Wall, Fence, Trash Enclosure Plans. Submit plans for separate building permits for any required walls, retaining walls or trash enclosures. Submit plans for all greater than six feet (6') in height and any walls required by Planning.
75. Disabled Access. Provide a path of travel from the disabled person accessible parking spaces up to the primary entrance of each accessible building or area.

**LAND USE SERVICES DEPARTMENT – Current Planning Division (909) 387-4115**

76. Landscape and Irrigation Plan. The developer shall submit and obtain approval from County Planning and County Public Works of four (4) copies of a Landscape and Irrigation Plan prepared by a registered landscape architect showing compliance with Section KC2.0115 (d) of the Kaiser Commerce Center Specific Plan. Any requirements not covered by the Kaiser Commerce Center Specific Plan shall be regulated by Chapter 83.10, Landscaping Standards, and Section 83.11.080, Landscape Requirements for Parking Areas, of the County Development Code.. The plan shall indicate the location of all existing and proposed landscape materials. The installation details for the permanent irrigation system shall be shown on a separate sheet. The landscape and irrigation plans shall detail and adhere to the following requirements:
  - a. Minimum Land Area. The project is located in the Kaiser Commerce Center Specific Plan, West End which states that project landscaping may be concentrated along public street frontages. No minimum percentage is required for projects within the West End. Wall expanses shall be protected from graffiti by adjacent plantings of shrubs and vines.
  - b. Plan Contents. The plans shall show the size, type, number, planting specifications and locations of all existing and proposed plant material. Landscaping shall promote erosion control, reduce water consumption and increase slope stability. Where possible, the plan shall utilize indigenous landscaping or locally adaptable drought-tolerant cultivars, trees and turf capable of surviving the local climate and soil conditions with a minimum of supplemental water maintenance once established. The plan shall also detail the location and design of all hardscape elements such as patterned

brick decorative rock or other surface treatments proposed for entry drives and walkways. The detail of proposed walls and fences shall be shown with elevations. Any additional landscape elements such as boulders, water features, outside furniture and other fixtures shall be shown. Maximum corner sight distance shall be shown for all trees, walls, and other objects at intersections of driveways and roadways.

- c. Irrigation Plans – Professionally Prepared. Irrigation plans shall be prepared by a landscape professional to design an efficient irrigation system, which minimizes water loss (runoff/ evaporation) and maximizes water delivery to reach plant roots. The irrigation plans shall indicate: 1) consumption in gallons per minute (GPM) 2) static pounds per square inch (psi) on the delivery side of the service backflow device and 3) the GPM and psi of the irrigation system located on the longest distance from the delivery service. The plans shall include the following:
- i. Drip, bubbler or other non-aerial water serving methods
  - ii. Timers and moisture sensors for controlled application.
  - iii. All mainline connections, backflow valves and other mainline inline devices shall be the same size or larger than the delivery service connection.
  - iv. Suitable temporary irrigation methods may be substituted upon written approval by County Planning for drought/fire resistant plantings.
- d. Screening. Voltage boxes, mailboxes, trash enclosures, maintenance structures, backflow devices, automatic controls, air conditioning/heating units, etc., shall be screened with landscaping and/or decorative walls and fencing. All walls visible to the public shall be decorative and incorporate features such as tree planter wells, columns, or other features.

Parking areas. Parking areas shall be in compliance with Section KC2.0115 (d) of the Kaiser Commerce Center Specific Plan. Any requirements not covered by the Kaiser Commerce Center Specific Plan shall be regulated by Chapter 83.10, Landscaping Standards, anSection83.11.080,Landscape Requirements for Parking Areas, of the County Development Code..

- i. Walls. All walls must be clearly shown on the landscape plans and shall be specifically approved by County Planning prior to construction. Show the location, elevation and materials proposed for use on all walls, including retaining walls. Retaining walls shall not exceed ten (10) feet in height. All walls required by this approval shall require building permits.

- ii. Wall Screening. Where landscaping is used to screen or cover walls/fences it shall achieve 90% coverage within three (3) years of building occupancy. Failure to accomplish this objective shall require additional corrective measures, as determined by County Code Enforcement and extension of the required Special Use Permit.
  - iii. Refuse Areas. A six (6) foot high masonry wall shall be constructed around all refuse collection areas and shall be sized to hold a minimum of two dumpsters (trash and recycling). Trash enclosures shall have solid wood or metal doors. Trash enclosures shall be covered with a rainproof roof to prevent pollution of storm water. Graffiti shall be discouraged through landscaping with shrubs and vines along masonry walls.
77. Water Efficient Landscaping. Prior to approval of landscape plans, the County Planning Division shall verify that the landscape design reflects the efficiency requirements of the County and State water efficient landscape requirements, including installation of water efficient irrigation, water efficient plant design, 99 percent turf reduction, and use of recycled water in irrigation.
78. Underground Utilities. All existing and new electric utilities of 12KV or less within the project boundaries and along the property frontage on Euclid Avenue shall be placed underground, if applicable.
79. Lighting Plan. The developer shall submit a Lighting Plan showing compliance with Chapter 83.07, Glare and Outdoor Lighting, to the satisfaction of County Planning.
80. Signs. The applicant must submit separate sign plans for review and approval in compliance with Chapter 83.13, Sign Regulations, of the County Development Code for any signs proposed.
81. Street Lighting Plan. A street lighting plan shall be submitted for review and approval prior to building permit issuance.
82. Coating Restrictions. *Prior to issuance of building permits, the project proponent shall submit, to the satisfaction of County Planning, a Coating Restriction Plan (CRP), consistent with South Coast Air Quality Management District (SCAQMD) guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include the following:*

- *The volatile organic compounds (VOC) of proposed architectural coatings shall not exceed zero for interior applications.*

*This measure shall conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings shall not exceed the daily emissions thresholds established by the South Coast Air Quality Management District. The CRP shall specify use of High-Volume, Low Pressure (HVLV) spray guns for application of coatings. [Mitigation Measure III-1]*

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

83. Sign Registration. Prior to installation of any freestanding, wall, roof, projecting or monument sign, an approved sign registration application and plot plan are required.

**PUBLIC WORKS - Land Development Division- Road Section (909) 387-8218**

84. Road Dedication/Improvement. The developer shall submit for review and obtain approval from the County Public Works of the following dedications, plans and permits for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California. These shall be submitted to the Department of Public Works (DPW), located at 825 E. Third Street, San Bernardino CA 92415-0835. Phone: (909) 387-8145.

**Commerce Drive (Local, Width Varies – 120’):**

Driveway Approach. Design driveway approach per San Bernardino County Standard 129, and located per Standard 130.

**Valley Boulevard (Major Arterial – 120’):**

Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, and located per Standard 130.

85. Road Design. Road sections within and/or bordering the project site shall be designed and constructed 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 Master Plan of Highways.
86. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction.

87. Utilities. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.
88. Encroachment Permits. Prior to installation of road and drainage improvements, a permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8039, as well as other agencies prior to work within their jurisdiction.
89. 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.

**PUBLIC WORKS - Traffic (909) 387-8186**

90. Regional Transportation Facilities Mitigation Fee. This project falls within the Regional Transportation Facilities Mitigation Plan for the Fontana Subarea. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. The fee assessed will be based on the applicable rates at the time of application for a building permit. These fees are subject to change however the current Regional Transportation Fee Plan can be found at the following website:

[http://www.sbcounty.gov/dpw/transportation/transportation\\_planning.asp](http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp)

91. Access Restriction. The driveways along Valley Boulevard shall be restricted to right in/right out only. The driveway along Commerce drive will be restricted. Existing left turn vehicles will be prohibited and the raised median along Commerce drive shall be modified to allow northbound left turn in only. Northbound left turn shall be constructed with a 150' pocket.

**PUBLIC WORKS-Surveyor (909) 387-8149**

92. Record of Survey. A Record of Survey/Corner record shall be filed in the following instances:
  - a. Legal descriptions or construction staking based upon a field survey of the boundary or building setbacks.
  - b. Monuments set to mark the property lines.
  - c. Pursuant to applicable sections of the business and Professions Code.



**PRIOR TO FINAL INSPECTION OR OCCUPANCY  
THE FOLLOWING SHALL BE COMPLETED**

**LAND USE SERVICES DEPARTMENT - Building and Safety Division (909) 387-4226**

93. Van Accessible Parking. Provide van accessible parking spaces for the disabled. One in every eight accessible spaces, but not less than one, shall be served by an accessible aisle 96 inches wide and shall be designated van accessible.

***The words “NO PARKING” shall be painted on the ground within each eight-foot loading area as specified in the California Building Code.***

**LAND USE SERVICES DEPARTMENT – Current Planning Division (909) 387-4115**

94. Landscaping Surety. Surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director shall be required for all landscape planting and irrigation systems to insure that the landscaping remains in a healthy thriving condition for a minimum of three (3) full years and that the irrigation system continues to function properly for a minimum of three (3) full years. As a minimum this surety shall be in an amount equal to 120% of the cost estimate by a licensed landscape architect and must include material and labor for each landscaped area. Failure to accomplish the screening and other landscape objectives listed in the landscaping conditions for this proposed use shall require additional/replacement plantings or other corrective measures as determined necessary by County Code Enforcement. Also the requirement for the Special Use Permit shall be extended and continue until such time as the objective has been accomplished to the satisfaction of County Code Enforcement and sustained for one year.
95. Landscaping Installed. All landscaping and all walls/fencing, walking paths, etc. as delineated on the approved landscape plan shall be installed.
96. Screen Dumpsters. All trash receptacles shall be screened from public view and shall have a waterproof roof.

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

97. Special Use Permit - Landscaping. The developer shall submit an application with the appropriate fees and obtain approval of a Special Use Permit for the confirmation inspections and administration of the surety to guarantee the installation, proper maintenance, and survival of the required landscaping.



**PUBLIC WORKS - Land Development Engineering – Drainage Section (909) 387- 8145**

98. Drainage and WQMP Improvements. All required drainage and WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works.
99. WQMP Final File. An electronic file of the final and approved WQMP, for each building (phase), shall be submitted to the Land Development Division, Drainage Section.

**PUBLIC WORKS - Land Development Engineering – Road Section (909) 387- 8145**

100. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.
101. Parkway Planting. Trees, irrigation systems, and landscaping required to be installed on the public right-of-way within this-project area shall be approved by County Public Works, maintained by other than the County Public Works Department and Current Planning, and shall be Maintained by the adjacent property owner or other County-approved entity.

**PUBLIC WORKS -Solid Waste Division (909) 386-8968**

102. C&D Plan- Part 2. The developer shall complete SWMD's C&D Plan Part 2. This summary shall provide documentation of diversion materials including but not limited to receipts or letters from diversion facilities or certification reuse of materials on site. The C&D Plan-Part 2 shall provide evidence to the satisfaction of County Solid Waste that demonstrates that the project has diverted from landfill disposal materials for reuse or recycling by a minimum of 50% of total volume of all construction waste.

**SPECIAL DISTRICTS (909) 387-5940**

103. Community Facilities District. This project lies within the boundaries of Community Facilities District 2002-1 (Kaiser Commerce Center) and Community Facilities District 2002-2 (Kaiser Commerce Center Fire Protection Services). Issuance of a Building permit will result in the classification of the parcel as Developed and Special Taxes for CFD 2002-1 and CFD 2002-2 will be levied against the parcel and collected annually on the tax bill. If Land Use Services requires the installation, or if the developer proposes to install, additional streetlights, then streetlight plans and plan check fees must be approved by and submitted to Special Districts Department.

**COUNTY FIRE DEPARTMENT – Hazardous Materials Division (909) 387-8401**

104. Underground Storage Tanks. Prior to operation, the owner/operator shall obtain permits for upgrading or removing existing underground storage tanks. For information, contact the Office of the Fire Marshall, Hazardous Materials Division at (909) 386-8401.
105. Business Emergency/Contingency Plan. Prior to occupancy, operator shall submit a Business Emergency/contingency Plan for emergency release or threatened release of hazardous materials and wastes or a letter exemption. For information, contact the Office of the Fire Marshall, Hazardous Materials Division at (909) 386-8401.
106. Hazardous Permits. Prior to occupancy, applicant shall be required to apply for one or more of the following; a Hazardous Materials Handler permit, a Hazardous Waste Generator Permit, and/or an Underground Storage Tank permit. For information, contact the Office of the Fire Marshall, Hazardous Materials Division at (909) 386-8401.

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

107. Inspection. Inspection by Fire Department. Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final". [F03]

**END OF CONDITIONS 12/06/12 – Ernest Perea, Contract Planner**

## **EXHIBIT C**

### **INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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# LAND USE SERVICES DEPARTMENT

## PLANNING DIVISION

385 N. Arrowhead Avenue, San Bernardino, CA 92415-0182  
(909) 387-8311 Fax (909) 387-3223  
<http://www.sbcounty.gov/landuseservices>



COUNTY OF SAN BERNARDINO

CHRISTINE KELLY  
Director

### COUNTY OF SAN BERNARDINO NOTICE OF AVAILABILITY AND NOTICE OF INTENT (NOI) TO ADOPT AN INITIAL STUDY / NEGATIVE DECLARATION FOR CONDITIONAL USE PERMIT P201100228 (Fontana Prologis)

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Negative Declaration (IS/ND) that identify and evaluate the environmental impacts of the below-named project.

**Project Title:** Fontana Prologis

**Project No.:** Conditional Use Permit P201100228

**Project Location:** The site is located north of Valley Boulevard, west of Commerce Drive, south of San Bernardino Avenue, and east of Etiwanda Avenue.

**Project Description:** 186,000 square foot industrial building on 9.05 acres.

**Environmental Review and Public Comment:** The circulation of the Draft Negative Declaration and Initial Study is to encourage written public comments. Interested persons can review the Draft IS/ND at [www.sbcounty.gov](http://www.sbcounty.gov) and at the following physical locations:

San Bernardino County Government Center  
Land Use Services Department, First Floor  
385 N. Arrowhead Avenue  
San Bernardino, CA 92415

High Desert Government Center  
15900 Smoke Tree St. Suite 131  
Hesperia, CA 92345

If unavailable on the web site, the document may be obtained in electronic format by telephoning the Land Use Services Department at (909) 387-8311 or, or by emailing the project Planner at [ernestperea@ymail.com](mailto:ernestperea@ymail.com) to request a PDF version of the document.

The public comment period will end on **October 2, 2012 by 5:00PM**. Please submit comments to

[ernestperea@ymail.com](mailto:ernestperea@ymail.com) or to:  
Ernest Perea, Contract Project Planner  
County of San Bernardino  
Land Use Services Department, Planning Division  
385 N. Arrowhead Avenue  
San Bernardino, CA 92415-0184

**Public Hearing:** A public hearing will be scheduled to consider adoption of the Final IS/MND at a future date. In advance of the hearing date, Staff will distribute a separate notice regarding that hearing.

GREGORY C. DEVEREAUX  
County Executive Officer

Board of Supervisors  
BRAD MITZELFELT .....First District      NEIL DERRY .....Third District  
JANICE RUTHERFORD .....Second District      GARY C. OVITT .....Fourth District  
JOSIE GONZALES .....Fifth District

## SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

### PROJECT LABEL:

<p><b>APN:</b> 0238-31-19 <b>APPLICANT:</b> Prologis/Jim Jachetta <b>COMMUNITY:</b> Fontana/2<sup>nd</sup> Supervisorial District <b>LOCATION:</b> North of Valley Boulevard, west of Commerce Drive, south of San Bernardino Avenue, and east of Etiwanda Avenue P201100228/CUP <b>PROJECT NO:</b> <b>STAFF:</b> Ernest Perea, Contract Planner <b>REP(S):</b> Hogle-Ireland Inc. (Pamela Steele) <b>PROPOSAL:</b> CUP to construct one industrial building to be used as a general warehouse / distribution facility not to exceed 186,800 square feet on 9.05 acres.</p>	<p><b>USGS Quad:</b> Guasti <b>T, R, Section:</b> T1S R6W Sec.21 NW ¼ <b>Thomas Bros.:</b> page 603 Grid: J6</p> <p><b>Specific Plan:</b> Kaiser Commerce Center <b>OLUD:</b> Kaiser Commerce Center <b>Improvement Level:</b> IL-1 <b>Overlays:</b> None</p>
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### PROJECT CONTACT INFORMATION:

<b>Lead agency:</b>	San Bernardino County Land Use Services Department - Current Planning Division 385 North Arrowhead Avenue, First Floor San Bernardino, CA 92415-0182
<b>Contact person:</b>	Ernest Perea, Contract Planner
<b>Phone No:</b>	951-214-2739
<b>E-mail:</b>	ernestperea@ymail.com
<b>Project Sponsor:</b>	Jim Jachetta - Prologis 17777 Center Court Drive N, # 100, Cerritos, CA 90703
<b>Consultant:</b>	Hogle-Ireland, Inc. 1500 Iowa Avenue, Suite 110, Riverside, CA 92507
<b>Fax No:</b>	(909) 387-3249

### PROJECT DESCRIPTION:

The proposed project is a Conditional Use Permit to construct one industrial building to be used as a general warehouse/distribution facility. The building totals 186,800 sq. ft., including 15,000 sq. ft. of office space. The project site has a gross and net area of 9.05 acres. The percentage of building coverage is 47.24% and landscaping covers 13.29% of the net area.

The project is located north of Valley Boulevard, west of Commerce Drive, south of San Bernardino Avenue, and east of Etiwanda Avenue. Valley Boulevard and Commerce Drive are County maintained roads that provide access to the site. The project site is in the unincorporated portion of San Bernardino County and is in the Kaiser Commerce Center Specific Plan (KC/SP). The project is in the Second Supervisorial District and it is within the City of Fontana Sphere of Influence.

As defined by San Bernardino County, warehouse/distribution facilities are used primarily for the storage and/or consolidation of manufactured goods prior to their distribution to retail locations or other warehouses. These facilities are commonly constructed utilizing concrete tilt-up technique, with a typical ceiling height of at least 24 feet. High-cube Warehouse/distribution centers are generally greater than 100,000 SF in size with a land coverage ratio of approximately 50% and a dock-high loading ratio of approximately 1:5,000-10,000 SF; they are characterized by a small employment count due to a high level of automation

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**ENVIRONMENTAL/EXISTING SITE CONDITIONS:**

The project site is currently vacant, but is utilized as a detention basin which has resulted in the limited quantity and degraded quality of any onsite native biological resources since it was graded and excavated. The site is surrounded by warehouse distribution facilities to the north and west and across Commerce Drive to the east and Valley Boulevard to the south, which are part of the Kaiser Commerce Center Specific Plan and therefore similar to the one proposed on the site. The topography of the site slopes downward from the surrounding terrain on all sides of the site to create the existing detention basin.

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	IL
SITE	Vacant/Detention Basin	Kaiser Commerce Center Specific Plan	IL-1
North	Warehouse/Distribution	Kaiser Commerce Center Specific Plan	IL-1
South	Warehouse/Distribution	Kaiser Commerce Center Specific Plan	IL-1
East	Warehouse/Distribution	Kaiser Commerce Center Specific Plan	IL-1
West	Warehouse/Distribution	Kaiser Commerce Center Specific Plan	IL-1

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

Federal: None

State of California: None

County of San Bernardino: Land Use Services - Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Special Districts, Public Works. County Fire and Sheriff

Local: None



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### EVALUATION FORMAT

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

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
--------------------------------------	---	--------------------------	--------------

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

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

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

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### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

### DETERMINATION:

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

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

  
Signature (prepared by): Ernest Perea, Contract Planner

8-30-12  
Date

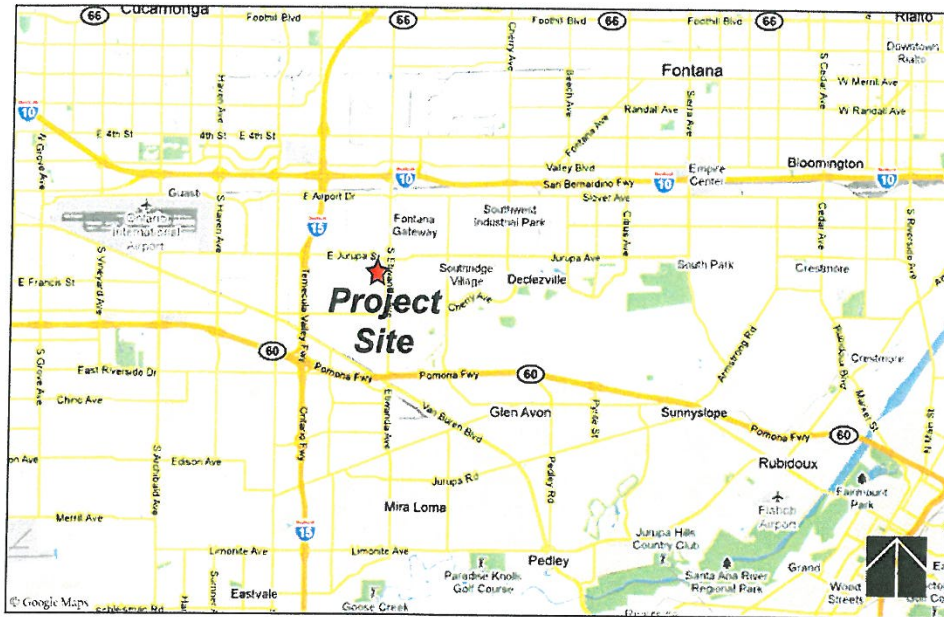
  
Signature: Terri Rahhal, Planning Manager

8-30-12  
Date

**APPENDICES (On Compact Disk)**

- A. Air Quality and Climate Change Assessment.**
- B. Geotechnical Report Update and Supplemental Recommendations**
- C. Drainage Study**
- D. Water Quality Management Plan (WQMP)**
- E. Soil Hydraulic Conductivity Analysis**
- F. Traffic Study**

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Regional Context Map



Vicinity Map

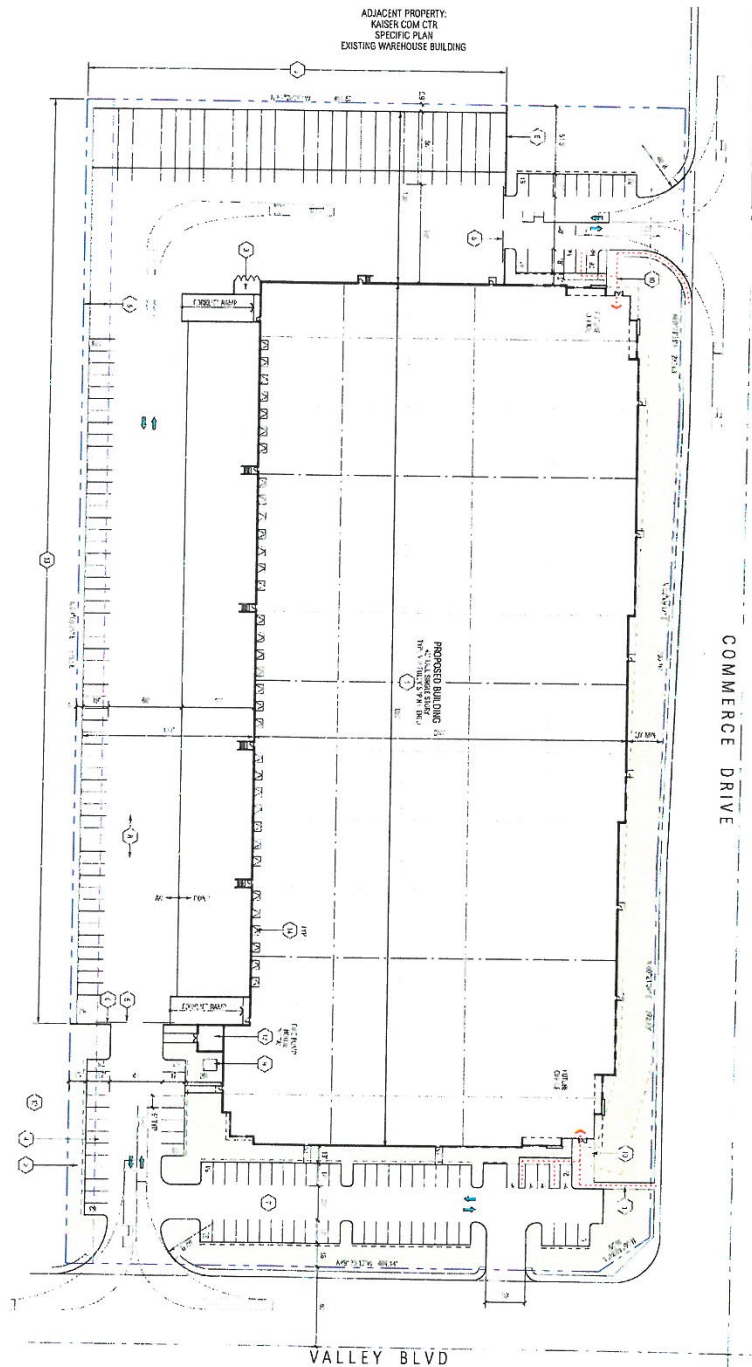
**Prologis Park  
 Kaiser Commerce Center**

**Location Map**

**Exhibit 1**



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Prologis Park  
Kaiser Commerce Center

Site Plan

Exhibit 2

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

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

- I a) **No Impact.** The proposed project is not located within a designated State or local Scenic Corridor and will not have a substantial adverse effect on a scenic vista, as there are none identified within the vicinity of the project site. No impact will occur.
- I b) **No Impact.** The project will not substantially damage scenic resources, including, but not limited to, rock outcroppings and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and there are no rock outcroppings, or historic buildings on the project site. No impacts will occur.
- I c) **Less Than Significant Impact.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings. The surrounding area is dominated with industrial buildings similar to the one proposed. Landscaping will be provided along Commerce Drive and Valley Boulevard, which includes canopying and flowering accent trees as well as groundcover. This landscaping will be consistent with what currently exists in the surrounding area. The proposed project is consistent with the planned visual character of the area and will incorporate the design guidelines/standards found in the Specific Plan, including landscaping, buffering, and screening as appropriate. With these design features, impacts to visual character and quality to the site and surroundings are considered less than significant.
- I d) **Less Than Significant Impact.** Lighting proposed onsite will be designed in accordance with the design standards of the County Development Code and Specific Plan. Adherence to these standards will ensure that the project will not create a new source of substantial light or glare by requiring lighting to be shielded or hooded and to prohibit light trespass onto adjacent properties. Impacts are considered less than significant.



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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>II. AGRICULTURE AND FORESTRY RESOURCES -</b>				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION** (Check ☐ if project is located in the Important Farmlands Overlay):

- II a) **No Impact.** The subject property is identified as Urban and Built Up Land on the Farmland Mapping and Monitoring Program map prepared by the Department of Conservation. This indicates that the area is occupied by structures with a building density of at least one unit to one and a half acres. The proposed project would thus have no impact to designated farmland.
- II b) **No Impact.** The subject property is not designated or zoned for agricultural use and the proposed project does not conflict with any agricultural land use or Williamson Act land conservation contract. No impact would occur.
- II c) **No Impact.** The site is not zoned as forest land or timberland by San Bernardino County or the State of California Conservation Department. No impact would occur.

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- II d) **No Impact.** There is no forest or timberland located on the project site. No impact could occur.
- II e) **No Impact.** The proposed project will develop approximately 9.05 acres of an existing detention basin. Although agricultural use was historically existing in the area prior to the site's use by Kaiser Steel and the existing detention basin, no agricultural uses are apparent adjacent to or near the project site. The project in and of itself will not involve changes that could result in the conversion of Farmland to non-agricultural uses. The proposed use does not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Prime Farmland to a non-agricultural use.

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>III. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION** *The following summaries are based in part on the project Air Quality Assessment prepared by Hogle-Ireland in July 2011. Please reference this document for further details.(Appendix A).*

III a) **Less Than Significant Impact.** A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2007 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2007 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

1. The project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, with mitigation incorporated; therefore, the project could not result in an increase in the frequency or severity of any air quality standards violation and will not

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cause a new air quality standard violation.

2. The project includes construction of 186,800 SF of warehousing and office space on 9.05 AC. The proposed warehouse is consistent with the development and use standards for the Kaiser Commerce Center Specific Plan, West End standards.<sup>i</sup> The Specific Plan was last revised in 2003 and has not been comprehensively updated since the 2007 AQMP was adopted in June 2007; therefore, the land use projections used in the Specific Plan are assumed to be equivalent to the growth projections utilized in the 2007 AQMP. The 2007 AQMP long-term emissions inventory is modeled from the growth projections utilized in the 2004 Regional Transportation Plan (RTP) prepared by the Southern California Association of Governments (SCAG). RTP growth projections are developed utilizing a comprehensive analysis of fertility, mortality, migration, labor force, housing units, and local policies such as land use plans; therefore, consistency with local planning documents establishes consistency with the RTP projections and the AQMP growth assumptions.

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

- III b) **Less Than Significant Impact With Mitigation Incorporated.** Short-term criteria pollutant emissions will occur during site preparation, grading, building construction, paving, and painting activities. Emissions will occur from use of equipment, worker, vendor, and hauling trips, and disturbance of onsite soils (fugitive dust). To determine if construction of the proposed warehouse could result in a significant air quality impact, the California Emissions Estimator Model (CalEEMod) has been utilized. It is estimated that the building will take approximately two years to complete. The results of the CalEEMod outputs are summarized in Table 1 (Unmitigated Maximum Daily Construction Emissions) and Table 2 (Mitigated Maximum Daily Construction Emissions). Based on the results of the model, without mitigation, maximum daily emissions from the construction of the warehouse will result in excessive emissions of volatile organic chemicals (identified as reactive organic gases) associated with interior and exterior coating activities.

**Table 1**  
**Unmitigated Maximum Daily Construction Emissions (lbs/day)**

Activity	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
Site Preparation	7.18	57.48	33.62	0.05	21.20	12.83
Grading	4.97	37.84	26.21	0.04	15.11	5.09
Building Construction	4.80	31.46	24.76	0.05	3.23	1.94
Architectural Coating	216.68	2.07	2.26	0.00	0.38	0.19
Paving	6.25	33.91	21.86	0.03	3.13	2.94
Maximum	216.68	57.48	33.62	0.05	21.20	12.83
Threshold	75	100	550	150	150	55
Substantial?	Yes	No	No	No	No	No

To compensate for excessive VOC/ROG emission from coating activities, the CalEEMod model includes use of minimum zero-VOC interior coatings and minimum 100 grams per liter (g/l) VOC content exterior coatings to reduce emissions. The following mitigation measure is required:

***Mitigation Measure III-1. Coating Restrictions. Prior to issuance of building permits, the project proponent shall submit, to the satisfaction of County Planning, a Coating Restriction Plan (CRP), consistent with South Coast Air Quality Management District (SCAQMD) guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include the following:***

- The volatile organic compounds (VOC) of proposed architectural coatings shall not exceed zero for interior applications. Add 100g/l for exterior application

This measure shall conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings shall not exceed the daily emissions thresholds established by the South Coast Air Quality Management District. The CRP shall specify use of High-Volume, Low Pressure (HVLP) spray guns for application of coatings. [Mitigation Measure III-1]

Use of low-VOC coatings during construction activities will reduce VOC emissions to 54.47 lbs/day, less than the threshold established by SCAQMD as shown in Table 2 below.

**Table 2  
Mitigated Maximum Daily Construction Emissions (lbs/day)**

<b>Activity</b>	<b>ROG</b>
Site Preparation	7.18
Grading	4.97
Building Construction	4.80
Architectural Coating	31.27
Paving	6.25
Maximum	54.47
Threshold	75
Substantial?	No

Long-term criteria air pollutant emissions will result from the operation of the proposed warehouse. Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the warehouse. Area source emissions are the combination of many small emission sources that include use of outdoor landscape maintenance equipment, use of consumer products



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such as cleaning products, and periodic repainting of the proposed warehouse. Energy demand emissions result from use of electricity and natural gas. Based on the results of the CalEEMod model, maximum daily operational emissions associated with the proposed warehouse will not exceed the thresholds established by SCAQMD as summarized in Table 3.

**Table 3**  
**Long-Term Unmitigated Daily Operational Emissions (lbs/day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
<i>Summer</i>						
Area Sources	4.88	0.00	0.00	0.00	0.00	0.00
Energy Demand	0.01	0.11	0.10	0.00	0.01	0.01
Mobile Sources	1.59	7.92	13.01	0.03	2.88	0.29
<i>Summer Total</i>	<i>6.48</i>	<i>8.03</i>	<i>13.11</i>	<i>0.03</i>	<i>2.89</i>	<i>0.30</i>
<i>Winter</i>						
Area Sources	4.88	0.00	0.00	0.00	0.00	0.00
Energy Demand	0.01	0.11	0.10	0.00	0.01	0.01
Mobile Sources	1.67	8.39	13.16	0.02	2.88	0.29
<i>Winter Total</i>	<i>6.56</i>	<i>8.50</i>	<i>13.26</i>	<i>0.02</i>	<i>2.89</i>	<i>0.30</i>
Threshold	55	55	550	150	150	55
Substantial?	No	No	No	No	No	No

- III c) **Less Than Significant Impact.** Cumulative short-term, construction-related emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project emissions will be less than significant with mitigation incorporated as identified in Mitigation Measure III-1 above and other concurrent construction projects in the region will be required to implement standard air quality regulations and mitigation pursuant to State CEQA requirements, just as this project has.

The SCAQMD CEQA Air Quality Handbook identifies methodologies for analyzing long-term cumulative air quality impacts. These methodologies identify three performance standards that can be used to determine if long-term emissions will result in cumulative impacts. Essentially, these methodologies assess growth associated with a land use project and are evaluated for consistency with regional projections. Consistency with the Air Quality Handbook methodology would demonstrate that the project's cumulative impacts are not significant. Exceedance of regional projections could result in potentially significant impacts.

To determine if the project could result in cumulative impacts, the methodology identified in Table A9-15 of the Air Quality Handbook has been utilized. This method establishes a minimum one percent per year reduction in project emissions over the life of the project. The variance between year 2040 emissions and the maximum allowable one percent per year emissions threshold indicates that Year 2040 cumulative emissions from operation of the proposed building will be less than maximum allowable emissions as summarized in Table 4.

**Table 4**  
**Long-Term Cumulative Emissions Reductions (tons/yr)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
<i>Year 2014</i>						
Area Sources	0.89	0.00	0.00	0.00	0.00	0.00
Energy Demand	0.00	0.02	0.02	0.00	0.00	0.00
Mobile Sources	0.29	1.45	2.40	0.00	0.48	0.05
2014 Total	<b>1.18</b>	<b>1.47</b>	<b>2.42</b>	<b>0.00</b>	<b>0.48</b>	<b>0.05</b>
<i>Year 2040</i>						
Area Sources	0.89	0.00	0.00	0.00	0.00	0.00
Energy Demand	0.00	0.02	0.02	0.00	0.00	0.00
Mobile Sources	0.11	0.30	0.92	0.00	0.45	0.03
2040 Total	<b>1.00</b>	<b>0.32</b>	<b>0.94</b>	<b>0.00</b>	<b>0.45</b>	<b>0.03</b>
<i>Maximum Allowable Emissions</i>	<i>0.91</i>	<i>1.13</i>	<i>1.86</i>	<i>0.00</i>	<i>0.37</i>	<i>0.16</i>
Variance	<b>-0.09</b>	<b>0.81</b>	<b>0.92</b>	<b>0.00</b>	<b>-0.08</b>	<b>0.13</b>
Significant?	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

- III d) **Less Than Significant Impact.** No sensitive land uses are located within one-quarter mile of the proposed warehouse. Since no sensitive land uses exist near the project, impacts to workers at the proposed warehouse were evaluated as receptors. Pollutants of particular concern when relating to sensitive receptors include carbon monoxide, toxic air contaminants, and odors. High-cube warehouses result in the generation of diesel truck traffic and have been linked with high emissions of diesel particulate matter (DPM) that was established as an air toxic contaminant by ARB in 1998. Potential cancer risk and non-cancer health risks to sensitive receptors within one-quarter mile of the project site due to DPM emissions were estimated using the EPA AERMOD model and guidance provided by SCAQMD in the *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Emissions* white paper. Since there are no sensitive receptors in the area, the report identified work exposure to DPM. Assuming that the workers at the proposed warehouse will not be working on a 24-hour schedule, average worker exposure is 46 years (0.66 lifetime exposure adjustment).

The incremental increase of cancer risk in the project vicinity ranges from 4.3 in one million to 5.9 in one million. These incremental increases are less than the threshold of 10 in one million established by SCAQMD. The non-cancer hazard index at the receptors ranges from 0.004 to 0.006. These hazard index values are less than the threshold of 1.0 established by SCAQMD. The results of the cancer and non-cancer risk assessments are summarized in Table 5.

**Table 5**  
**Cancer and Non-Cancer Risk**

Rank	Cancer Risk	Non-Cancer Risk
1	5.859E-06	0.006
2	5.574E-06	0.006
3	5.330E-06	0.005
4	4.946E-06	0.005
5	4.889E-06	0.005
6	4.853E-06	0.005
7	4.805E-06	0.005
8	4.433E-06	0.004
9	4.425E-06	0.004
10	4.310E-06	0.004
Threshold	1.000E-05	1.000
Substantial?	No	No

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. The project traffic study analyzed the impacts of traffic at the two project driveways on Valley Boulevard, the project driveway on Commerce Drive, the intersection of Valley Boulevard at Commerce Drive, and the intersection of Valley Boulevard/Ontario Mills Parkway at Etiwanda Avenue (see Appendix C). In the year 2012, evening peak hour traffic increases from the proposed project are estimated at approximately 0.7 percent (16 project trips/2,106 total volume) at the intersection of Valley Boulevard at Commerce Drive, and 0.3 percent (10 project trips/2,780 total volume) at the intersection of Valley Boulevard/Ontario Mills Parkway at Etiwanda Avenue. There are no residential or other land uses that can be classified as sensitive receptors adjacent to or near these intersections or the project site. Sidewalks are located along Valley Boulevard, Commerce Drive, and Etiwanda Avenue. These uses are considered sensitive receptors because they have the potential to support the elderly, children, and other receptors that may be sensitive to high pollutant concentrations. Carbon monoxide increases based on the peak evening cumulative traffic increases from ambient traffic volumes and the proposed project in the year 2012 at the project study intersections were modeled using the CALINE4 (CL4) software as recommended by the Caltrans CO Protocol. Based on the model, maximum increase of 0.2 ppm carbon monoxide will occur at any intersection and no sensitive receptor will be exposed to carbon monoxide levels that exceed the 20 ppm or 35 ppm AAQS as summarized in Table 6.

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**Table 6**  
**Carbon Monoxide Concentrations**

Intersection	Receptor	Concentration Increase (ppm)	Total Concentration (ppm)
Valley/Ontario Mills @ Commerce	Sidewalk A	0.2	3.9
Valley @ Etiwanda	Sidewalk B	0.0	4.0

- III e) **No Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The proposed warehouses are not considered sensitive receptors and will not be substantially affected by potential odors from any surrounding operations that may potentially produce odors. The proposed warehouses, in turn, do not produce odors that would affect a substantial number of people.

**Therefore, significant adverse impacts are identified without mitigation; Mitigation Measure III-1 will reduce the project's air quality impacts to less than significant on both a regional and localized level.**

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>IV. BIOLOGICAL RESOURCES - Would the project:</b>				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION :**

IV a) **Less Than Significant Impact.** The project site is currently developed with a detention basin and was previously the site of a slag dump that was part of Kaiser Steel's operations. Little vegetation exists on the site to provide habitat for any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

IV b) **Less Than Significant Impact.** The project site is developed with a detention basin and no

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riparian habitat or other sensitive natural community is present. Despite the nature of the detention basin to accommodate flows, little vegetation exists within the basin to be defined as including riparian habitat. The project is not anticipated to impact any such habitats.

- IV c) **No Impact.** The project site is developed with a detention basin with no wetlands as defined by Section 404 of the Clean Water Act. Despite the nature of the detention basin to accommodate flows, it cannot be classified as wetlands per the Clean Water Act. In addition, the site has been planned for industrial development by the Kaiser Commerce Center Specific Plan. The project is not anticipated to impact any such protected wetlands.
- IV d) **Less Than Significant Impact** The project site is developed with a detention basin. This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no such corridors or nursery sites within or near the project site as the site contains little vegetation and the surrounding area is developed with industrial land uses.
- IV e) **No Impact** This project will not conflict with local policies or ordinances protecting native trees because the site has been previously disturbed for the existing detention basin and no trees exist on the project site.
- IV f) **No Impact** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. The County of San Bernardino has not adopted a Habitat Conservation Plan for the region. Likewise, there is no local, regional or state habitat conservation plan that governs the project site or vicinity.

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



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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>V. CULTURAL RESOURCES - Would the project</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- V a) **Less Than Significant Impact.** The project site is primarily vacant with an existing detention basin comprising the entire site. This project will not cause a substantial adverse change in the significance of a historical resource, because no historic resources currently exist on the site. Prior to construction of the existing basin, buildings associated with the historic use of the site by Kaiser Steel were determined not to be historically significant and were demolished as determined by the EIR prepared for the Kaiser Commerce Center Specific Plan. Further, should historical resources of significance be found during grading or excavation activities, the project is subject to the County's standard condition of approval regarding historical resources that requires the developer to contact the County Museum for determination of appropriate mitigation measures, such as isolation of the resource site, recovery of the item, and appropriate curation and documentation.
- V b) **Less Than Significant Impact.** This project will not cause a substantial adverse change in the significance of an archaeological resource, because no resources have been identified on the site. The site had long been used in association of the operations of Kaiser Steel and the site was subsequently excavated to construct the existing basin, which did not unearth any archaeological resources at that time. The EIR for the Kaiser Commerce Center Specific Plan determined that no archaeological resources existed on the project site. The proposed project would primarily fill in the existing detention basin, requiring little to no further excavation of the site. Further, should archaeological resources of significance be found during grading or excavation activities, the project is subject to the County's standard condition of approval regarding historical resources that requires the developer to contact the County Museum for determination of appropriate mitigation measures, such as isolation of the resource site, recovery of the item, and appropriate curation and documentation.
- V c) **Less Than Significant Impact.** The project site is currently developed with a detention

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basin that will be filled for construction of the proposed project. Little to no further excavation of the site is proposed that would disturb the underlying soil that has potential for containing paleontological resources. As stated in the EIR prepared for the Kaiser Commerce Center Specific Plan, the site is located within an area with low to moderate paleontological sensitivity. This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because the site and surrounding area surface is characterized as alluvial fan deposits of the Pliocene to Holocene era<sup>1</sup>. Sediments from this more recent era of geologic activity do not typically contain fossil or other paleontological resources. While later aged sediments may exist beneath the surface deposits on the site, the minimal amount of grading proposed for the project is not anticipated to disturb any potential paleontological resources that may exist beneath the surface. The site was previously excavated to construct the existing basin, which did not unearth any substantial paleontological resources at that time. The proposed project would primarily fill in the existing detention basin, requiring little to no further excavation of the site. To further reduce the potential for impacts, the project will be subject to a condition which requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.

- V d) **Less Than Significant Impact.** This project is not likely to disturb any human remains, including those interred outside of formal cemeteries, because no such burial grounds have been identified on the project site and the site has been excavated to create the detention basin; however, should any human remains be discovered during construction of this project, the stipulations set forth in Section 21083.1 of the California Public Resources Code are required to be followed. All construction or excavation shall cease in the immediate area of the find(s) until the County Coroner, by law, has determined if the bone is human and archaeological in nature. If the bone is human and archaeological, the landowner shall consult with a qualified archaeologist and a representative of the applicable Native American tribe.

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

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<sup>1</sup> TvC - USGS Geologic Map of the San Bernardino 30' x 60' Quadrangle, California

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**VI. GEOLOGY AND SOILS - Would the project:**

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

**SUBSTANTIATION** (Check ☐ if project is located in the Geologic Hazards Overlay District):

*The following summaries are based in part on the Geotechnical Report Update (10/2/2008, updated 4/7/2011 )and Supplemental Recommendations and the Soil Hydraulic Conductivity Analysis prepared (10/9/2007) by Kleinfelder West, Inc.,.*

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*Please reference these documents for further details. (Appendix B and Appendix E).*

ai) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, because the project site is not located within an Alquist-Priolo Fault Hazard Zone, a County fault hazard overlay, or on any known fault.

aii) **Less Than Significant Impact.** The project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. The nearest fault zones are the San Andreas fault zone located approximately 6 miles north (Cucamonga fault), northwest (Red Hill fault), and northeast (San Jacinto fault) of the project site. An earthquake produced from these or other nearby faults could result in strong ground shaking; however, the project will be reviewed and approved by County Building and Safety with appropriate seismic standards implemented. Adherence to standards and requirements contained in the building code for the design of the proposed structures will ensure that any impacts are less than significant by ensuring that structures do not collapse during strong ground shaking.

aiii) **Less Than Significant Impact.** The Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction, because the potential for these was determined by the Geotechnical Report Update and Supplemental Recommendations prepared by, Kleinfelder West, Inc., dated October 2, 2008 and updated April 7, 2011 to be low and standard building code requirements would provide for less than significant impacts.

aiv) **Less Than Significant Impact.** The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides, because the project site and surrounding area are relatively flat and therefore landslides could not occur.

VI b) **Less Than Significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil, because the site will be paved and landscaped. Erosion control plans will be required to be submitted, approved, and implemented. Measures to reduce and control erosion of soil during construction and long term operation are required by SCAQMD through its Rule 403 for control of fugitive dust, the Santa Ana Regional Water Quality Control Board (RWQCB) under administration of the State's General Construction Permit, and the County of San Bernardino Public Works Department through its Storm Water Management Program. Implementation of requirements under SCAQMD Rule 403 for control of fugitive dust would reduce or eliminate the potential for soil erosion due to wind. Implementation of Best Management Practices (BMPs) that would be included in the applicant's Storm Water Pollution Prevention Plan (SWPPP) would reduce soil erosion due to storm water or water associated with construction.

VI c) **Less Than Significant Impact.** The project is not located on a geologic unit or soil identified as being unstable or having the potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse as determined by the Geotechnical

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Report Update and Supplemental Recommendations prepared by, Kleinfelder West, Inc., dated October 2, 2008 and updated April 7, 2011. Standard building code requirements were determined to diminish any potential impact to less than significant levels.

- VI d) **No Impact.** The project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils.
- VI e) **No Impact.** The project will be served by the Kaiser Sewage Treatment Plant. No septic systems will be utilized as part of this project.

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

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**VII. GREENHOUSE GAS EMISSIONS** - Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

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**SUBSTANTIATION** *The following summaries are based in part on the project Climate Change Assessment prepared by Hogle-Ireland in July 2011. Please reference this document for further details.(Appendix A).*

- VII a) **Less Than Significant Impact.** The project will result in short-term greenhouse gas emissions from construction and installation activities associated with construction of the proposed warehouse. Greenhouse gas (GHG) emissions will be released by equipment used for demolition, utility installation, grading, paving, and building construction activities. GHG emissions will also result from worker and vendor trips to and from the project site. Table 7 (Construction Greenhouse Gas Emissions) summarizes the estimated yearly emissions from construction activities. Carbon dioxide emissions from construction equipment and worker/vendor trips were estimated utilizing the California Emissions Estimator Model (CalEEMod) version 2011.1.1 and Road Construction Emissions Model (RoadMod) version 6.3.2. Construction activities are short-term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. Because of this difference, SCAQMD recommends in its draft threshold to amortize construction emissions over a 30-year operational lifetime. This normalizes construction emissions so that they can be grouped with operational emissions in order to generate a precise project GHG inventory. Amortized construction emissions are included in Table7.

**Table 7**  
**Construction Greenhouse Gas Emissions**

Construction Year	GHG Emissions (MT/YR)			
	CO2	CH4	N2O	TOTAL*
2012	287.14	0.03	0.00	287.75
2013	321.50	0.03	0.00	322.14
SUB-TOTAL	608.94	0.06	0.00	609.89
AMORTIZED TOTAL^	20.30	0.00	0.00	20.33
* MTCO2E Note: Slight variations may occur due to rounding and variations in modeling software ^ Amortized over 30-years				

Warehousing and distribution activities will result in continuous greenhouse gas emissions



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from mobile, area, and operational sources. Mobile source, including vehicle trips to and from the project site, will result primarily in emissions of CO<sub>2</sub> with minor emissions of CH<sub>4</sub> and N<sub>2</sub>O. The most significant GHG emission from natural gas usage will be methane. Electricity usage by the warehouses and indirect usage of electricity for water and wastewater conveyance will result primarily in emissions of carbon dioxide. Disposal of solid waste will result in emissions of methane from the decomposition of waste at landfills coupled with CO<sub>2</sub> emission from the handling and transport of solid waste. These sources combine to define the long-term greenhouse gas inventory for the build-out of the proposed project. To determine this inventory, CalEEMod was used. The methodology utilized for each emissions source is based on the CAPCOA *Quantifying Greenhouse Gas Mitigation Measures* handbook. A summary of the project's long-term greenhouse gas emissions inventory is included in Table 8 (Long-Term Greenhouse Gas Inventory). The emissions inventory is presented as metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>E) meaning that all emissions have been weighted based on their Global Warming Potential (GWP) (a metric ton is equal to 1.102 short tons). Mobile sources are based on annual vehicle miles traveled (VMT) based on daily trip generation identified in the project traffic study. Natural gas usage, electricity usage, and solid waste disposal are based on default demand figures utilized in CalEEMod.

**Table 8**  
**Long-Term Greenhouse Gas Emissions**

Source	GHG Emissions (MT/YR)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	TOTAL*
Area	0.00	0.00	0.00	0.00
Energy	220.10	0.01	0.00	221.47
Mobile	472.00	0.01	0.00	472.27
Solid Waste	379.47	0.01	0.00	850.42
Water/Wastewater	3.91	0.01	0.00	4.16
<b>TOTAL</b>	<b>1,075.48</b>	<b>22.46</b>	<b>0.00</b>	<b>1,548.32</b>
* MTCO <sub>2</sub> E/YR				
Note: Slight variations may occur due to rounding				

Greenhouse gas emissions from the project were evaluated in light of project design features and existing regulations to determine if emissions could be reduced below the 3,000 MTCO<sub>2</sub>E threshold established by the County of San Bernardino Greenhouse Gas Emissions Reduction Plan without the need for incorporation of mitigation measures. Project design features include energy efficient building design and water efficient landscaping. With consideration of project design features and existing regulatory requirements, the proposed warehouse will emit approximately 1,548.32 MTCO<sub>2</sub>E per year accounting for construction and operational sources as summarized in Table 8. Therefore, the project will not exceed the 3,000 MTCO<sub>2</sub>E/YR thresholds established by the County of San Bernardino.

Although the project will not exceed the 3,000 MTCO<sub>2</sub>E/YR threshold, the County has developed GHG reducing performance standards to improve the energy efficiency, water conservation, vehicle trip reduction potential, and reduce other climate change impacts that are applicable to new development approved within the unincorporated portions of San Bernardino County. As such, the following Performance Standards establish the minimum

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level of compliance that development must meet to assist in meeting the 2020 GHG reduction target identified in the County GHG Emissions Reduction Plan. These Performance Standards apply to all Projects, including those that emit less than 3,000 MTCO<sub>2</sub>E/YR, and will be included as Conditions of Approval for development projects.

The following are the Performance Standards (Conditions of Approval) that are applicable to the Project:

*1. 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) 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.*

*b) 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.*

*c) 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.*

VII b) **Less Than Significant Impact.** In August 2007, the San Bernardino County Board of Supervisors launched four environmental initiatives known as Green County San Bernardino. These initiatives include use of green building practices in all new/redeveloped County buildings, a voluntary green building program for developers, waiver of County building fees for incorporation of green building techniques, and establishment of the Green County San Bernardino website. These initiatives are critically tied with the County's current efforts to reduce greenhouse gas emissions through a GHG reduction plan and General Plan amendment. The County's Green County website provides information related to transportation, construction, recycling, and landscaping for the community to learn how to reduce individual and development-related carbon footprints.

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

- Reduce emissions from activities over which the County has jurisdictional and operational control consistent with the target reductions of Assembly Bill (AB) 32 Scoping Plan;
- Provide estimated GHG reductions associated with the County's existing sustainability efforts and integrate the County's sustainability efforts into the discrete

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actions of this Plan;

- Provide a list of discrete actions that will reduce GHG emissions; and Approve a GHG Plan that satisfies the requirements of Section 15183.5 of the California Environmental Quality Act (CEQA) Guidelines, so that compliance with the GHG Plan can be used in appropriate situations to determine the significance of a project's effects relating to GHG emissions, thus providing streamlined CEQA analysis of future projects that are consistent with the approved GHG Plan.

The GHG Plan identifies goals and strategies to obtain the 2020 reduction target. Reduction measures are classified into broad classes based on the source of the reduction measure. Class 1 (R1) reduction measures are those adopted at the state or regional level and require no additional action on behalf of the County other than required implementation. Class 2 (R2) reflect quantified measures that have or will be implemented by the County as a result of the GHG Plan. Class 3 (R3) measures are qualified measures that have or will be implemented by the County as a result of the GHG Plan.

Section 5.6 of the GHG Plan identifies the procedures for reviewing development projects for consistency with the GHG Plan. The GHG Plan has been designed in accordance with Section 15183.5 of the State CEQA Guidelines which provides for streamline review of climate change issues related to development projects when found consistent with an applicable greenhouse gas emissions reduction plan. The GHG Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related greenhouse gas emissions or otherwise comply with the Plan pursuant to Section 15183.5 of the state CEQA Guidelines. The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>E) per year or more. Projects that do not exceed this threshold require no further climate change analysis. Projects exceeding this threshold must meet a minimum 31 percent emissions reduction in order to garner a less than significant determination. This can be met by either (1) achieving 100 points from a menu of mitigation options provided in the GHG Plan or (2) quantifying proposed reduction measures. Projects failing to meet the 31 percent reduction threshold would have a potentially significant impact related to climate change and greenhouse gas emissions.

As analyzed and discussed in VII a), the project will not exceed the 3,000 MTCO<sub>2</sub>E/YR screening threshold identified in the GHG Plan; therefore, the project is consistent with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines.

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS -</b>				
Would the project:				
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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- VIII a) **Less Than Significant Impact.** Required conditions will ensure that the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. If hazardous uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, and in some instances, additional land use review.
- VIII b) **Less Than Significant Impact.** The EIR prepared for the Kaiser Commerce Center Specific Plan noted that the remediation of hazardous substances on the project site and surrounding area was undertaken under the supervision of the California Department of Toxic Substances Control (DTSC). This remediation was completed prior to construction of the existing detention basin and surrounding industrial land uses. The current project involves the filling of the existing detention basin and would not further unearth any soils that may contain hazardous substances. The level of hazardous substances is expected to be below levels of significance due to the DTSC monitored remediation.
- The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- VIII c) **No Impact.** The project is not located within ¼ mile of an existing or proposed school and the project, as proposed, will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.
- VIII d) **No Impact.** The project site is not included on the list of hazardous materials sites compiled in accordance with Government Code No. 65962.5. The nearest listed site is the currently operating California Steel Industries facility, located approximately ¼ mile northeast of the project site.
- VIII e) **Less Than Significant Impact.** The project site is approximately 3½ miles northeast of the Ontario International Airport and is located within the airport's influence airport as identified by the 2011 LA/Ontario Airport Land Use Compatibility Plan. The project site is not located within Safety Zones 1 through 5, which require developments to comply with certain land use and intensity criteria to ensure adequate safety. Since the project is located outside of these zones and not subject to any of these criteria, no substantial safety hazard is presented by this airport on the proposed project.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VIII g) **Less Than Significant Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project will not result in any substantial alteration to road design or capacity that would affect implementation of evacuation procedures nor result in any substantial increase in natural or man-made hazards that would increase the potential for evacuation. In addition, the project has adequate emergency access via Commerce Drive and Valley

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Boulevard.

- VIII h) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because the site is not adjacent to dense brush or other features typically associated with wildfires.

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



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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>IX. HYDROLOGY AND WATER QUALITY - Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structure that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including				

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- flooding as a result of the failure of a levee or dam? ☐ ☐ ☐ ☒
- j) Inundation by seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

**SUBSTANTIATION** *The following summaries are based in part on the Drainage Study for Basin D Kaiser Commerce Center prepared by Danjon Engineering Inc., 8/18/2008; the Water Quality Management Plan (WQMP) prepared by Danjon Engineering Inc., 5/13/2011; and the Soil Hydraulic Conductivity Analysis prepared by Kleinfelder West, Inc., 10/29/2007, Please reference these documents for further details.(Appendix C, D, and E ).*

- IX a) **Less Than Significant Impact.** The project will not violate any water quality standards or waste discharge requirements, because the project's design incorporates measures to diminish impacts to water quality to an acceptable level as required by state and federal regulations. The project requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) to determine the project's potential impacts on water quality caused by storm event runoff. Since project construction would encompass an area greater than an acre, the project would be subject to a General Construction Permit under the NPDES permit program of the federal Clean Water Act. As required under the General Construction Permit, the project applicant (or contractor) would prepare and implement a SWPPP. The SWPPP requires submittal of a Notice of Intent (NOI) to the Santa Ana RWQCB prior to construction activities. Implementation of the SWPPP would begin with the commencement of construction and continue through the completion of the project. The objectives of a SWPPP are to identify pollutant sources (such as sediment) that may affect the quality of storm water discharge and to implement Best Management Practices (BMPs) to reduce pollutants in storm water.

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

In addition, the project will be served by the Fontana Water Company for potable water services and by the Kaiser Sewer Treatment Plant for sewer services, both of which are subject to independent regulation by local and state agencies that ensure compliance with both water quality and waste discharge requirements. Potential impacts to these purveyors' facilities is detailed further in the Utilities and Service Systems section.

- IX b) **Less Than Significant Impact** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project is served by an existing water purveyor that has indicated that there is currently sufficient capacity in the existing water system to serve the anticipated needs of this project. The project may decrease the groundwater recharge by eliminating the existing large basin and directing flows into the onsite underground detention basins which will allow for flows to be treated, retained, and allow for percolation into the groundwater supply. Although the amount of recharge is expected to decrease compared to the existing basin, this decrease in recharge amount would not be substantial considering the size of

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the project site and the volume of flows. Furthermore, this basin was designed and constructed as a temporary measure until completion of the San Sevaine Channel. The water recharge for the San Sevaine Channel was designed into the system.

- IX c) **Less Than Significant Impact** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, because the project does not propose any substantial alteration to a drainage pattern, stream or river and the project is required to submit and implement an erosion control plan with the submittal of final grading plans. The project proposes to remove the existing basin, which collects flows from approximately 287 acres and a maximum of 513 Cubic Feet per Second (CFS), and direct these flows to a new stormdrain line (Line A) along the eastern side of the project site and a new storm drain line (Line B) along the southern side of the project site to connect to the existing basin outlet at the southeast corner of the project site.

Per the Drainage Study prepared by Danjon Engineering Inc., dated August 18, 2008, Line A will be able to accommodate the directed flows from offsite. Onsite flows are proposed to be collected via an underground detention basin located at the northwest portion of the project site beneath the proposed parking and loading areas. Onsite flows will be directed to this basin via a series of concrete ribbon gutters and pipes. This basin will allow flows to percolate into the groundwater supply once treated. The remaining flows that do not infiltrate from the underground basin will outlet to the existing site outlet at the southeast corner of the site via proposed Line B. This amount of flow is expected to increase flow rates approximately by 20 CFS from the existing rates. This increase in flow is anticipated to be adequately handled by downstream facilities, in particular the San Sevaine Channel. The project would thus not substantially alter drainage from the site by increasing the rate of flow to downstream properties that would have potential for off site erosion or siltation. The proposed onsite erosion control measures and detention facilities would limit these impacts to less than significant levels on site.

- IX d) **Less Than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, because the project does not propose any substantial alteration to a drainage pattern, stream or river. The project would direct existing onsite flows through an underground detention basin as well as direct offsite flows around the site to the current outlet points. The proposed detention basin would limit the amount of outflow from the project site increasing; the outflow from existing rates by approximately 20 CFS. This increase in outflow is anticipated to be adequately handled by downstream facilities, thus limit these impacts to less than significant levels on and offsite. County Public Works has reviewed the proposed project drainage and all necessary drainage improvements both on- and off- site have been required as conditions of the construction of the project.

- IX e) **Less Than Significant Impact.** The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The project includes a series of on site storm drains and an underground basin that will collect, retain, and treat flows. See the

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previous discussion in Subsection VII c) regarding existing and proposed drainage design and the increase in flow rates. According to the WQMP prepared for the project, these basins will provide adequate treatment for the runoff anticipated by the project. All necessary drainage improvements on site will be required as conditions of the construction of the project. There will be adequate capacity in the local and regional drainage systems so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of stormwater flows originating from or altered by the project.

- IX f) **Less Than Significant Impact.** The project will not otherwise substantially degrade water quality, because appropriate measures relating to water quality protection, including erosion control measures have been included in the project design as described in Subsection IXa above. The project is not anticipated to result in any other water quality impacts that are not otherwise regulated by local, state, or federal regulations.
- IX g) **No Impact.** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project does not propose housing and is not within identified FEMA designated flood hazard areas as shown on San Bernardino County's General Plan Hazard Overlays map.
- IX h) **No Impact.** The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows, because the site is not within an identified FEMA designated flood hazard areas as shown on San Bernardino County's General Plan Hazard Overlays map.
- IX i) **No Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation.
- IX j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami. Based on the responses to Questions VI (a) and VI(c) of this Initial Study Checklist, the project site is not located in an area prone to landslides, soil slips, or slumps. Therefore, the proposed project would have no impacts from mudflows.

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>X. LAND USE AND PLANNING - Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### SUBSTANTIATION

- X a) **Less Than Significant Impact.** The project will not physically divide an established community because the project is a logical and orderly implementation of the planned land uses and development that are established within the Kaiser Commerce Center Specific Plan for the surrounding area.
- X b) **Less Than Significant Impact.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because the project is consistent with all applicable land use policies and regulations of the County Code and General Plan. The project will comply with all hazard protection, resource preservation, and land use regulations. The project site is designated as KC/SP (Kaiser Commerce Center Specific Plan) and the proposed use is consistent with that designation.
- X c) **No Impact.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>XI. MINERAL RESOURCES - Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION :**

- XI a) **No Impact.** The project will not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site and the site is not within a Mineral Resource Zone Overlay.
- XI b) **No Impact.** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site. The underlying soils in the area could be recovered, but the area has already been developed with industrial uses and it is impractical to recover those resources. As such the area has not been identified as a locally important mineral resource.

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



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

**SUBSTANTIATION :**

- XII a) **Less Than Significant Impact.** The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance. The proposed warehouse is not a sensitive receptor to noise and is not subject to County noise standards for exposure to mobile noise sources. The project is subject to the 70 decibel, A-weighted (dBA) noise standard for noise generated by stationary sources. Project operational activities will take place within the proposed warehouse and docking area, keeping any associated noise near the center of the project area. Loading and unloading activities do not generate excessive noise like some industrial activities. The project has been conditioned to comply with the noise standards of the County Development Code. Impacts will be less than significant.
- XII b) **Less Than Significant Impact.** The project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels because the project has been conditioned to comply with the vibration standards of the County Development Code and

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no vibration exceeding these standards is anticipated to be generated by the proposed uses.

- XII c) **Less Than Significant Impact.** Ambient noise levels will increase due to truck traffic from the proposed facilities. Noise levels generated by the proposed project would be similar to those of adjacent and surrounding similar industrial land uses. Impacts associated with traffic generated noise will not be substantial.
- XII d) **Less Than Significant Impact.** Construction of the proposed warehouses will temporarily increase ambient noise levels primarily due to equipment use during grading and building construction activities. No sensitive noise receptors, such as residential land uses, are located adjacent to or near the project site. Construction noise would be a temporary impact limited to day time hours that would affect only industrial land uses and therefore would not be substantial. Furthermore, construction noise is exempt from County noise standards during 7:00am and 7:00pm except Sundays and federal holidays. Temporary impacts will be less than significant.
- XII e) **Less Than Significant Impact.** The project is located within the Ontario Airport Influence Area as identified by the 2011 LA/Ontario Airport Land Use Compatibility Plan. As shown in the plan, the project site is located outside of the 60 dBA CNEL noise contour as shown on the LA/Ontario Airport Land Use Compatibility Plan and is therefore not expected to expose persons to excessive noise levels from aircraft operations from public use airports.
- XII f) **No Impact.** The project is not located within two miles of a private airstrip and therefore will not expose persons to excessive noise levels from aircraft operations from private airstrips.

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>XIII. POPULATION AND HOUSING - Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### SUBSTANTIATION

- XIII a) **Less Than Significant Impact.** The project will not induce substantial population growth in the area either directly or indirectly. The project will generate new jobs and employment opportunities. This may generate a need for housing for new employees; however, even considering the high unemployment rate for the area, the existing housing stock should accommodate the housing needs for those employed by the jobs generated by the project.

The project proposes new warehouse facilities, however, no tenants have been proposed so the number of employees cannot be determined at this time. Typically, new warehouses generate 100 to 250 jobs including warehouse employees and drivers that will be on-site in shifts. Employees could be full-time or part-time depending on the ultimate tenant. The Inland Empire has been considered to be housing rich with employees having to travel out of the area to work. Recently, warehouse and other industrial uses have begun to be developed in the area such that local residents are now able to commute shorter distances to work. The proposed project and any employment from indirect infrastructure improvement will likely draw from the local employment base for most of its workers. Therefore, the potential for substantial population growth in the area is less than significant.

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

- XIII c) **No Impact.** The proposed use will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere, because the project site is currently vacant.

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

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

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

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

#### SUBSTANTIATION

- XIV a) **Less Than Significant Impact.** The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities. The project site is a part of a planned business park, approved as a Specific Plan for which an EIR was prepared and provisions made for the public services. Construction of the project will increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this project.

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

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

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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### SUBSTANTIATION

- XV a) **Less Than Significant Impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, because the project will not generate any new residential units and the impacts to parks generated by the employees of this project will be minimal.
- XV b) **Less Than Significant Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, because the type of project proposed will not result in an increased demand for recreational facilities. Impacts are considered less than significant.

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

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

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Result in inadequate emergency access?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**SUBSTANTIATION** *The following summaries are based in part on the project Traffic Study prepared by Kunzman Associates dated May 23, 2011. Please reference this document for further details.(Appendix F).*

- XVI a) **Less Than Significant Impact.** The project will result in the addition of 348 total trips per day (in passenger car equivalents [PCE]) on roadways in the project vicinity, which is not anticipated to contribute traffic greater than the Congestion Management Plan (CMP) freeway threshold volume on Interstate 15 or CMP arterial link volume on roadway links serving CMP intersections in the City of Fontana. The traffic study prepared by Kunzman Associates, dated May 23, 2011, included traffic projections based on anticipated opening year (2012) conditions and "horizon year" (2035) conditions. The proposed project's impacts to the Commerce Drive and Valley Boulevard intersection for 2012 would result in Level of Service (LOS) D or better and for 2035 would result in LOS D or better during the evening peak hour. The proposed project's impacts to the Etiwanda Avenue and Valley



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Boulevard intersection for 2012 would result in LOS D or better and for 2035 would result in LOS D or better during the evening peak hour. Despite this, the LOS would not decrease from the levels anticipated for 2012 and 2035 without the project. A LOS B or better for 2012 and a LOS B or better for 2035 is anticipated for the project driveways on Commerce Drive and Valley Boulevard.

Incorporation of the recommended on-site improvements for Commerce Drive and Valley Boulevard along the project frontage and the construction of a minimum 150 foot northbound left turn lane at the Commerce Drive and project driveway intersection would result in an acceptable LOS at impacted intersections. These are deemed standard development requirements and are not considered mitigation.

In addition to the proposed improvements, the payment of standard traffic impact fees would diminish any incremental impacts on area roadways and intersections from the project. Therefore, incorporation of recommended improvements and payment of impact fees will reduce potential impacts to a less than significant level.

- XVI b) **Less Than Significant Impact.** The project will not exceed, either individually or cumulatively, a Level of Service (LOS) standard established by the County Congestion Management Agency for designated roads or highways. The traffic study prepared by Kunzman Associates, dated May 23, 2011, determined that the project would not contribute traffic greater than the freeway threshold of 100 two-way peak trips or arterial link threshold of 50-two way peak trips as defined by the County's Congestion Management Plan to the respective surrounding roads.
- XVI c) **No Impact.** The project site is approximately 3½ miles northeast of the Ontario International Airport. The project site would not alter air traffic patterns and would therefore not result in substantial safety risks.
- XVI d) **Less Than Significant Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road that is accessed at points with good sight distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- XVI e) **Less Than Significant Impact.** The project will not result in inadequate emergency access, because there is a minimum of two access points via driveways on Valley Boulevard and adequate emergency vehicle access around the building.
- XV f) **Less Than Significant Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because bike racks will be provided in accordance with Section 83.14.030 of the San Bernardino County Development Code. Omnitrans provides public transportation services for the surrounding area via fixed bus routes primarily. Currently no bus routes are located or proposed along Commerce Drive or Valley Boulevard adjacent to or near the project site, therefore no bus turnouts or similar accommodations for bus routes are required. The project will maintain the existing sidewalk on Commerce Drive and provide for extension of this sidewalk on Valley Boulevard along the project frontage to allow for greater ease of pedestrian use of the proposed project and surrounding area.

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

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

### SUBSTANTIATION

- XVII a) **Less Than Significant Impact.** The proposed project's wastewater will be collected and treated by the Kaiser Sewage Treatment Plant, located northeast of the project site on San Bernardino Avenue, which operates under permits issued by the Regional Water Quality Control Board, Santa Ana Region (RWQCB). The facility is operated pursuant to the Waste Discharge Requirements (WDRs) of the RWQCB. The proposed warehouse facility is not anticipated to create any wastewater that would require construction of new facilities or altered treatment measures that would require additional or revised permits from the RWQCB.
- XVII b) **Less Than Significant Impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, as there is sufficient capacity in the existing system for the proposed use. The proposed project will be serviced by existing sewer and water lines in proximity to the project.

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Wastewater treatment facilities will be provided by the Kaiser Sewage Treatment Plant and water treatment facilities will be provided by the Fontana Water Company.

XVII c) **Less Than Significant Impact.** As detailed in Section VIII, the proposed project will not increase storm flow rates from the site and would therefore not create any additional impacts on downstream storm drain facilities (in particular San Sevaine Channel) that would necessitate expansion of existing facilities or construction of new facilities. Impact fees already paid at the time of mass grading for the entire Specific Plan area address any incremental impacts on storm drain capacity.

XVII d) **Less Than Significant Impact.** The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources as the local water purveyor (Fontana Water Company) has given assurance that it has adequate water service capacity to serve the projected demand for the project, in addition to the provider's existing commitments. A "Will Serve" letter was provided by the Fontana Water Company dated May 16, 2011 stating that adequate storage and line capacity exists to serve the project.

XVII e) **Less Than Significant Impact.** The Kaiser Sewage Treatment Plant is the wastewater purveyor for the project site and the entire Kaiser Commerce Center Specific Plan. A Will Serve letter has been received by the operator of the plant which indicates adequate capacity exists to serve the proposed project and the remainder of the build out of the Specific Plan.

XVII f) **Less Than Significant Impact.** Various landfill's serve the City of Fontana and surrounding areas. According to the California Department of Resources Recycling and Recovery, the Mid-Valley Sanitary Landfill provided for over 90% of the City of Fontana's total disposal by weight in 2009. As of 2009 the landfill had approximately 66% of its total capacity remaining and is planned not to close until 2033. This landfill and others utilized in the area are expected to have sufficient permitted capacity to accommodate the project's solid waste disposal needs for the foreseeable future.

XVII g) **Less Than Significant Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

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

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

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

**SUBSTANTIATION**

- XVIII a) **Less Than Significant Impact.** The project does not have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. There are no rare or endangered species or other species of plants or animals or habitat identified as being significantly and negatively impacted by this project. There are no identified historic or prehistoric resources identified on this site. If any archaeological or paleontological resources are identified during construction the project, the project is conditioned to stop and identify appropriate authorities, who properly record and/or remove for classification any such finds.
- XVIII b) **Less Than Significant Impact.** The project does not have impacts that are individually limited, but cumulatively considerable. The projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts. In addition, the analysis in this Initial Study Checklist demonstrated that the project is in compliance with all applicable regional plans including but not limited to, water quality control plan, air quality maintenance plan, and plans or regulations for the reduction of greenhouse gas emissions. Compliance with these regional plans serves to reduce impacts on a regional

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basis so that the Project would not produce impacts, that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable.

- XVIII c) **Less Than Significant Impact With Mitigation Incorporated.** The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of other sources or by other agencies.

Increases in air quality emissions, noise, and traffic will be created by the implementation of the project. These potential impacts have been thoroughly evaluated and impacts from noise and traffic were determined to be less than significant with adherence to mandatory requirements or construction of standard improvements. Mitigation Measure III-1 is required to reduce VOC emissions during construction activities.

Implementation of the mitigation measure and adherence to mandatory requirements and standard conditions will ensure that impacts from the project are neither individually significant nor cumulatively considerable in terms of any adverse affects upon the region.

**Therefore, no significant adverse impacts are identified or anticipated with mitigation measures incorporated.**



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## **XIX. MITIGATION MEASURES**

(Any mitigation measures, which are not 'self-monitoring', shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)

**MITIGATION MEASURES:** (Condition compliance will be verified by existing procedure)

### ***Mitigation Measure III-1***

**Coating Restrictions.** Prior to issuance of building permits, the project proponent shall submit, to the satisfaction of County Planning, a Coating Restriction Plan (CRP), consistent with South Coast Air Quality Management District (SCAQMD) guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include the following:

- The volatile organic compounds (VOC) of proposed architectural coatings shall not exceed zero for interior applications.
- The volatile organic compounds (VOC) of proposed architectural coatings shall not exceed 100 g/l for exterior applications.

This measure shall conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings shall not exceed the daily emissions thresholds established by the South Coast Air Quality Management District. The CRP shall specify use of High-Volume, Low Pressure (HVLP) spray guns for application of coatings. *[Mitigation Measure III-1]*

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**GENERAL REFERENCES** (List author or agency, date, title)

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

California Department of Water Resources, Bulletin #118 (Critical Regional Aquifers), 1975.

CEQA Guidelines, Appendix G

California Standard Specifications, July 1992

County Museum Archaeological Information Center

County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995

County of San Bernardino Development Code, revised 2007

County of San Bernardino General Plan, *County of San Bernardino General Plan*, adopted 1989, revised 2007

Environmental Impact Report, San Bernardino County General Plan, 2007

County of San Bernardino Hazard Overlay Maps

Department of Toxic Substances Control ENVIRSTOR website accessed June, 2012.

County of San Bernardino, June 2004, *San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance*.

County of San Bernardino Road Planning and Design Standards

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

State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, *San Bernardino County Important Farmland 2000*, December 2001.

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

Environmental Impact Report for the Kaiser Commerce Center Specific Plan, September 1998

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**PROJECT SPECIFIC STUDIES:** Prologis Park – 187k Building:

Danjon Engineering Inc., 8/18/2008, *Drainage Study for Basin D Kaiser Commerce Center.*

Danjon Engineering Inc., 5/13/2011, *Water Quality Management Plan (WQMP).*

Hogle-Ireland, April 2012, *Air Quality and Climate Change Assessment.*

Kunzman Associates, 5/23/2011, *Traffic Impact Assessment ,County of San Bernardino Valley Boulevard/Commerce Drive Project.*

Kleinfelder West, Inc., 10/2/2008, *Geotechnical Report Update and Supplemental Recommendations*, updated 4/7/2011.

Kleinfelder West, Inc., 10/29/2007, *Soil Hydraulic Conductivity Analysis.*

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**EXHIBIT D**

**CITY OF FONTANA LETTER DATED  
OCTOBER 12, 2012**

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City of Fontana  
CALIFORNIA

FISCAL ADMIN  
2012 OCT -3 PM 1:43

October 1, 2012

County of San Bernardino  
Land Use Services Dept.  
Planning Division  
Attn: Ernest Perea  
385 N. Arrowhead Avenue  
San Bernardino, CA 92415-0184

**Re: Notice of Availability and Notice of Intent to Adopt an Initial Study and Negative Declaration for Conditional Use Permit P201100228 (Fontana Prologis).**

Dear Mr. Perea,

On September 20, 2012, the City of Fontana Planning Division received the Notice of Intent to Adopt an Initial Study and Negative Declaration for Conditional Use Permit P201100228 (Fontana Prologis). The proposed project is a request to construct and operate a 186,800 square foot industrial building to be used as a general warehouse/distribution facility on a vacant parcel of approximately 9.05 acres. The project site is located on the northwest corner of Valley Boulevard and Commerce Drive in the City of Fontana's sphere of influence within the unincorporated area of San Bernardino County. The public review period began on August 30, 2012, through October 2, 2012. At this time, the City has no comments or concerns. Thank you for allowing the City of Fontana to participate in the public review process.

Sincerely,  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

  
Arely Monarez, Assistant Planner



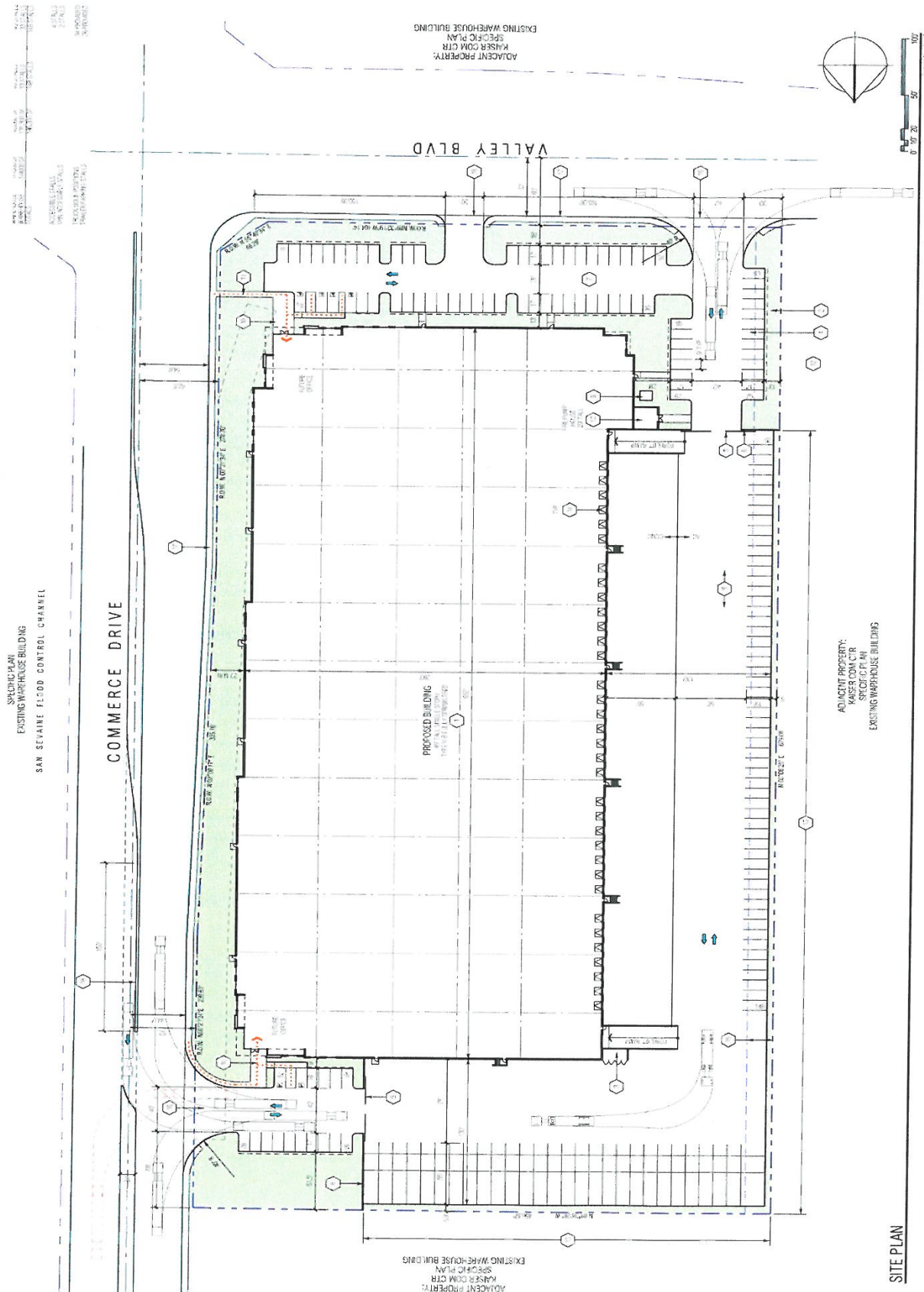
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## **EXHIBIT E**

### **ARCHITECTURAL PLANS (SITE PLANS, FLOOR PLANS, ELEVATIONS, LANDSCAPING PLAN)**

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# Site Plan/Floor Plan



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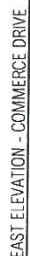
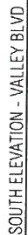
## Landscape Plan





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## Elevations



KEYNOTES

1. *Journal of Applied Behavior Analysis*, 1990, 23, 1-12.
2. *Journal of Applied Behavior Analysis*, 1990, 23, 1-12.
3. *Journal of Applied Behavior Analysis*, 1990, 23, 1-12.
4. *Journal of Applied Behavior Analysis*, 1990, 23, 1-12.
5. *Journal of Applied Behavior Analysis*, 1990, 23, 1-12.
6. *Journal of Applied Behavior Analysis*, 1990, 23, 1-12.
7. *Journal of Applied Behavior Analysis*, 1990, 23, 1-12.
8. *Journal of Applied Behavior Analysis*, 1990, 23, 1-12.
9. *Journal of Applied Behavior Analysis*, 1990, 23, 1-12.
10. *Journal of Applied Behavior Analysis*, 1990, 23, 1-12.

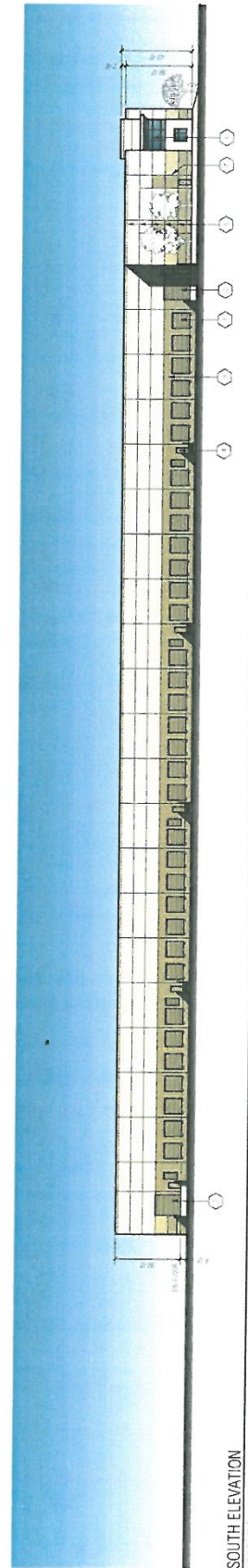
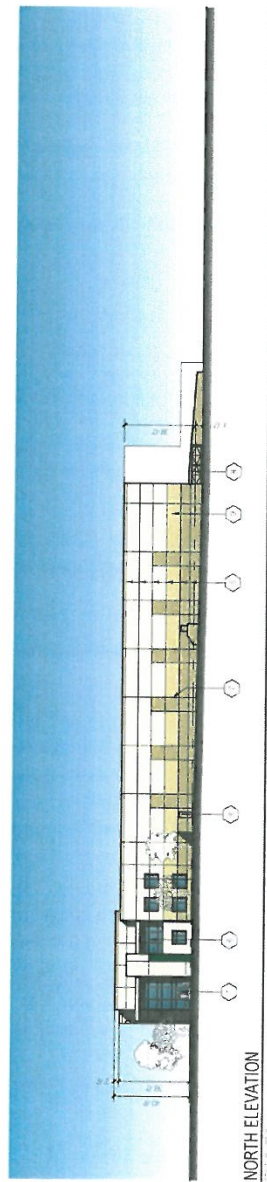
## FINISH SCHEDULE

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# Elevations

Page 2



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