



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: September 23, 2021

AGENDA ITEM #2

Project Description:

Vicinity Map N↑

APN: 0232-051-29
Applicant: Old Dominion Freight Line
Community/ Fontana/
District: Second Supervisorial District
Location: 15550 Arrow Route; Fontana, CA 92335
Project No.: PROJ-2020-00092
 (Original Project Number: P201900120)
Staff: Oxso Shahriari, Planner
Rep.: All Cities Permit/Mr. Jim Harley
Proposal: Conditional Use Permit to establish a freight forwarding and warehousing facility to include 29,660 square feet of freight warehouse and 5,607 square feet of office, on 9 acres.



17 Hearing Notices Sent on: September 10, 2021

Report Prepared By: Oxso Shahriari, Planner

SITE INFORMATION:

Parcel Size: 9.0 Acres
 Terrain: Nearly flat
 Vegetation: No sensitive plant species have been identified on the project site.

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

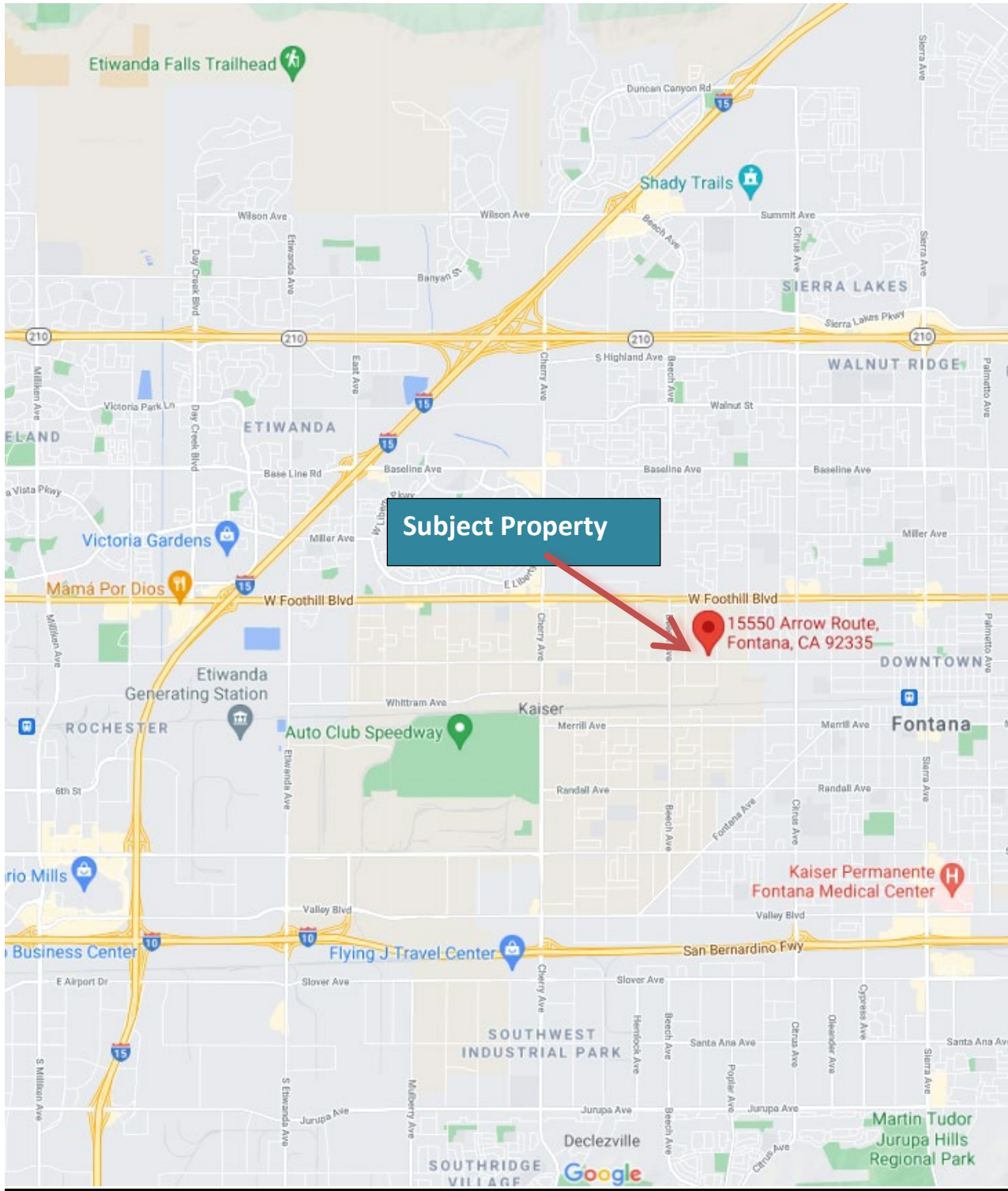
AREA	EXISTING LAND USE	LAND USE CATEGORY	ZONING DESIGNATION
Site	Vacant	General Industrial (GI)	Regional Industrial (IR)
North	Industrial Use/Storage Facilities, Service Garage	General Industrial (GI)	Regional Industrial (IR)
South	Industrial Use/Repair and Warehousing	General Industrial (GI)	Regional Industrial (IR)
East	Salvage Yard, Storage Facility and a Single-Family Residence	General Industrial (GI)	Regional Industrial (IR)
West	Industrial Use/Pallet Yard and Iron Workers Association and School	General Industrial (GI)	Regional Industrial (IR)

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	Fontana	Project Referral Sent; No comments received from City as of the date of hearing
Water Service:	Fontana Water Company	Will Serve Received
Septic/Sewer Service:	Onsite Wastewater Treatment System	Per County EHS Approval

STAFF RECOMMENDATION: That the Planning Commission **ADOPT** the proposed Mitigated Negative Declaration, **ADOPT** the recommended Findings, **APPROVE** the Conditional Use Permit based on the recommended Findings and subject to the Conditions of Approval, and **DIRECT** staff to file a Notice of Determination¹.

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

VICINITY MAP (Regional)



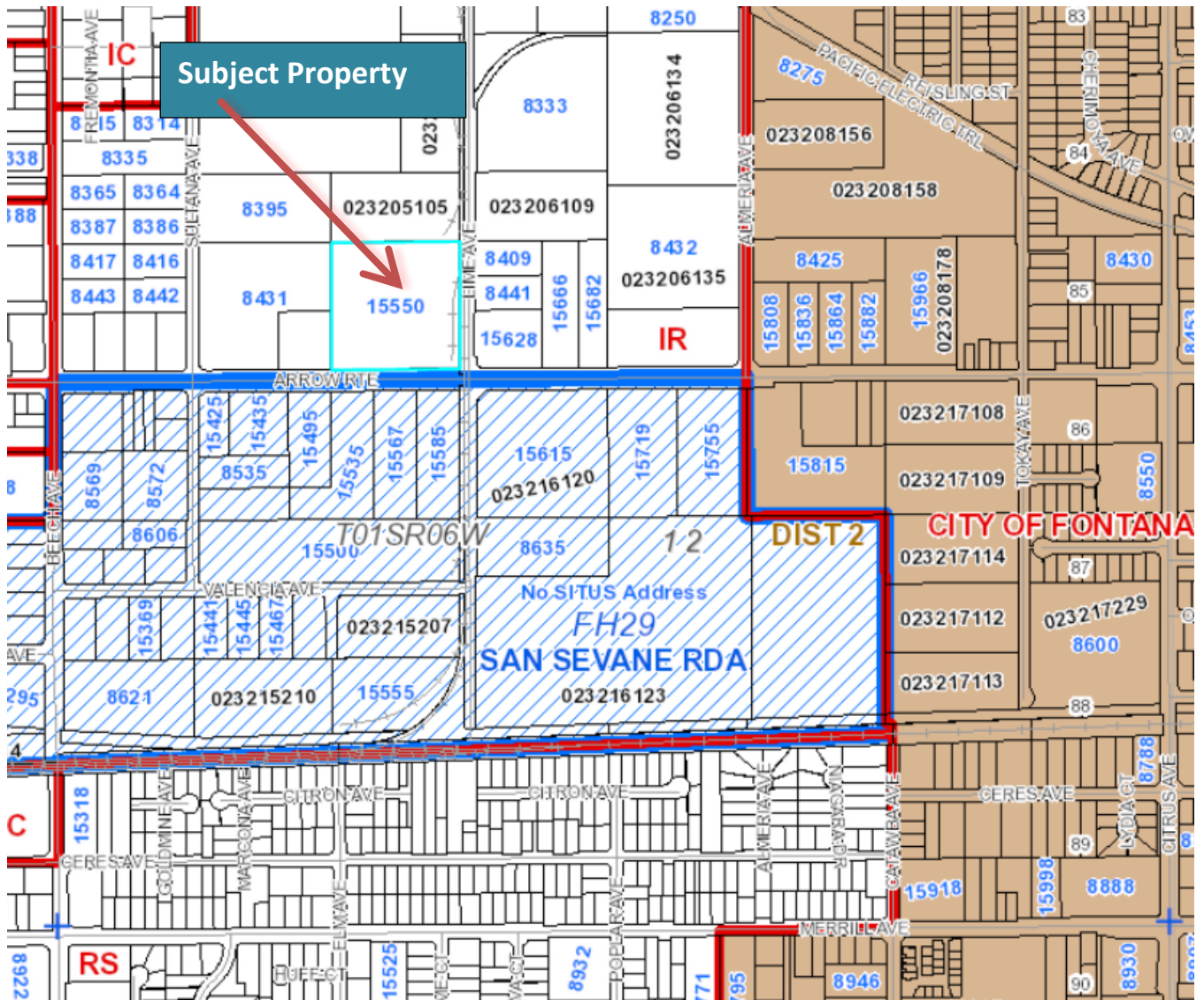
VICINITY MAP (Local)
OLDER AERIAL PHOTO
PRIOR TO PROJECT SITE BEING CLEARED



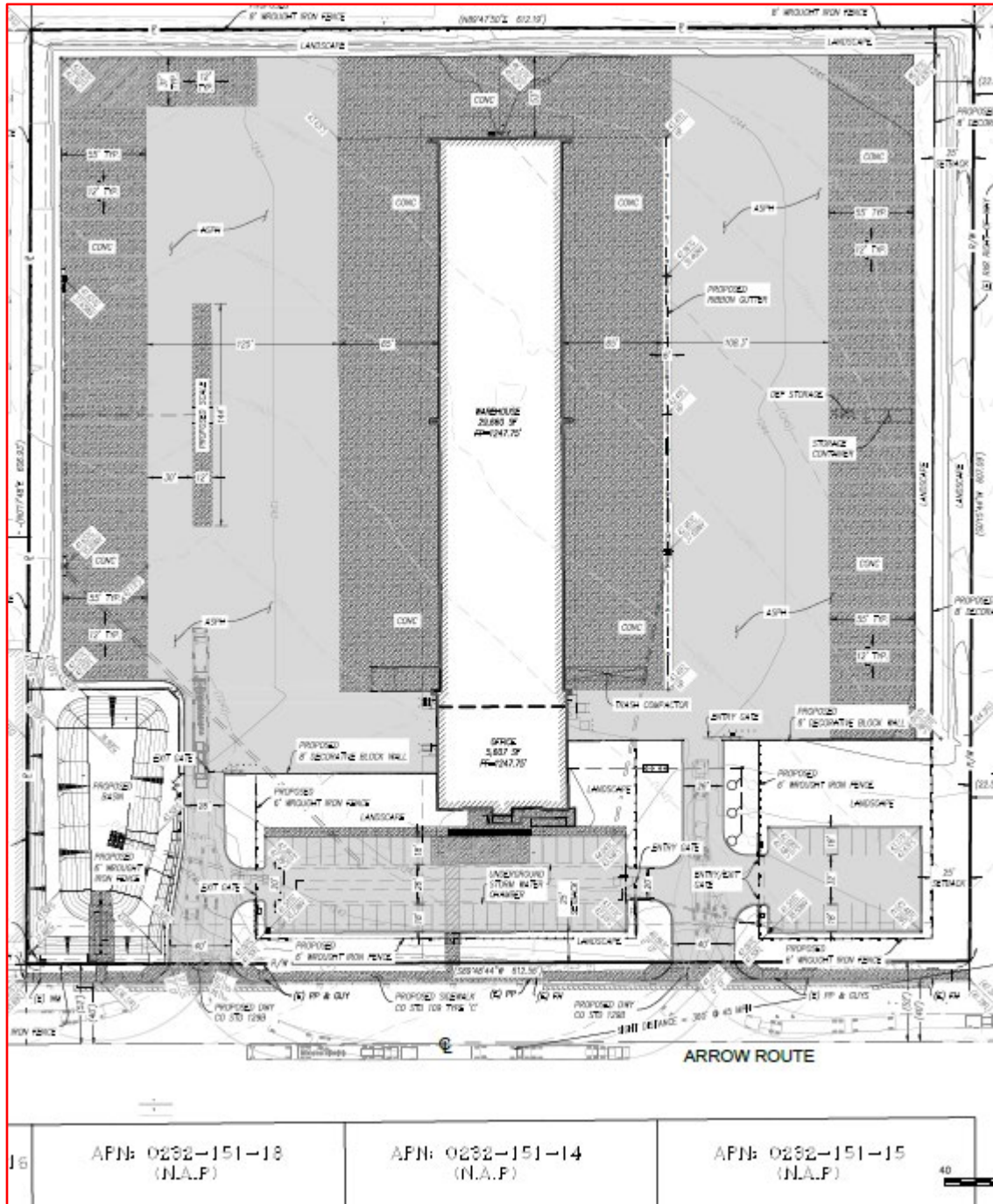
AERIAL MAP
OLDER AERIAL PHOTO
PRIOR TO PROJECT SITE BEING CLEARED



LAND USE ZONING MAP



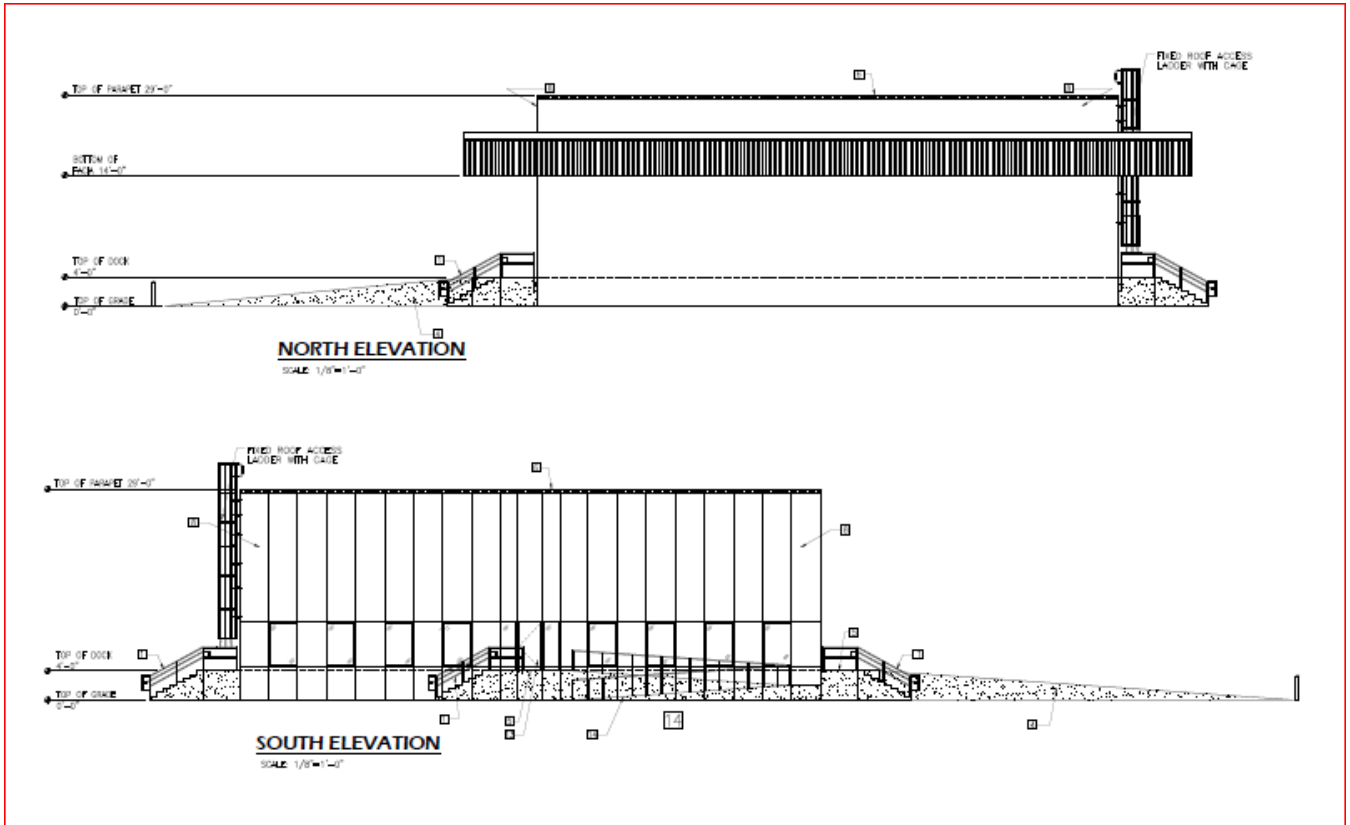
SITE PLAN



PROJECT RENDERINGS

Elevations

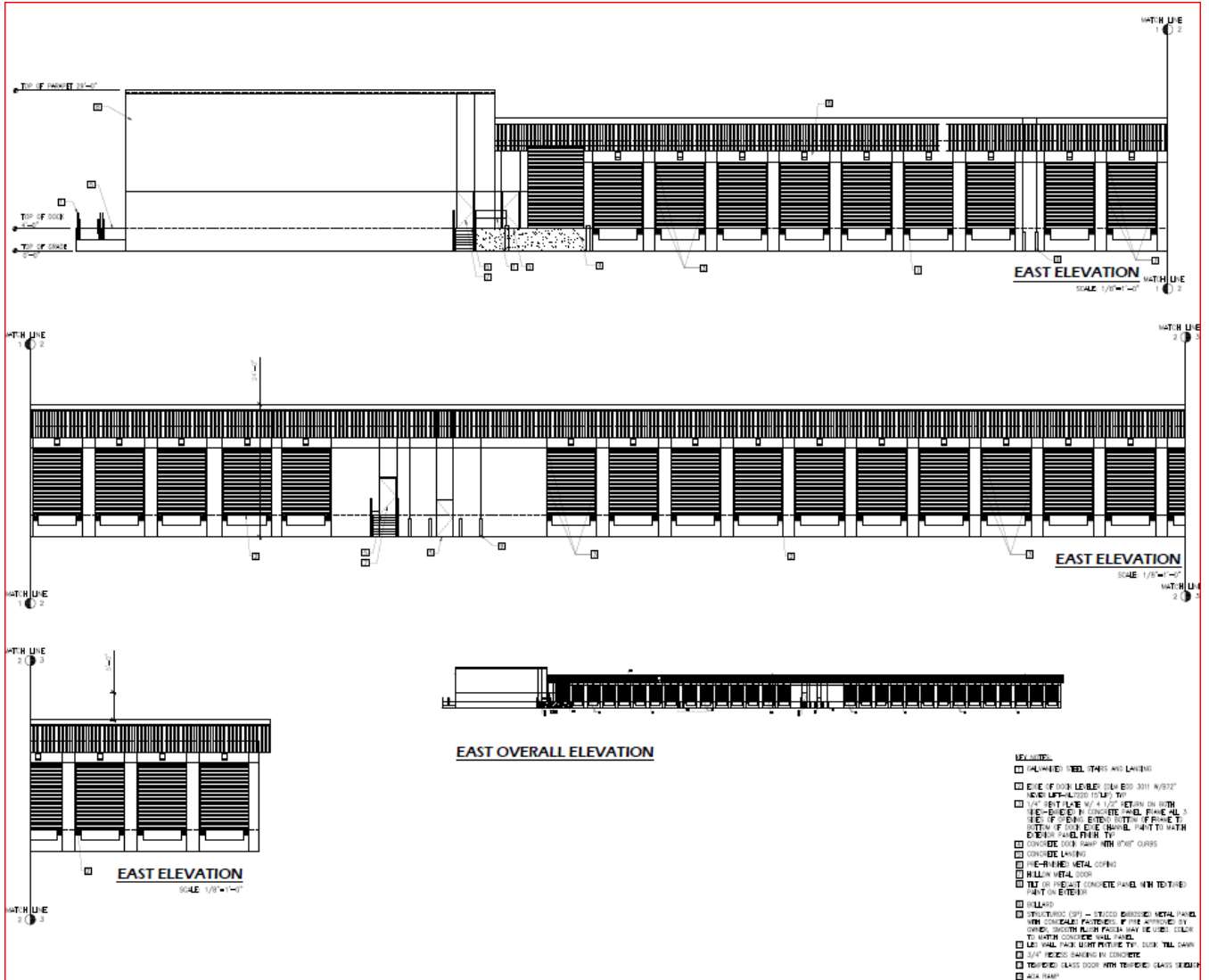
North and South Architectural Elevations



PROJECT RENDERINGS

Elevations

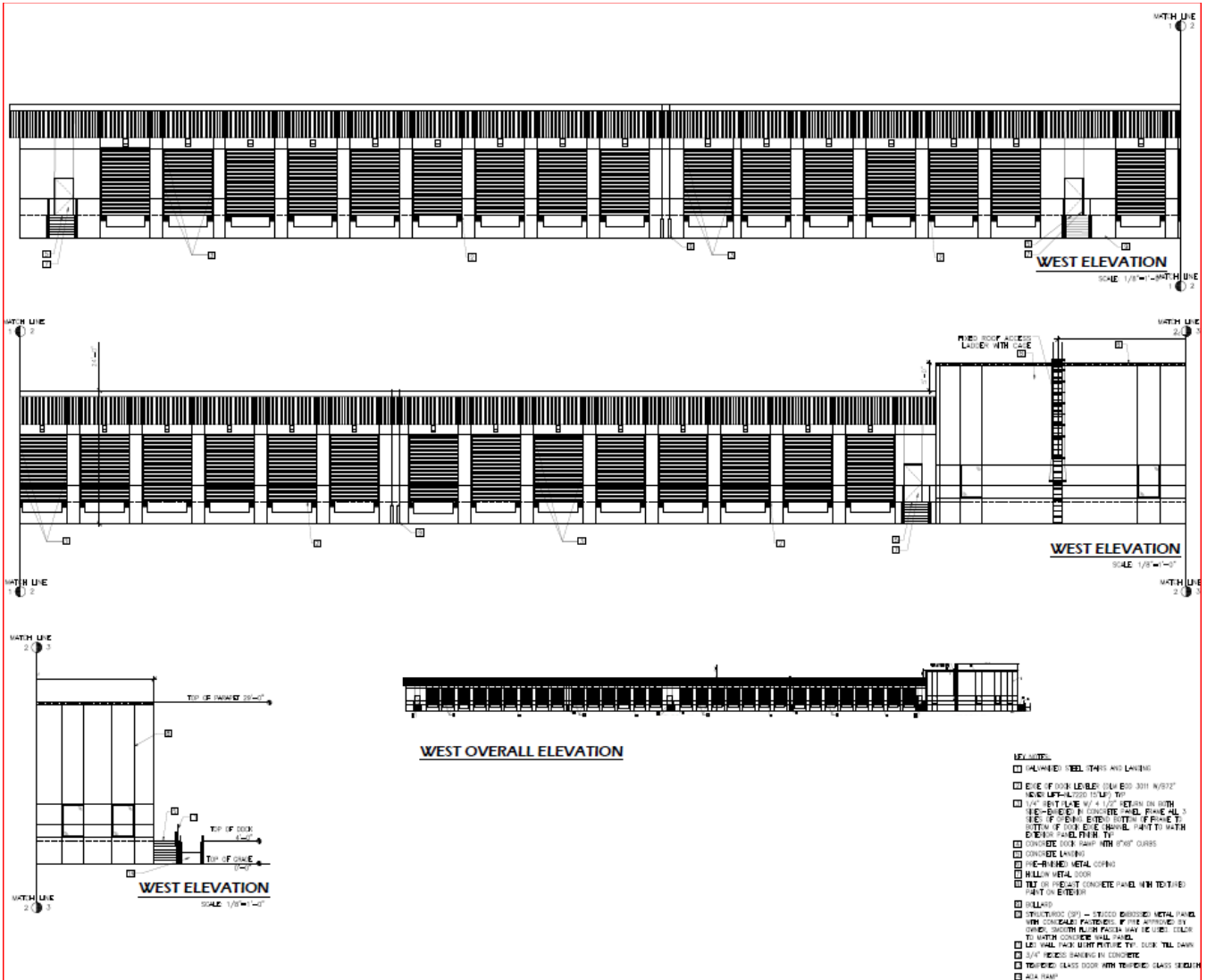
East Architectural Elevations



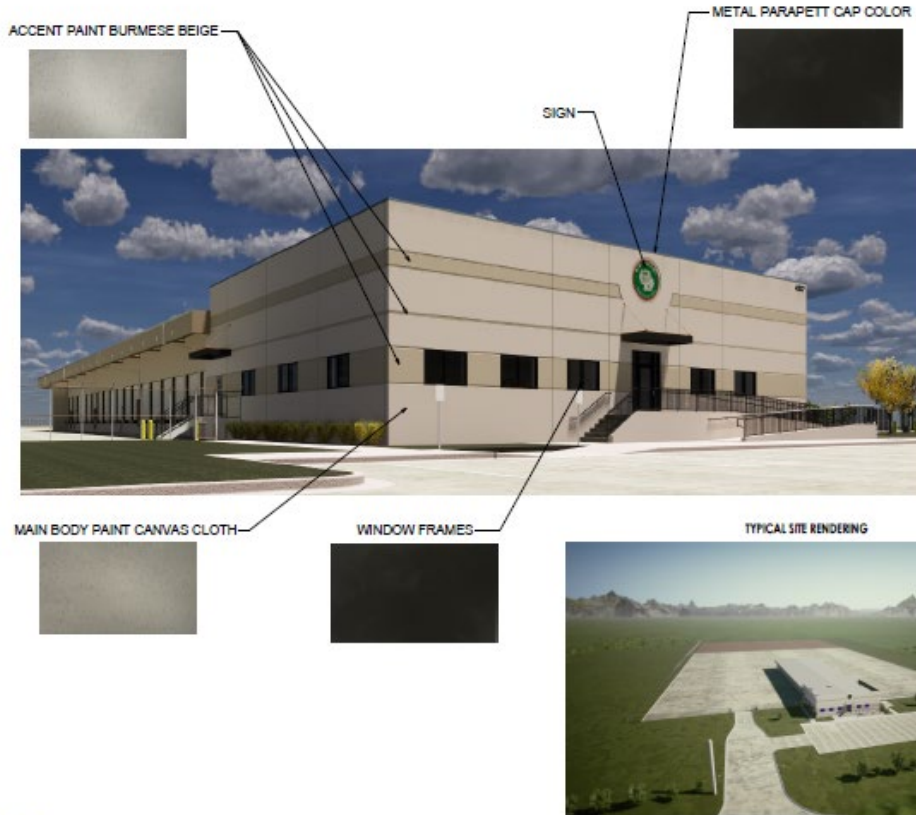
PROJECT RENDERINGS

Elevations

West Architectural Elevations



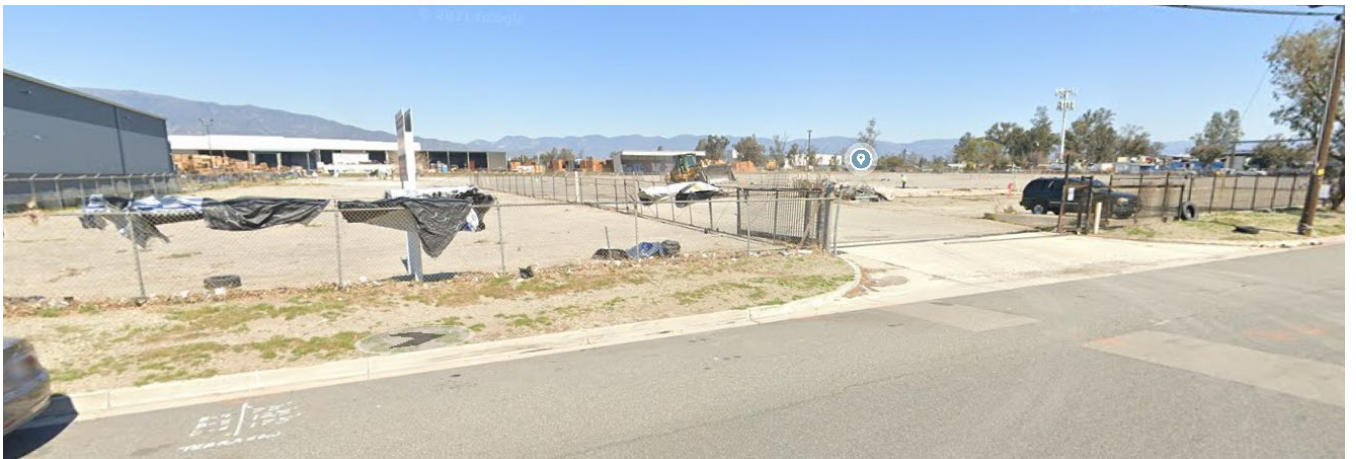
PROJECT RENDERINGS Color Palette and Material Board



SITE PHOTOS



Looking North from Arrow Route, near the intersection of Arrow Route and Lime Avenue with the project site being located to the northwest of this intersection, located in the foreground, the neighboring property to the north visible in distance



Looking North from Arrow Route, with the project site located in the foreground (being cleared of old structures), the neighboring property use for a lumber yard to the north visible in distance, and Iron Workers Association and School partially visible to the west (left)

SITE PHOTOS



Looking West from Lime Avenue, with the project site located in the foreground, the neighboring warehousing facility to the right.



Looking North/Northwest from the intersection of Lime Avenue and Arrow Route, with the project site located in the foreground, at the northwest corner of this intersection. (Older photo, prior to project site being cleared)

PROJECT DESCRIPTION AND BACKGROUND:

The proposed project (Project) is a Conditional Use Permit (CUP) to establish a freight forwarding and warehousing facility on 9 acres. The Project includes the construction of a 29,660 square-foot warehouse and a 5,607 square-foot administrative and dispatch office, totaling 35,267 square feet. The balance of the 9-acre parcel is set aside for use as truck trailer parking, loading areas, freight forwarding activities and truck movement, employee parking and landscaping—as depicted in the approved site plan.

The Project site is zoned Regional Industrial (IR) and is located in the unincorporated area of the County's Valley Region. The Project site is located at the northwest corner of Arrow Route and Lime Avenue. Arrow Route will provide legal and physical access to the site including truck access and employee parking. The Project's proposal is consistent with the permitted uses in IR zoning district, subject to approval of a CUP, conditions of approval, including ongoing/operational conditions, and meeting the development standards for the Valley Region.

PROJECT ANALYSIS:

The Project complies with development standards of the IR zoning as set forth in Chapter 82.06 of the Development Code, (CHAPTER 82.06 INDUSTRIAL AND SPECIAL PURPOSE LAND USE ZONING DISTRICTS), including building height and setback requirements, parking, and landscaping—as specifically outlined in Table 82-19A: IC and IR Land Use Zoning District Development Standards for Valley Region. The Project zoning requires 15% landscaping; the Project provides 19.62%. The Project meets its parking requirements by providing 71 parking spaces, which include four American with Disability Act (ADA)-compliant stalls and 58 truck parking spaces. The proposed facility is a 24-hour operation.

ENVIRONMENTAL ANALYSIS:

An Initial Study (IS) has been completed in compliance with the California Environmental Quality Act (CEQA) (Exhibit A). A wide range of technical reports were prepared as basis for the findings of this initial study. The IS concludes that the Project will not have a significant adverse impact on the environment with the implementation of recommended mitigation measures identified in the Initial Study, which have been incorporated in the Conditions of Approval (Exhibit B). Therefore, a Mitigated Negative Declaration (MND) is proposed for adoption by the Planning Commission. The Initial Study was made available and published online for public review and comment. Below is a summary of the IS/MND's impact analysis:

AESTHETICS/VISUAL IMPACT. The Project is not located within a scenic corridor and/or scenic highway. The scenic vistas of the mountains of the Angeles National Forest and San Bernardino National Forest are located in the distant north and northwest of the Project site. However, the Project would establish a trucking facility with structures that do not exceed 29 feet in height. The Project would not block or completely obstruct views from surrounding public vantage points to the mountains visible in the horizon.

The Project is required to provide adequate landscaping along the travelers' viewshed along Arrow Route and Lime Avenue. The Project includes architectural features, as depicted on the conditionally approved site plan and elevations that are appropriate for an industrial use in an area zoned for industrial purposes. The Project will use low intensity lamps. All lighting shall be hooded and designed with sharp-cutoff luminaries to reflect away from adjoining properties and public thoroughfares. A lighting plan is required, subject to review and approval by Planning Division, which requires that all Project light sources be placed and designed so as not to cause glare or excessive light spillage into neighboring sites or public roadways. Consistent with the County Development Code Chapter 83.07: Glare and Outdoor Lighting, this approval will not allow light trespass into the public right-of-way. The Project will not be a source of substantial light

or glare, therefore, no mitigation measures are deemed necessary. The Project as proposed meets County's goals in conserving scenic qualities.

BIOLOGICAL RESOURCES. The Project site is within Biological Overlay for Burrowing Owl (*athene cunicularia*). The Project's previous land use, although unpermitted, has caused the Project site to be fully disturbed, making the site unsuitable for Burrowing Owl habitat. However, based on the migratory nature of the Burrowing Owl, a General Biological Resources Assessment was requested and prepared for the Project site by Jennings Environmental, dated April 12, 2021. A field survey conducted by the third-party biologist found that no suitable habitat capable of supporting the federally or state-listed species were observed within the Project site. The filed survey found no evidence of Burrowing Owl, including pellets, feathers, or whitewash within the Project area or buffer. No suitably sized burrows or burrow surrogates were observed on the subject parcel and no-host burrowers were observed during the survey. There are no sensitive habitats (i.e., streams, wetlands, etc.) or wildlife corridors on the Project site, nor were any such habitats noted in adjacent areas to the Project site. The Project site does not contain any protected biological resources including protected plant species—as the site is asphalted due to prior development. Therefore, there are no impacts anticipated to biological resources as a result of the development of this Project.

TRAFFIC & CIRCULATION. A Vehicle Miles Traveled (VMT) Screening Analysis and Trip Generation Analysis were prepared by the Ganddini Group, Inc., dated March 31, 2021, and October 29, 2019, respectively. The project potential traffic impact has been reviewed by the County Traffic Division. The reports find that the Project is consistent with existing land uses within Traffic Analysis Zone (TAZ) and the San Bernardino County Transportation Authority (SBCTA) guidelines. The Project site borders established roadways and is near thoroughfares capable of providing adequate emergency access to the site, and the surrounding areas. The Project driveways' approach design, right-of-way, and improvements are required to meet County standards (San Bernardino County Standard 129B and 130).

The proposed project satisfies the County-established screening criteria for projects located in low VMT areas and may be presumed to result in a less than significant VMT impact. Onsite circulation and movement of trucks has been reviewed by the County Planning Division and Land Development Division. The proposed Project activities are contained within a rectangularly shaped site, located at the northwest corner of Arrow Route and Lime Avenue without an unusual or geometrically challenging design feature such as shape curves or dangerous features at the intersection. The Traffic Division has reviewed the Project, related site plan, intersection geometrics and the referenced VMT Screening Analysis and Trip Generation Analysis and found the Project to be consistent with County development standards for providing access and improvements needed for the proposed use.

AIR QUALITY. The Project site is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). An Air Quality and Greenhouse Gas Assessment was prepared by Lilburn Corporation, dated April 2021. A quantification-based analysis was done for the Project to consider any potential impact due to construction or operational activities and potential resultant emissions that would exceed the emissions-based significance thresholds established by SCAQMD. Both construction and operational emissions for the Project were estimated by using the California Emissions Estimator Model (CalEEMod) which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects.

The assessment finds that construction emissions from the Project will not exceed the CEQA thresholds of significance. Construction emissions are considered short-term. Potential dust emissions would be further reduced by implementation of standard dust control measures (water exposed surfaces twice per day, etc.) as required for all projects within the South Coast Air Basin (SCAB). Therefore, potential impacts from construction activities are determined to be less than significant and no further analysis is

required. The operational emissions from the Proposed Project would not exceed SCAQMD thresholds of significance nor San Bernardino County Greenhouse Gas Screening Threshold—as outlined in the Air Quality Analysis.

CULTURAL RESOURCES. A cultural resources study was prepared by Jean A. Keller, Ph.D., in May 14, 2021. The study considered historic resource and archaeological resources. Cultural resources research included a records search of previous cultural resources studies and recorded properties, a Sacred Lands File search, and Limited-scope archival, cartographic, and photographic research. As a result of decades long development of the property, almost the entirety of the site has been paved, thus precluding an opportunity for observing the native ground surface for evidence of cultural resources. The study found no historical resources on the Project site.

The proposed Project was distributed to area Indian Tribes for review, consistent with the AB 52 Tribal Consultation process. The Kizh Nation requested consultation and requested inclusion of mitigation measures related to inadvertent finds. The San Manuel Band of Mission Indians responded via e-mail on March 19, 2020 and provided mitigation measures which are incorporated into the Project's required conditions of approval (Exhibit B).

PUBLIC COMMENT. The Project notice has been sent to 17 surrounding property owners within 300 feet of the Project site, as required by the notification guidelines set forth by the Development Code Section 84.27.070. The Planning Division has not received any comments as a result of the project initial notification, or when noticed for the purposes of this public hearing. No comments were received in response to a Project Notice and the proposed Initial Study/Mitigated Negative Declaration sent to reviewing agencies and adjacent property owners.

RECOMMENDATION: That the Planning Commission:

- 1) **ADOPT** the Mitigated Negative Declaration (Exhibit A);
- 2) **ADOPT** the recommended Findings as contained in the Staff Report (Exhibit C);
- 3) **APPROVE** the Conditional Use Permit to establish a freight forwarding and warehousing facility totaling 35,267 square feet of warehouse and office, on 9 acres, subject to the recommended Conditions of Approval (Exhibit B); and
- 4) **DIRECT** staff to file a Notice of Determination with the Clerk of the Board office.

ATTACHMENTS:

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

EXHIBIT A

Initial Study/Mitigated Negative Declaration

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APN:	0232-051-29	USGS QUAD:	Guasti
APPLICANT:	Old Dominion Freight Line, Inc.	T, R, SECTION:	T: 1S, R: 6W, S:12
LOCATION:	Northwest corner of Arrow Route and Lime Avenue	Community:	Fontana
PROJECT NO.	PROJ-2020-00092	Community Plan:	N/A
REP('s):	All Cities Permit Services/Bonadiman Engineering	LUZD:	Regional Industrial (IR)
PROPOSAL:	Conditional Use Permit (CUP) to establish a warehousing and freight forwarding facility to include 35,267 square feet of freight storage space and office, on a 9-acre parcel.	OVERLAYS:	FEMA Flood Zone X-unshaded, Biotic Overlay: Burrowing Owl

PROJECT CONTACT INFORMATION:

Lead Agency: County of San Bernardino
Land Use Services Department – Planning Division
385 North Arrowhead Avenue 1st Floor
San Bernardino, CA 92415-0182

Contact Person: Oxso Shahriari, Planner
Phone No.: (909) 387-4180
Email: Oxso.Shahriari@lus.sbcounty.gov

Project Sponsor: Old Dominion Freight Line, Inc.
500 Old Dominion Way
Thomasville, NC 27360

Consultant: All Cities Permit Services
16689 Foothill Blvd # 105
Fontana, CA 92335

PROJECT DESCRIPTION:

The Old Dominion Warehousing and Freight Forwarding Facility project (hereafter referred to as the “Project” and as described in further detail on following pages) consists of an application for a Conditional Use Permit (P201900120/PROJ-2019-00092) to establish re-develop an approximately 9-acre site with a single-story 35,267 square-foot warehouse and office building located at the northwest corner of Arrow Route and Lime Avenue within the Sphere of Influence for the City of Fontana, San Bernardino County. Figure 1, Regional Map, and Figure 2, Vicinity Map, depict the location of the Project site. Copies of the entitlement application materials for the proposed Project are herein incorporated by reference pursuant to CEQA Guidelines Section 15150 and are available for review at the County of San Bernardino Land Use Services Department, Planning Division, located at 385 N. Arrowhead Avenue, San Bernardino, CA 92415.

CONDITIONAL USE PERMIT (P201900120/PROJ-2020-00092)

As shown on Figure 3: Site Plan, the Project applicant proposes to construct a 32,152 square-foot warehouse building on a 9-acre site. The buildings associated with the existing pipe storage use will be demolished to accommodate the construction of the new building. The proposed building would contain warehouse floor area and offices. Vehicular access to the Project site is provided by two driveways; both driveways would accommodate passenger vehicles and trucks. The project site’s size, the site design, location of driveways, and the location of the warehouse and office allows visiting truck full maneuvering capabilities and access. Signage and striping are proposed where truck aisles from the existing off-site and proposed on-site warehouse merge to ensure adequate and safe truck movements and stacking. The eastern driveway would be restricted to right-in/right-out movements.

Parking and Loading

The Project provides 78 passenger vehicle parking spaces including 4 American with Disability Act (ADA) spaces, located along the front of the property. The loading zone provides 60 loading docks (28 at the east dock and 32 at the west dock, which are flanked on both side of warehouse. The site design provides for 78 parking spaces to accommodate stalling and overnight parking of trailers. The Project complies with the minimum parking and loading requirements of the County of San Bernardino Development Code. The entire site not occupied by landscaping, drainage features such as catch basin, or footprint of the structure will be paved with concrete.

Architecture, Walls, and Fences

Figure 4 thru 6, Architectural Elevations depict the design for the proposed warehouse building. The proposed warehouse building would be constructed to a maximum height between 29 and 36 feet, in various areas, as measured from finished floor to the top of the parapets. The building would be constructed with tilt or precast concrete panels with textured paint exterior, galvanized steel stairs and landings, concrete dock ramps, and stucco embossed metal panel with concealed fasteners to match concrete wall panels. Articulated building elements include a varied roofline, vertical wall reveals, horizontal wall recesses, and parapets. The color palette will include neutral colors. for the proposed building is comprised of various neutral colors, including shades of white, gray, and beige to match natural color of concrete. Fences meet the standards of the County Code for Regional Industrial (IR) zoning district. A six-foot high decorative metal fencing would be constructed between the passenger vehicle parking spaces and the truck court on the north side of the site. Additionally, a six-foot high concrete wall is being proposed along the westerly property line, and not visible from public view. Rolling gates with matching decorate metal construction are installed at both driveways with easterly driveway being equipped with Safety Keypad as required by the Fire Department.

Access, Utilities Infrastructure, and Roadway Improvements

The Project site is located directly to the north of Arrow Route, which provides sufficient access to and from this site. Under existing conditions, Arrow Route is developed to its full width along the Project site frontage with two vehicular travel lanes in each direction. Additional improvements are required by the County Land Development Division to design and install sidewalks curb and gutter to 109 Type "C" standards. Commercial driveway approach will be designed and installed to the 129B standards to accommodate truck turn into and out of the project site. The project has connection to the utilities at the street. The Water Quality Management Plan and related improvements outside of the County right-of-way will be inspected and certified. Drainage improvements will be designed and installed to intercept and conduct the off-site and on-site drainage flows around and through the site in a safe manner to ensure the project site's drainage flows do not adversely affect adjacent or downstream properties. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.

Landscaping

The Project's proposed landscaping covers 18% of the lot, which exceeds the minimum required 15% landscape coverage for the project zoning district of IR. The majority of the landscaping will be installed along Arrow Route to contribute to beautification of the project area, and along property lines to the north, east (along Lime Avenue) and west to buffer various industrial uses on surrounding properties, and between general parking area and the truck yard. The landscaping materials will include drought-tolerant trees, shrubs, accent succulents and ornamental grasses, and groundcovers. The project's landscaping proposal complies with Chapter 83.10 of the County of San Bernardino Development Code which establishes requirements for landscape design, irrigation system design, and water-use efficiency.

Figure 1: Regional Map

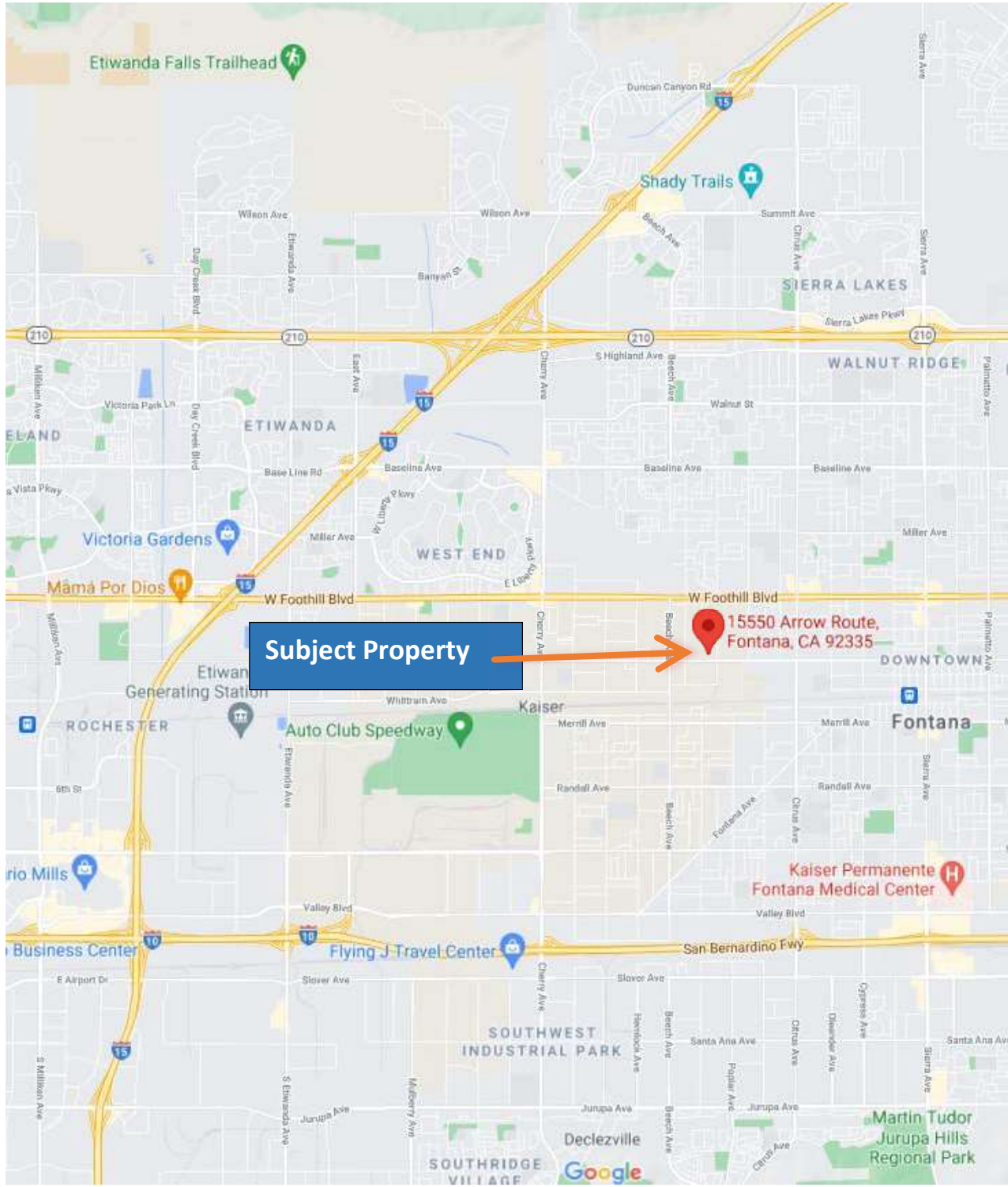


Figure 2: Vicinity Map with Zoning District Overlay



Figure 3: Site Plan

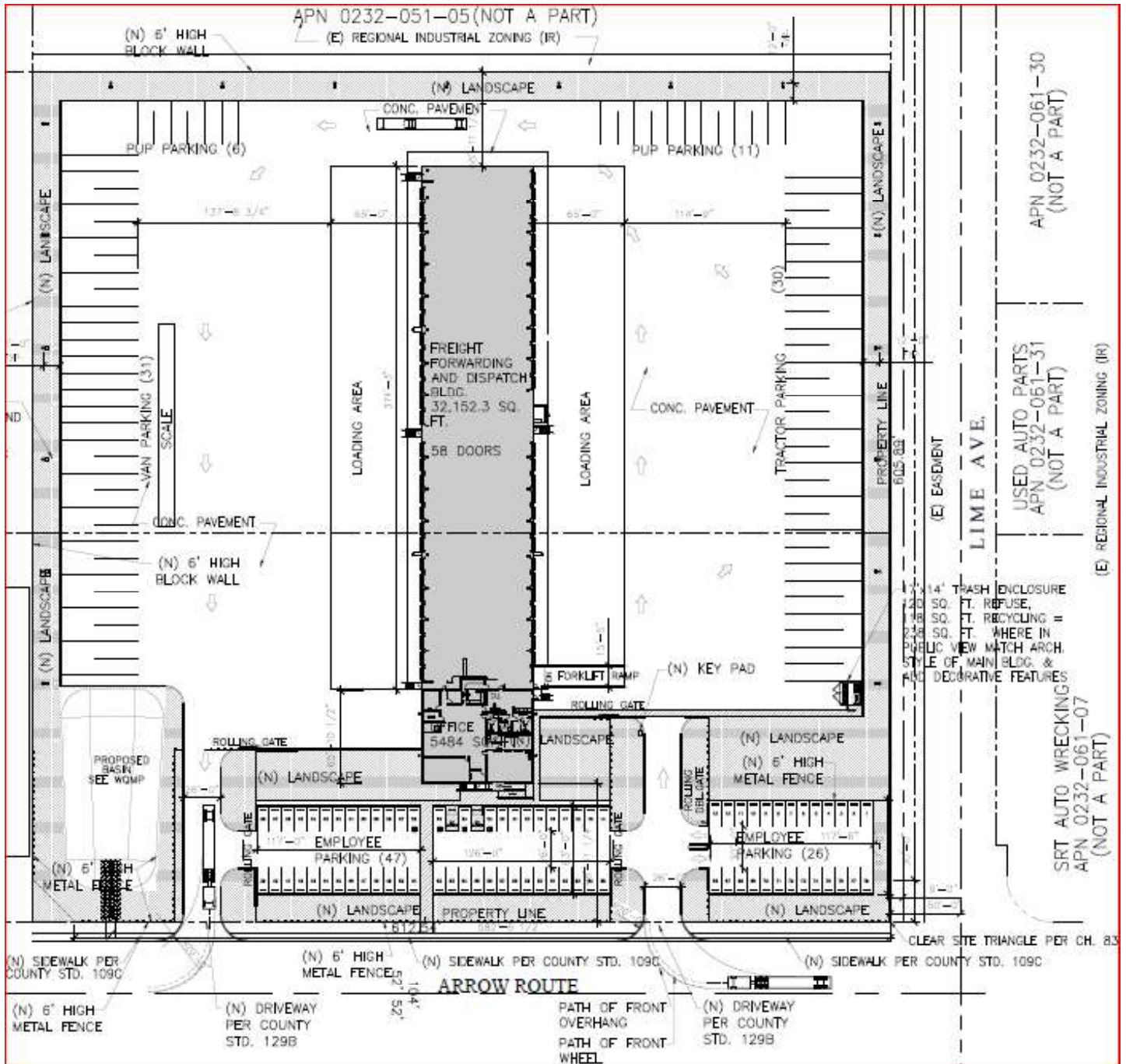


Figure 4: North and South Architectural Elevations

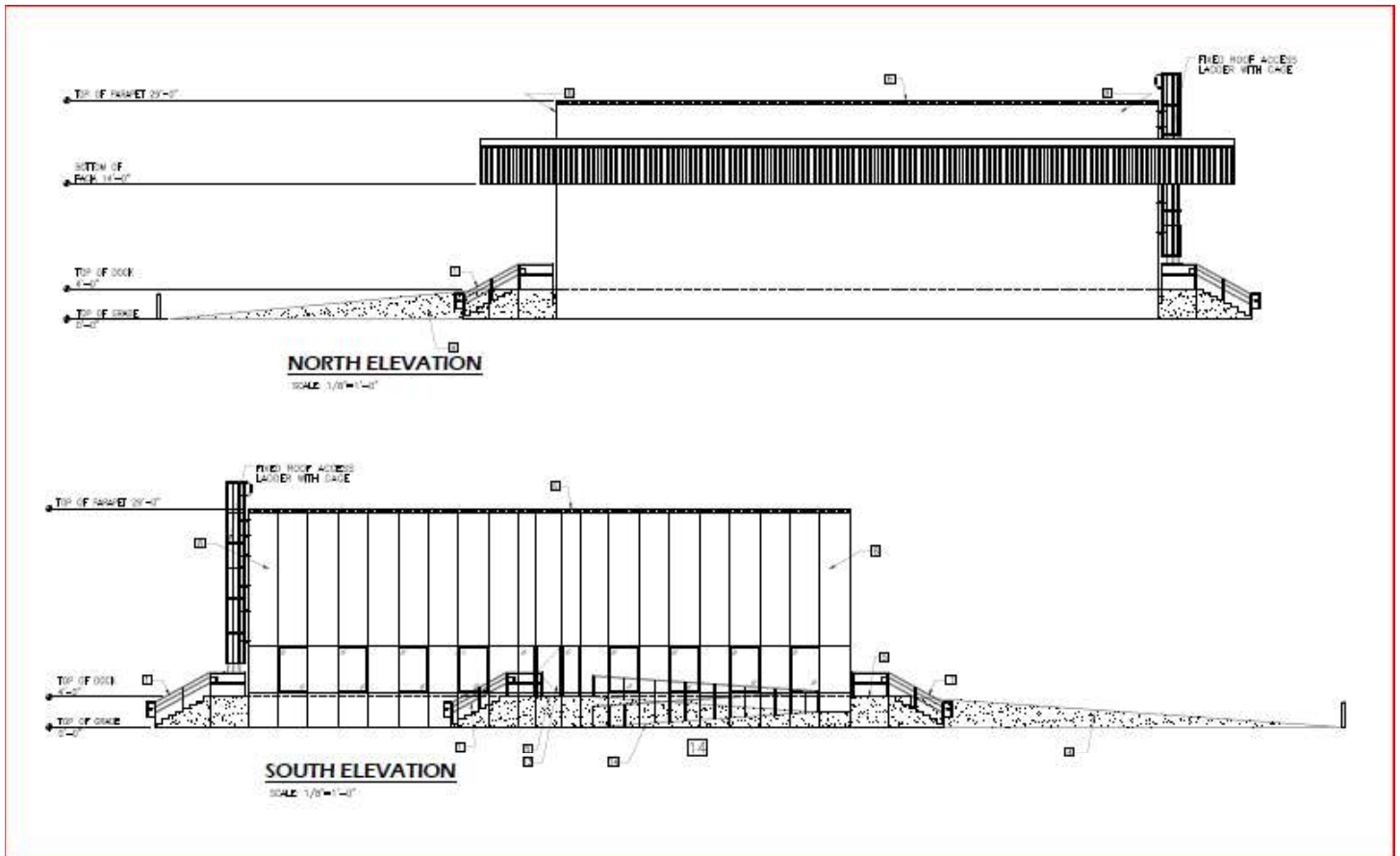


Figure 5: East Architectural Elevations

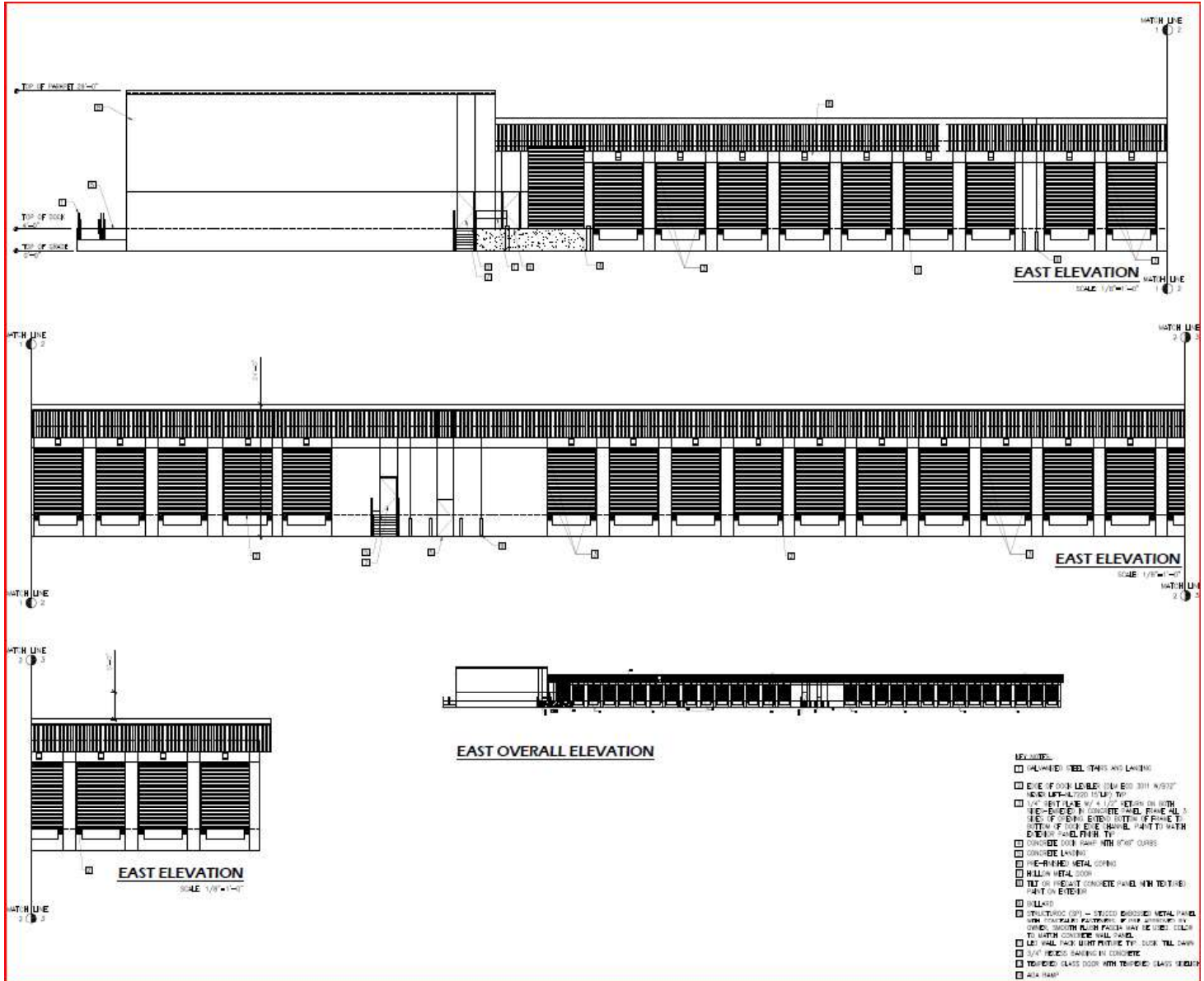
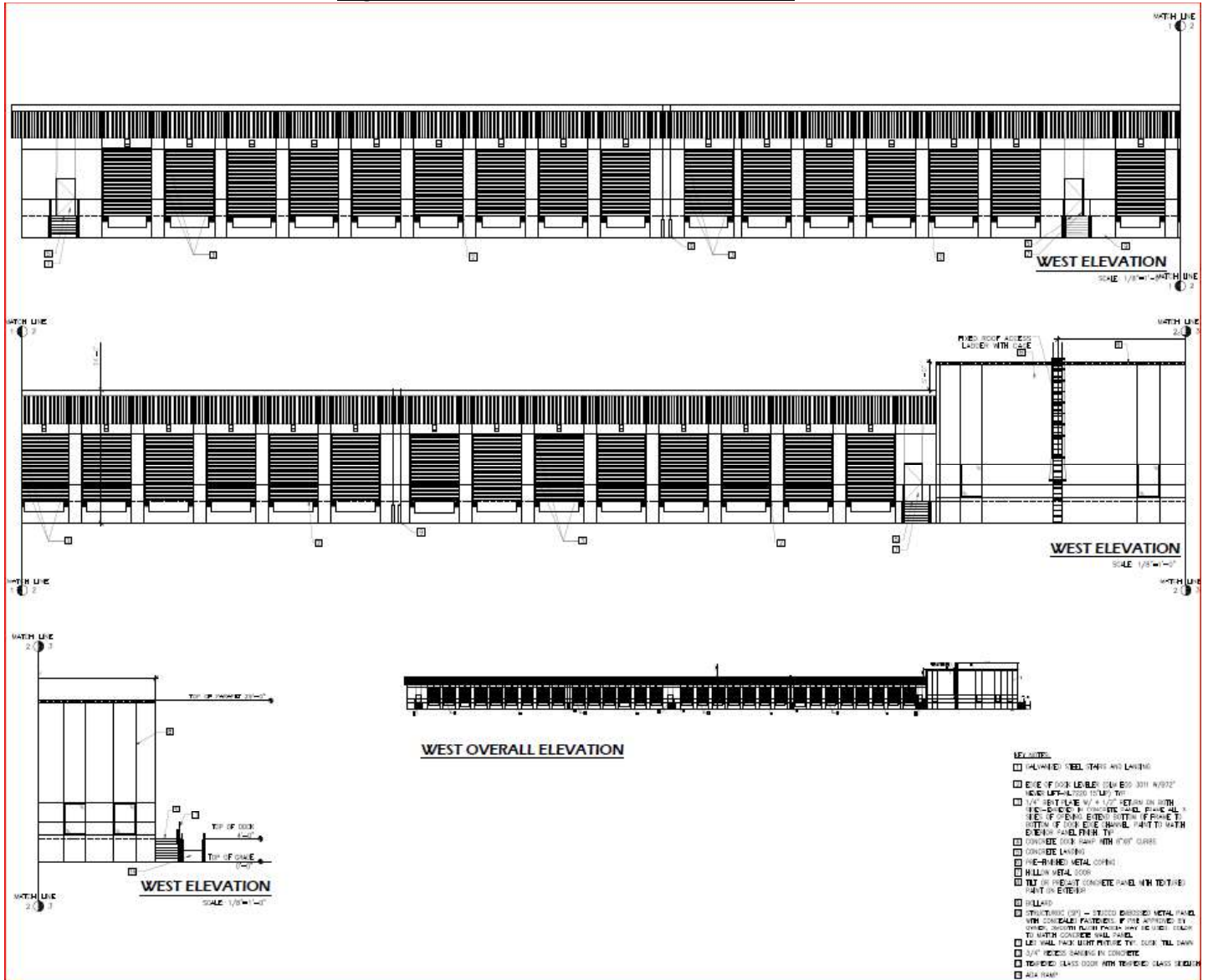


Figure 6: West Architectural Elevations



ENVIRONMENTAL/EXISTING SITE CONDITIONS:

Pursuant to CEQA Guidelines Section 15125(a)(1), the physical environmental conditions that existed at the time the Lead Agency commenced the environmental analysis for the Project should generally be used as the baseline conditions for the environmental analysis in an Initial Study/Mitigated Negative Declaration. The Project's application was filed with the County of San Bernardino in July 2019 and the environmental review commenced at that time. As such, the environmental baseline for the Project is established as July 2019 and the following subsections provide a description of the Project site's physical environmental condition as of that approximate date. Topics are presented on the following pages in no particular order of importance.

General Plan and Zoning

The County Wide Plan designates the zoning District as "Regional Industrial" (IR), as shown in Figure 2., The project Land Use Category is General Industrial (GI).

The County of San Bernardino General Plan is intended to support the following goals in IR zoning District.

- To identify and establish areas suitable for major industrial land uses.
- To provide sites for industrial uses which have potential for negative impact.
- To identify areas intended to be utilized for industrial purposes, currently or eventually, to support the public need for manufacturing, warehousing and distribution; and to provide employment opportunities.

The areas and/or parcels zoned IR are identified as areas serviced by existing infrastructure; areas that are or can contain and industrial use while being buffered from adjacent non-industrial uses and/or zonings; areas adjacent to major transportation terminals and energy facilities; areas where industrial-use related traffic is not routed through residential use or other less-intensive use of land such as general commercial uses. These industrial uses are required to have direct access to major arterials, major divided streets, or freeways, or are served by railroad access. These industrial uses are deemed suitable for large industrial operations or industrial parks where unified landscaping, signing, building design, and circulation can be implemented. These are areas located peripheral to urban areas where residential or long-term agricultural uses are inappropriate; areas that have stable soil with average slope of 10 percent or less; and, rural areas where there is a demonstrated need for industrial land uses (San Bernardino County, 2007, pp. II-19 to II-20)

Land Use

Other existing uses have occupied the Project site without proper environmental reviews. The site has been most-recently used as an outdoor pipe storage operation. for a variety of uses such as outdoor pipe storage. The latest use has been abandoned; and the existing structure will be demolished.

Under existing conditions, the Project site is occupied by one large structure containing offices of the previous un-authorized industrial-scale pipe storage business. The Project site's existing uses are presented in Figure 7, Aerial Photograph. This structure will be demoed and replaced with the newly proposed warehousing use and structures, as shown in figures 3 thru 6.

Site Current characteristics

The site is flat and void of any plants due to the previous grading and asphaltting associated with the abandoned use. The Project site's current aesthetic character is primarily defined by the abandoned remains of the previous pipe-storage facility, generally located to the south of the parcel along Arrow Route, while the northern, and eastern and western portions of the site is now vacant where the outdoor storage of industrial-size pipes were stored.

The project site is surrounded by other industrial land uses and allowed by the designated zoning of Regional Industrial. The land use immediately north of the Project site is industrial and operated by Timber Wolf LLC. To the west, a pallet yard is operational along with technical school, operated by California Ironworkers of Fontana, LLC. To the east, several uses include a salvage yard and outdoor vehicle storage. To the south, a series of industrial parks, housing warehousing, service and light to heavy industrial uses.

Figure 7: Aerial Map; Showing current pipe storage yard use



Figure 8: Site Photos



Looking north/northwest at the Project site from the intersection of Arrow Route and Lime Avenue



Looking north at the Project site from Arrow Route; the existing structure holding offices and fence to be demolished to allow for new construction

Figure 8: Site Photos



Looking west at the Project site from Lime Avenue, showing the previous use of the site as a pipe-storage yard



Looking west at the Project Site from Lime Avenue at the existing storage structures on the project site, to be removed

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

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

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

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)

4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below 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 & Forest 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 |

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

DETERMINATION: (To be completed by the Lead Agency)

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

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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 Oxso Shahriari, Planner

08/25/2021

Date



Signature: David Prusch, Supervising Planner

08/25/2021

Date

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: San Bernardino County General Plan, 2007; Federal Register; 2010 Census Urbanized Area Reference Map.

- a) **Less Than Significant Impact.** County of San Bernardino General Plan Open Space Element Policy OS 5.1 states that a feature or vista can be considered scenic if it:
- Provides a vista of undisturbed natural areas;

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

- Includes a unique or unusual feature that comprises an important or dominant portion of the viewshed; or,
- Offers a distant vista that provides relief from less attractive views of nearby features such as views of mountain backdrops from urban areas.

Scenic vistas are points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes. The mountains of the Angeles National Forest and San Bernardino National Forest are located in the distant north and northwest of the Project site. The scenic vistas of these mountains are visible from the project site. However, the Project would establish a trucking facility with structures that do not exceed 29 feet in height. Therefore, the Project would not block or completely obstruct views from surrounding public vantage points to the mountain visible in the horizon. The Project is not within a scenic corridor. Therefore, any potential impacts are less than significant.

- b) **No Impact.** The Project is not within a scenic corridor and/or highway. Therefore, there are no impacts anticipated as a result of the project.
- c) **Less Than Significant Impact.** The Project site is within an Urbanized Area according to the Census 2010 Urbanized Area Reference Maps, and in fact within the sphere of influence of the City of Fontana. Scenic vistas viewable from Arrow Route will not be impacted because the Project would establish a use with structures that do not exceed 29 feet in height. Therefore, the Project would not block or completely obstruct views from surrounding public vantage points to the mountain visible in the horizon—either along Arrow Route or from within the Project site. The Project is not within a scenic corridor. Therefore, any potential impacts are less than significant.

The Project is subject to mandatory Development Code requirements governing scenic quality that stipulate new land uses and structures shall be designed, constructed, and established in compliance with the requirements in the Development Code, including but not limited to, Chapter 82.06 (Industrial and Special Purpose Land Use Zoning Districts), Chapter 83.02 (General Development and Use Standards), Chapter 83.06 Fences, Hedgers, and Walls), and Chapter 83.13 (Signs). Compliance with these mandatory Development Code requirements will ensure that the Project will not conflict with applicable zoning and other regulations governing scenic quality.

- d) **Less Than Significant Impact.** The Project will not use high intensity white lights for site illumination. The California Green Building Code requires that all outdoor lighting be designed and installed to comply with California Green Building Standard Code or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.

The San Bernardino County Development Code also requires the use of non-reflective colors on structures, poles, towers, antenna supports, antennas, and other components. The Project's onsite lighting will be designed in accordance with standards defined in

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

the County Development Code. A lighting plan is required, subject to review and approval by Planning which requires that all project light sources be placed and designed so as not to cause glare or excessive light spillage into neighboring sites, night sky, or public roadways. As Consistent with County Development Code Chapter 83.07: Glare and Outdoor Lighting, this approval does not allow installation or use of any artificial light source that will be emitted into the night sky. The project is conditioned to use low intensity lamps especially at the development boundaries. All lighting shall be hooded and designed with sharp-cutoff luminaries to reflect away from adjoining properties and public thoroughfares. All signs proposed by this project may only be lit by steady, stationary and shielded light sources, and the glare from the luminous source shall not exceed one-half (0.5) foot-candle. The project will not be a source of substantial light or glare, therefore, no potentially significant impact is anticipated in this area of concern and no mitigation measures are deemed necessary.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

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

San Bernardino County General Plan, 2007; California Department of Conservation Farmland Mapping and Monitoring Program.

a) **No Impact.** The Project site is not within a mapped portion of the Important Farmland Mapping system provided by the State of California. As such, the site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As a result, the proposed Project has no potential to convert such lands to a non-agricultural use and no impact would occur.

b) **No Impact.** There are no impacts in this area of environmental impact analysis. Agricultural Zoning. The Project site is currently zoned Regional Industrial (IR). The zoning is intended for heavy industrial uses. The Project site is surrounded by similar industrial zoning and uses. Agricultural uses such as Crop production, horticulture, orchard, vineyard or animal keeping are not allowed in this zoning. In addition, no historic or existing agricultural uses are currently on the Project site or in the immediate vicinity. As such, the project will not create a conflict with agricultural zoning.

Williamson Act. Pursuant to the California Land Conservation Act of 1965, a Williamson Act Contract enables private landowners to voluntarily enter into contracts with local governments for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive lower property tax assessments based upon farming and open space uses as opposed to full market value. The Project site is not under a Williamson Act Contract. As such, there is no impact with respect to a Williamson Act Contract.

c) **No Impact.** The Project site is in the IR Land Use zoning district. The Project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the Project site. Because no lands on the Project site are zoned for forestland or timberland, the Project has no potential impact.

d) **No Impact.** The Project site and surrounding properties do not contain forest lands and are not zoned for forest lands. Because forest land is not present on the Project site or in the immediate vicinity of the Project site, the Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use.

e) **No Impact.** The proposed Project area consists of an unimproved, predominately vacant parcel. The surrounding area consists of limited residential and commercial development, as well as areas of undeveloped land. The Project would establish a lodging style development with individual units on approximately 0.77 acres. Therefore, the Project would not result in conversion of Farmland to non-agricultural use or forest land to non-forest use. No impacts will occur.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
III.	AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might 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)	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: *(Discuss conformity with the South Coast District Air Quality Management Plan, if applicable):*
San Bernardino County General Plan, 2007; CalEEMod Data Sheets.

a) **Less Than Significant Impact.** The Project site is located within the jurisdiction of the South Coast Air Quality Management District, SCAQMD, (District). The District monitors and enforces the federal and state air quality standards in association with federal, state, local, and regional governmental agencies. The federal Clean Air Act was established in an effort to assure that acceptable levels of air quality are maintained in all areas of the United States. These levels are based upon health-related exposure limits and are referred to as National Ambient Air Quality Standards (NAAQS). The NAAQS establish maximum allowable concentrations of specific pollutants in the atmosphere and characterize the amount of exposure deemed safe of the public. The District is also responsible for preparing and updating an Air Quality Management Plan. The primary purpose of an Air Quality Management Plan is for controlling emissions to maintain all federal and state ambient air standards for the District. The District has adopted a variety of attainment plans for a variety of non-attainment pollutants which together comprise the Air Quality Management Plan for the District.

A project is deemed non-conforming with an adopted Air Quality Plan if it conflicts with or delays implementation of any applicable attainment or maintenance of such a Plan. A project is conforming if it complies with all applicable District rules and regulations, complies with all

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan). Conformity with growth forecasts can be established by demonstrating that a project is consistent with the land use plan that was used to generate the growth forecast.

The proposed Project is consistent with the zoning and land use classifications that were used to prepare the Attainment Plan. In addition, based on Table 1 below, project-generated construction related emissions generated will not exceed District emission thresholds. Therefore, the Project's emissions are in compliance with the thresholds established by the District. The Project would not significantly increase local air emissions and therefore would not conflict with or obstruct implementation of the Attainment Plans. Therefore, any potential impact is less than significant.

As outlined in Air Quality and Greenhouse Gas Assessment prepared by Lilburn Corporation dated April 2021, construction emissions from the Proposed Project will not exceed the CEQA thresholds of significance. Construction emissions are considered short-term. Potential dust emissions would be further reduced by implementation of standard dust control measures (water exposed surfaces twice per day, etc.) as required for all projects within the SCAB. Therefore, potential impacts from construction activities are determined to be less than significant and no further analysis is required.

The operational emissions from the Proposed Project would not exceed SCAQMD thresholds of significance nor San Bernardino County Greenhouse Gas Screening Threshold, as outlined in Table 2 and Table 3, below. No impacts to local or regional air quality are anticipated during project operations. The Proposed Project as well as all projects within the SCAB will be required to comply with current SCAQMD rules and regulations as applicable. Therefore, potential impacts from operational activities are determined to be less than significant and no further analysis is required.

**Table 1
Greenhouse Gas Construction Emissions
(MT Per Year)**

Source	ROG/VOC	NOx	CO
Demolition	0.0	0.0	0.0
Site Preparation	191.6	0.0	0.0
Grading	2,011.1	0.0	0.0
Building Construction	8.9	0.5	0.0
Paving	36.5	0.3	0.0
Architectural Coating	5.2	0.0	0.0
Total MTCO_{2e} Per Year	636.9		
SB County Screening Threshold (MTCO _{2e})	3,000		
Significant	No		

Source: CalEEMod 2016.3.2, Annual Emissions

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

Table 2
Summer Operational Emissions
(Pounds per Day)

Source	ROG/VOC	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	0.9	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.3	0.3	0.0	0.0	0.0
Mobile	1.0	24.3	10.9	0.1	5.1	1.4
Total Value (lbs/day)	1.9	24.6	11.2	0.1	5.1	1.4
SCAQMD Threshold	55	55	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod 2016.3.2, Summer Emissions

Table 3
Winter Operational Emissions
(Pounds per Day)

Source	ROG/VOC	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	0.9	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.3	0.2	0.0	0.0	0.0
Mobile	1.0	24.1	10.4	0.0	5.1	1.4
Total Value (lbs/day)	1.9	24.4	10.6	0.0	5.1	1.4
SCAQMD Threshold	55	55	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod 2016.3.2, Winter Emissions

Table 4
Greenhouse Gas Operational Emissions
(MT Per Year)

Source	ROG/VOC	NOx	CO
Area	0.0	0.0	0.0
Energy	191.6	0.0	0.0
Mobile	2,011.1	0.0	0.0
Waste	8.9	0.5	0.0
Water	36.5	0.3	0.0
Construction Amortized over 30 years	21.2		
Total MTCO_{2e} Per Year	2,294.3		
SB County Screening Threshold (MTCO _{2e})	3,000		
Significant	No		

Source: CalEEMod 2016.3.2, Annual Emissions

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

- b) **Less Than Significant Impact.** For projects applying the emissions-based significance thresholds, project emissions quantification is required. In addition, the environmental documentation must include support for the quantification methodology used, including emission factors, emission factors source, assumptions, and sample calculations as necessary. For projects using a calculation tool such as CalEEMod, the support section must specify the inputs and settings used for the evaluation.

A quantification-based analysis was done for the Project to consider any potential impact due to construction or operational activities and potential resultant emissions that would exceed the emissions-based significance thresholds established by the South Coast Air Quality Management District. Both construction and operational emissions for the Project were estimated by using the *California Emissions Estimator Model* (CalEEMod) which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used for a variety of situations where an air quality analysis is necessary or desirable, such as California Environmental Quality Act (CEQA) documents and is authorized for use by the South Coast Air Quality Management District.

The federal Clean Air Act was established to assure that acceptable levels of air quality are maintained in all areas of the United States. These levels are based upon health-related exposure limits and are referred to as National Ambient Air Quality Standards (NAAQS). The NAAQS establish maximum allowable concentrations of specific pollutants in the atmosphere and characterize the amount of exposure deemed safe of the public.

The NAAQS set standards for the following pollutants:

Nitrogen dioxide (NO₂)

Sulfur dioxide (SO₂)

Particulate matter less than 10 microns, aerodynamic diameter (PM₁₀)

Particulate matter less than 2.5 microns, aerodynamic diameter (PM_{2.5})

Ozone (O₃)

Lead (Pb)

Carbon Monoxide (CO)

Construction Emissions. Construction activities associated with the Project will result in emissions of CO, NO_x, SO₂, PM₁₀, and PM_{2.5}. The emissions calculations for the construction phase of the Project includes fugitive dust from grading and earthwork activities, and exhaust emissions from on-site equipment and worker travel. Construction emissions are expected from site preparation, grading, building construction, paving, and architectural coating. The proposed construction activities will include implementation of the “best available fugitive dust control requirements” listed above and the developer will comply with SCAQMD rules and regulations (particularly Rule 403) that require controls for fugitive dust.

The estimated maximum daily construction emissions without mitigation are summarized on Table 5 and Table 6, below for the summer and winter periods.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

Table 5
Summer Construction Emissions
(Pounds per Day)

Source	ROG	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Demolition	2.7	25.9	21.1	0.0	1.6	1.2
Site Preparation	3.2	33.1	20.2	0.0	19.9	11.5
Grading	2.0	20.9	15.8	0.0	7.6	4.3
Building Construction	2.6	21.7	23.4	0.0	3.0	1.4
Paving	1.9	10.2	15.0	0.0	0.6	0.1
Architectural Coating	21.4	1.4	2.9	0.0	0.6	0.1
Highest Value (lbs/day)	21.4	25.9	23.4	0.0	19.9	11.5
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod 2016.3.2, Summer Emissions

Table 6
Winter Construction Emissions
(Pounds per Day)

Source	ROG	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Demolition	2.7	25.9	21.1	0.0	1.5	1.2
Site Preparation	3.2	33.1	20.1	0.0	19.9	11.5
Grading	2.0	20.9	15.7	0.0	7.7	4.3
Building Construction	2.6	21.6	22.5	0.0	3.0	1.3
Paving	1.9	10.5	14.9	0.0	0.7	0.5
Architectural Coating	21.4	1.4	2.9	0.0	0.6	0.1
Highest Value (lbs/day)	21.4	25.9	22.5	0.0	19.9	11.5
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod 2016.3.2, Summer Emissions

As outlined in Air Quality and Greenhouse Gas Assessment prepared by Lilburn Corporation dated April 2021, the development of the Proposed Project will be conditioned to comply with current SCAQMD rules and regulations to minimize impacts to air quality as discussed herein. The redevelopment of the site as a freight forwarding/dispatch facility is not anticipated to generate significant impacts or generate significant operational mobile emissions. The Proposed Project is anticipated to generate approximately 507 daily trips. Approval of the project does not require a zone change nor a general plan amendment and is consistent with the San Bernardino Countywide Plan. Therefore, cumulative impacts are anticipated to be less than significant.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

- c) **Less Than Significant Impact.** Sensitive Receptors include residences, schools, daycare centers, playgrounds and medical facilities. The proposed warehousing and trucking facility is considered sensitive receptor land use and was evaluated using significance threshold criteria.

SCAQMD has developed a methodology to assess the localized impacts of emissions from a proposed project as outlined within the Final Localized Significance Threshold (LST) Methodology report; completed in June 2003 and revised in July 2008. The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. LSTs apply to projects that must undergo CEQA or the National Environmental Policy Act (NEPA) and are five acres or less. LST methodology is incorporated to represent worst-case scenario emissions thresholds. CalEEMod version 2016.3.2 was used to estimate the on-site and off-site construction emissions. The LSTs were developed to analyze the significance of potential local air quality impacts of proposed projects to sensitive receptors and provide screening tables for small projects (one, two, or five acres). Projects are evaluated based on geographic location and distance from the sensitive receptor (25, 50, 100, 200, or 500 meters from the site).

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, convalescent facility or anywhere that it is possible for an individual to remain for 24 hours. Additionally, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. Commercial and industrial facilities are not included in the definition of a sensitive receptor because employees do not typically remain on-site for a full 24 hours, but are usually present for shorter periods of time, such as eight hours. As outlined in Air Quality and Greenhouse Gas Assessment prepared by Lilburn Corporation dated April 2021, the Project Site is surrounded by light to heavy industry/manufacturing uses. Therefore, no potential impact to sensitive receptors is not anticipated.

- d) **Less Than Significant Impact.** The proposed warehousing and trucking facility is not anticipated to generate odors that would be materially offensive to the surrounding properties. Such uses that would operationally generate such odors are Agricultural uses (livestock and farming), Wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies and fiberglass molding facilities.

The Project does not contain any of the above-described activities typically associated with emitting objectionable odors. The only potential odor sources associated with the proposed Project may result from construction equipment exhaust. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is, thus, considered less than significant.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife 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 Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

approved local, regional or state habitat conservation plan?

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

San Bernardino County General Plan, 2007; Biological Technical Report, prepared by ECORP, August, 2020.

- a) **No Impact.** The project site is within Biological Overlay for Burrowing Owl (*athene cunicularia*, [BUOW]). A Biological Technical Report dated April 12, 2021, was prepared by Jennings Environmental for Lilburn Corporation, for the proposed Project. The report's data regarding biological resources on the project site were obtained through literature review and field investigations. Before performing the surveys, available databases and documentation relevant to the project site were reviewed for documented occurrences of sensitive species in the area. The USFWS threatened and endangered species occurrence data overlay, as well as the most recent version of the California Natural Diversity Database (CNDDDB) BIOS, were searched for sensitive species data in the *Fontana* USGS 7.5-minute series quadrangle. On April 10, 2021, Jennings biologist Gene Jennings performed a pedestrian survey of the entire footprint of the Project site, as well as an approximately 500-foot buffer area where feasible. The BUOW habitat assessment was conducted following the "*Burrowing Owl Survey Protocol and Mitigation Guidelines*" prepared by the California Burrowing Owl Consortium and the March 7, 2012 "*California Department of Fish and Game Staff Report on Burrowing Owl Mitigation.*" The field investigation looked for signs of BUOW including, burrows, molted feathers, cast pellets, prey remains, owl whitewash, and suitable surrogate burrows. The area was also assessed for soil type and level of friability as well as habitat type and habitat structure.

A field survey conducted by the third-party biologist found that no suitable habitats capable of supporting the federally or state-listed species were observed within the Project site. The field survey found no evidence of BUOW including pellets, feathers, or whitewash was found within the Project area or buffer. No suitably sized burrows or burrow surrogates were observed on the subject parcel and no-host burrowers were observed during the survey. Per the definition provided in the 2012 CDFG Staff Report on Burrowing Owl Mitigation, "Burrowing owl habitat generally includes, but is not limited to, short or sparse vegetation (at least at some time of year), presence of burrows, burrow surrogates or presence of fossorial mammal dens, well-drained soils, and abundant and available prey." Although the project site does contain patches of short or sparse vegetation, the project site would not be considered suitable for BUOW for the following reasons:

- The site is currently paved with asphalt and does not contain native friable soils.
- No appropriately sized mammal burrows or burrow surrogates were observed within the project site during the survey; and
- No BUOW host burrowers were observed within the project site during the survey.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

The project site is currently not suitable to support BUOW, and this species is considered absent from the project site. Additionally, no limitations significantly affected the results and conclusions given herein. Surveys were conducted during the appropriate season to observe the target species, in good weather conditions, by qualified biologists who followed all pertinent protocols. BUOW is considered absent from the Project site. No BUOW individuals or signs including pellets, feathers, or whitewash were observed and no suitably sized burrows or burrow surrogates were observed within the Project site. Because the site does not contain any suitable habitat for BUOW, no protocol-level presence/absence surveys will be required. As such, the proposed Project will not affect listed, threatened or endangered species or designated critical habitats or is likely to jeopardize the continued existence of any proposed endangered or threatened species or is likely to result in the destruction or adverse modification of proposed critical habitats. Therefore, there are no impacts anticipated.

- b) **No Impact.** There is no surface water on site or any riparian habitat or other sensitive natural community present on the Project site—as the project site is asphalted due to prior use grading and construction of the site. As such, the proposed Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations. Therefore, there are no impacts anticipated.

- c) **No Impact.** The U.S. Army Corps of Engineers (USACE) and the Environmental Protection Agency (EPA) define “wetlands” as “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions.” In order to be considered a jurisdictional wetland under Section 404, an area must possess three wetland characteristics: Hydrophytic vegetation, hydric soils, and wetland hydrology. Each characteristic has a specific set of mandatory wetland criteria that must be satisfied in order for that wetland characteristic to be met. Several parameters may be analyzed to determine whether the criteria are satisfied. Based on the field survey, there are no wetlands on the Project site. Therefore, there are no impacts anticipated.

- d) **No Impact.** The Project site is graded and asphalted due to prior land use and construction. There are no natural features present on the site that would support migratory fish or wildlife species or migratory wildlife corridor. Therefore, there are no impacts anticipated.

- e) **No Impact.** Section 88.01.070 of the Development Code requires a Tree & Plant Removal Permit for the removal of any Native tree with a six inch or greater stem diameter or 19 inches in circumference measured 4.5 feet above natural grade level or a three or more palm trees in linear plantings, which are 50 feet or greater in length. The Project site does not contain any protected biological resources including protected plant species—as the site is asphalted due to prior development. Therefore, there are no impacts anticipated.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

- f) **No Impact.** The Project site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, there are no impacts anticipated.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
V. CULTURAL RESOURCES - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those 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):

San Bernardino County General Plan, 2007; Federal Register.

- a) **No Impact.** Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

CEQA Guidelines §15064.5(a) clarifies that historical resources include a) a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources, b) a resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code, or c) any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. A cultural resources study was prepared by Jean A. Keller, Ph.D., in May 14, 2021, found no historical resources on the Project site. Therefore, there are no potential impact anticipated.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

Less Than Significant with Mitigation Incorporated. Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains. A cultural resources study was prepared by Jean A. Keller, Ph.D., in May 14, 2021, which finds no archeological resources were recorded for the Project area or within one-mile radius of the subject property. The study considered the broader cultural resources potential impacts. The purpose of the study was to determine whether cultural resources exist within the property boundaries that would be impacted by the proposed project. The scope of work included a records search of previously recorded cultural resource studies and properties, a Sacred Lands File search, and limited archival, cartographic, and photographic research. As a result of decades long development of the property, almost the entirety has been paved, thus precluding an opportunity for observing the native ground surface for evidence of cultural resources.

b)

On March 30, 2021, a Record Search was requested from the South Central Coastal Information Center located in the Anthropology Department of California State University, Fullerton. The requested research was to include a review of all site maps, site records, survey reports, and mitigation reports within a one-mile radius of the project area. Additional sources under separate review by this firm's staff included the OHP Built Environment Resources Directory, the OHP Archaeological Resources Directory, the California Inventory of Historic Resources, and the National Register of Historic Places. Also on March 29, 2021, a request for a Sacred Lands File search was submitted to the Native American Heritage Commission.

Cultural resources research included a records search of previous cultural resources studies and recorded properties, a Sacred Lands File search, and limited-scope archival, cartographic, and photographic research. The results of the records search conducted by SCCIC indicates that the subject property is located within an area of very low cultural sensitivity. Within a one-mile radius, only 15 cultural resource properties have been recorded, none of which are of prehistoric (Native American) origin. The majority of recorded resources relate to historical-period roads. Interestingly, the Sacred Lands File search conducted by the Native American Heritage Commission had positive results. No information about the resource was provided, but the NAHC recommended contacting the Gabrieliño Band of Mission Indians – Kizh Nation - for information.

Development and use of the property since that time has resulted in substantial impacts, not the least of which is that the entirety has been paved, precluding a viable cultural resources field survey.

In consideration of the above factors, neither further research nor mitigation would typically be recommended. However, due to the positive Sacred Lands File findings it is probable that the Gabrieliño Band of Mission Indians – Kizh Nation – will request that all ground-disturbing activities associated with development of the Old Dominion project be actively monitored by a San Bernardino County-qualified archaeologist and a Tribal representative. This is a reasonable request, particularly since a field survey could not be conducted. Should any tribe participating in the AB 52 process request Tribal monitoring, it is recommended that their request be honored.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

The proposed Project was distributed to area Indian Tribes for review, consistent with the AB 52 Tribal Consultation process. The Kizh Nation requested consultation and requested inclusion of mitigation measures related to inadvertent finds, as noted below. The San Manuel Band of Mission Indians responded via e-mail on March 19, 2020, and requested that mitigation measures listed below to be included part of the record, and the Project's conditions of approval.

Mitigation Measure CR-1

- 1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.*
- 2. If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.*
- 3. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.*
- 4. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.*

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

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

Based upon the background research and contact with Native American Tribes, including comments from the San Manuel Tribe and the inclusion of the mitigation measure listed above, the potential impacts upon archaeological resources are less than significant.

- c) **Less Than Significant Impact.** The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. In the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable mandatory provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours of obtaining access to the property, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. With mandatory compliance with California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq., impacts are less than significant.

Therefore, no significant adverse impacts are identified or anticipated with implementation of Mitigation measure CR-1.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

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

SUBSTANTIATION: *San Bernardino County General Plan, 2007; CalEEMod Data Sheets.*

- a) **No Impact.** Construction of the Project would require electricity use to power some of the construction-related equipment. The electricity use during construction would vary during different phases of construction, where the majority of construction equipment during grading would be gas-powered or diesel-powered. The amount of energy and fuel use anticipated by the Project’s construction are less than typical for the type of construction proposed, because the construction will be mostly involving tilt-up, pre-assembled construction, thereby less energy-intensive. Project construction equipment would conform to the applicable California Air Resources Board (CARB) emissions standards, acting to promote equipment fuel efficiencies.

In addition, demand for construction-related electricity and fuels would be spread out over the life of the construction phases of the Project but would not require a permanent commitment of energy or diesel fuel resources for this purpose. Therefore, impacts from energy use during short-term construction activities would be less than significant. Operation of the Project would result in slight increase in demand for electricity as compared to the previously-operated pipe storage business. Since the Project area is already served by onsite electrical infrastructure, adequate electrical infrastructure capacity is available to accommodate the electricity demand during operation, the proposed Project would not require additional or expanded electrical infrastructure.

- b) **No Impact.** The County of San Bernardino General Plan Renewable Energy and Conservation Element (REC Element) is an established regulatory framework, and is supportive of other county, state, and federal plans. REC Element Policy 1.1 states: “Continue implementing the energy conservation and efficiency measures identified in the County of San Bernardino Greenhouse Gas Emissions Reduction Plan.” As noted in the analysis for Issue VIII-a and VIII-b, Greenhouse Gas Emissions, the Performance Standards for Commercial and Industrial Project pursuant to Appendix F of the County

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

of San Bernardino Greenhouse Gas Emissions Reduction Plan will be included as Conditions of Approval for the Project. As such, the Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. There is no impact and no mitigation measures are required.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VII.	GEOLOGY AND SOILS - Would the project:				

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii. Strong seismic ground shaking?

iii. Seismic-related ground failure, including liquefaction?

iv. Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

where sewers are not available for the disposal of wastewater?

- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

SUBSTANTIATION: (Check if project is located in the Geologic Hazards Overlay District):
San Bernardino County General Plan, 2007; San Bernardino County Geologic Hazard Map for Pioneertown (F121C).

- a) **No Impact.** The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, based upon a review of the County’s Geologic Hazard Overlays Map. Because there are no faults located on the Project site, there is no potential for the Project to expose people or structures to adverse effects related to ground rupture. Therefore, there are no potential impact.
- a ii) **No Impact.** The Project site is not located in a seismically active area of Southern California and is not expected to experience moderate to severe ground shaking during the lifetime of the project. As a mandatory condition of project approval, the Project would be required to construct the proposed structures in accordance with the California Building Code. The County’s Building and Safety Department would review the building plans through building plan checks, issuance of a building permit, and inspection of the facilities during construction, which would ensure that all required California Building Code seismic safety measures are incorporated. Therefore, any potential impacts are anticipated to be less than significant.
- a iii) **Less Than Significant Impact.** The Project site is not within an area identified on the San Bernardino County Hazard Maps as being subject to potential liquefaction. A geotechnical study would be required for construction that would identify potential groundwater depth and appropriate construction methods as all structures are subject to building plan review. Therefore, any potential impacts are anticipated to be less than significant.
- a iv) **No Impact.** The site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to seismically induced landslides. Therefore, there are no potential impacts.
- b) **Less Than Significant Impact.** The Project would not result in substantial soil erosion or the loss of topsoil because of the minimal size of the building footprint and land disturbance area associated with the Project. Storm water from construction projects that disturb one or more acres of soil or that disturb less than one acre but are part of a larger common plan of development, are required to obtain coverage under the statewide General Permit for Discharges of Storm Water Associated with Construction Activity (also referred to as the Construction General Permit or CGP). The Project site is not within the MS-4 area and does not require the preparation of a Water Quality Management Plan (WQMP). However, according to the Land Use Services Department Grading Plan Guidance document, grading plans shall include the following:

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

- Adequate provisions should be made to intercept and conduct the tributary offsite/onsite 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.
- The drainage plan for the portions of the site that are to be utilized as a building site (building pad), including elevations of floors with respect to finish site grade and locations of proposed stoops, slabs and fences that may affect drainage. Proposed structures must be free of flood hazard. If a site is subject to inundation, overflow or erosion, a permit may not be issued unless provisions are made to eliminate the hazard. Therefore, plans must also show all mitigation measures to protect proposed structures and the drainage study justifying the design must be provided.

With implementation of mandatory grading requirements, impacts are less than significant.

- c) **Less Than Significant Impact.** According to San Bernardino County Geologic Hazard Map, the Project site is not located within an area that is subject to liquefaction. The site is relatively flat and contains no slopes that may be subject to landslides; the site is not considered susceptible to landslides. Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by earthquakes, but it is also caused by landslides. The project site contains no slopes that may be subject to lateral spreading. Subsidence is the downward movement of the ground caused by the underlying soil conditions. Collapse occurs in saturated soils in which the space between individual particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are pressed together. The soils lose their strength beneath buildings and other structures. As a mandatory condition of project approval, the Project would be required to construct the proposed structures in accordance with the California Building Code (CBC). Compliance with the California Building Code as verified by the Building and Safety Division's review will reduce impacts related to subsidence, collapse, liquification and/or landslide and any potential lateral movement to less than significant.
- d) **Less Than Significant Impact.** The proposed Project would be required to comply with the most recent CBC requirements, which have been developed to property safeguard structures and occupants from land stability hazards, such as expansive soils. Although the specific soils type has not been identified, sandy and gravelly soils do not typically contain significant levels of clay that could adversely affect building footings. However, preparation of a soils report would identify the specific characteristics and appropriate construction methods. Therefore, impacts related to expansive soils would be less than significant.
- e) **No Impact.** The proposed Project would result in the production of wastewater. The Project sewer need are met by connection to the underground sewer and as such, there are no potential impact in this area.
- f) **Less Than Significant with Mitigation Incorporated.** Paleontological resources are the preserved fossilized remains of plants and animals. Fossils and traces of fossils are preserved in sedimentary rock units, particularly fine to medium grained marine, lake, and stream deposits, such as limestone, siltstone, sandstone, or shale, and in ancient soils. The project site is an urbanized area, is mostly asphalted due to prior development, now abandoned, and

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

contains no viable undisturbed, paleontological resources. No paleontological resources or unique geologic features are known to be present on the Project site. However, the Project proposes new construction and has the potential to result in significant adverse impacts to paleontological resources that may exist beneath the ground surface, during site excavation and construction activities. To minimize the effects of this potential impact, Mitigation Measure GEO-1 is required.

Mitigation Measure GEO-1: Treatment of Previously Unidentified Paleontological Resources.

Prior to the issuance of a grading permit, the following note shall be included on the grading plans:

“If previously unidentified paleontological resources are unearthed during construction activities, construction work in the immediate area of the find shall be halted and directed away from the discovery until a qualified Paleontologist assesses the significance of the resource. The County of San Bernardino Land Use Services Department shall make the necessary plans for treatment of the find(s) and for the evaluation and mitigation of impacts if the finds are found to be historically significant according to CEQA (CEQA Guidelines Section 15064.5 (a)). The plan shall include, but not be limited to:

- 1. Preparation of recovered specimens to a point of identification and permanent preservation including washing of sediments to recover small invertebrates and vertebrates.*
- 2. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontological storage. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impact to significant paleontological resources is not complete until such curation into an established repository has been fully completed and documented.*
- 3. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the County Land Use Services Department-Current Planning along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources.”*

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

Therefore, no significant adverse impacts are identified or anticipated with the implementation of Mitigation Measure GEO-1.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VIII. GREENHOUSE GAS EMISSIONS – Would the project:					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: *San Bernardino County General Plan, 2007; CalEEMod Data Sheets*

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

Section 5.6 of the GHG Plan identifies the procedures for reviewing development projects for consistency with the GHG Plan. The GHG Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related greenhouse gas emissions or otherwise comply with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines. The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalent (MTCO₂E) per year or more. Projects that do not exceed this threshold require no further climate change analysis, but are required to implement mandatory reducing measures in the project's conditions of approval.

As outlined in Air Quality and Greenhouse Gas Assessment prepared by Lilburn Corporation dated April 2021, construction emissions from the Proposed Project will not exceed the CEQA thresholds of significance. As shown in Table 7, Greenhouse Gas Construction Emissions are considered short-term. Potential dust emissions would be further reduced by implementation of standard dust control measures (water exposed surfaces twice per day, etc.) as required for all projects within the SCAB. Therefore, potential GHG impacts from construction activities are determined to be less than significant.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

The Greenhouse Gas Operational Emissions from the Proposed Project would not exceed SCAQMD thresholds of significance nor San Bernardino County Greenhouse Gas Screening Threshold, as outlined in Table 8, below. No impacts to local or regional air quality are anticipated during project operations. The Proposed Project as well as all projects within the SCAB will be required to comply with current SCAQMD rules and regulations as applicable. Therefore, potential GHG impacts from operational activities are determined to be less than significant.

**Table 7
Greenhouse Gas Construction Emissions
(MT Per Year)**

Source	ROG/VOC	NOx	CO
Demolition	0.0	0.0	0.0
Site Preparation	191.6	0.0	0.0
Grading	2,011.1	0.0	0.0
Building Construction	8.9	0.5	0.0
Paving	36.5	0.3	0.0
Architectural Coating	5.2	0.0	0.0
Total MTCO₂e Per Year	636.9		
SB County Screening Threshold (MTCO ₂ e)	3,000		
Significant	No		

Source: CalEEMod 2016.3.2, Annual Emissions

**Table 8
Greenhouse Gas Operational Emissions
(MT Per Year)**

Source	ROG/VOC	NOx	CO
Area	0.0	0.0	0.0
Energy	191.6	0.0	0.0
Mobile	2,011.1	0.0	0.0
Waste	8.9	0.5	0.0
Water	36.5	0.3	0.0
Construction Amortized over 30 years	21.2		
Total MTCO₂e Per Year	2,294.3		
SB County Screening Threshold (MTCO ₂ e)	3,000		
Significant	No		

Source: CalEEMod 2016

- b) **Less Than Significant Impact.** The State's Climate Change Scoping Plan was first approved by the California Air Resources Board (CARB) in 2008 and must be updated every five years. The First Update to the Climate Change Scoping Plan was approved by CARB on May 22, 2014. The Climate Change Scoping Plan provides a framework for

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

actions to reduce California's GHG emissions, and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. As such, the Climate Change Scoping Plan is not directly applicable to the project in most instances. However, the Project is not in conflict with the Climate Change Scoping Plan, because its individual greenhouse gas emissions are below screening thresholds as noted in the response to Issue VIII(a) above, and shown in Tables 7 and 8, and the Project will implement such greenhouse reduction measures as Title 24 Energy Efficiency Requirements and recycling and construction waste reduction requirements.

As noted above, in December 2011, the County of San Bernardino adopted the "*Greenhouse Gas Emissions Reduction Plan*" ("GHG Plan"). The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current (2011) levels by year 2020 in consistency with State climate change goals pursuant to AB32. This regional 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.

Performance Standard pursuant to the County of San Bernardino *Greenhouse Gas Emissions Reduction Plan* will be included as conditions of approval for the project, if applicable. Based on the analysis above, the Project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Impacts are less than significant.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				

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

SUBSTANTIATION:

San Bernardino County General Plan, 2007; San Bernardino County Hazard Overlay Map Pioneertown (F121B).

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

- a-b) **Less Than Significant Impact.** The project does not propose handling or storage of hazardous materials. Construction activities are temporary and not part of ongoing routine operation. Heavy equipment that would be used during construction of the project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that could be considered hazardous if improperly stored or handled. Materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. The potential for accidental releases and spills of hazardous materials during construction is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with this site's development that would be of a reasonably greater consequence of the Project than would occur on any other similar construction site.

Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including, but not limited to, requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, and South Coast Air Quality Management District. As such, impacts due to construction activities would not cause a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Operational Activities will not include handling, storage, or dispensing of hazardous or potentially hazardous materials. Cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular maintenance of structures would be utilized on-site. These materials, however, would not be of a type or sufficient quantities to pose a significant hazard to the public and safety or the environment. Businesses are required by law to ensure employee safety by identifying hazardous materials in the workplace, providing safety information to workers that handle hazardous materials, and adequately training workers. The Project would be required to comply with applicable federal, state, and local requirements related to the handling of hazardous materials. Thus, hazardous materials used during Project operation would not pose any substantial public health risk or safety hazards. Therefore, long-term operational impacts are less than significant.

- c) **No Impact.** The project does not propose activities capable of emitting hazardous emissions or handle hazardous or acutely hazardous materials. The Project site is not located within one-quarter (0.25) mile of a mile from an existing or proposed school. The nearest Fontana Unified School District's schools are located 0.76 miles and 0.84 miles to the north/northeast and southwest of the project site, respectively. Additionally, as discussed in the responses to issues VII (a-b) above, handling of all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials. Therefore, long-term operational impacts are less than significant.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

- d) **No Impact.** The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State and local agencies to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites pursuant to Government Code Section 65962.5. Below are the data resources that provide information regarding the facilities or sites identified as meeting the “Cortese List” requirements.
- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database.
 - List of Leaking Underground Storage Tank Sites from the State Water Board’s GeoTracker database.
 - List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit.
 - List of “active” CDO and CAO from Water Board.
 - List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

Based on a review of the Cortese List maintained by the California Environmental Protection Agency website at <https://calepa.ca.gov/SiteCleanup/CorteseList/>, the Project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

- e) **No Impact.** The Project site is not located within an airport land use plan or within 2 miles of a public use airport or private airstrip. The nearest airport is the Ontario Airport located approximately 6.8 miles to the southwest of the Project site. As such, the Project would not result in safety hazard impacts to or from aircraft-related uses. No impact is anticipated.
- f) **No Impact.** The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. The Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, there is no impact.
- g) **Less Than Significant Impact.** The County has mapped areas that are susceptible to wild land fires within the Fire Hazard Overlay. The Fire Hazard Overlay is derived from areas designated in high fire hazard areas in the General Plan and locations derived from the California Department of Forestry, U.S. Forest Service, and the County Fire Department. According to the San Bernardino County Hazard Overlay GIS Map, the Project site is not within a Fire Safety Overlay. Therefore, no impact is anticipated.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
X. HYDROLOGY AND WATER QUALITY - Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i.	result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii.	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii.	create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv.	impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

SUBSTANTIATION:

San Bernardino County General Plan, 2007.

- a) **Less Than Significant Impact.** Waste Discharge Requirements (WDRs) are set by the Santa Ana Regional Board under the provisions of the California Water Code, Division 7 "Water Quality," Article 4 "Waste Discharge Requirements." These requirements regulate the discharge of wastes which are not made to surface waters, but which may impact the region's water quality by affecting underlying groundwater basins. Such WDRs are issued for Publicly Owned Treatment Works' wastewater reclamation operations, discharges of wastes from industries, subsurface waste discharges such as septic systems, sanitary landfills, dairies, and a variety of other activities which can affect water quality. The Project would generate wastewater. However, the Project does not include activities that produce wastewater on industrial scale—due to the nature of the project. The project site sewage disposal need will be handled by an onsite Commercial septic system. The San Bernardino County Environmental Health Services Division would be responsible for permitting the use of an on-site septic system to ensure its adequate performance. Therefore, potential impacts are less than significant.

Construction of the Project would involve clearing, additional grading, paving, utility installation, and construction of structures, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. In order to protect water quality, grading plans are required as part of construction activities review and approval and shall include the following:

- Adequate provisions should be made to intercept and conduct the tributary offsite/onsite 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.
- The drainage plan for the portions of the site that are to be utilized as a building site (building pad), including elevations of floors with respect to finish site grade and locations of proposed stoops, slabs and fences that may affect drainage. Proposed structures must be free of flood hazard. If a site is subject to inundation, overflow or erosion, a permit may not be issued unless provisions are made to eliminate the hazard. Therefore, plans must also show all mitigation measures to protect proposed structures and the drainage study justifying the design must be provided.

With implementation of mandatory grading requirements, impacts are less than significant. Storm water pollutants commonly associated with the Project operation may include brake pad and tire tread wear debris, motor products from leaking vehicles, oils, fats, waxes paper, plastic, polystyrene packing foams, sediment/turbidity, trash and debris, and pesticides. The project proponent is required to investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Surface runoff will be minimal given that the project site shall be designed to a storm water a detention basin, appropriate in size and

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

depth as documented in the Hydrology Study and Drainage analysis prepared by Bonadiman and Associate (signed by James t. Stanton, a Register professional Engineer, dated November 2020, Therefore, potential impacts are less than significant.

- b) **Less Than Significant Impact.** The proposed Project was reviewed by the Bonadiman and Associate engineers for issues relating to potential impact to groundwater supplies or interference with groundwater recharge. A Geotechnical Engineering Report and Soil Report was prepared by Terracon Geo Report company, dated January 4, 2021. The study finds that while water levels may be different at the time of construction, the project construction activities are not anticipated to land a significant impact. The project Geotechnical and Soil Report will be reviewed by the Land Use Services Building and Safety Division prior to grading permits to ensure no impacts to groundwater supplies and recharge will be anticipated by the project.
- c) **Less than Significant Impact.** According to the Land Use Services Department Grading Plan Guidance document, grading plans shall include the following:
- Adequate provisions should be made to intercept and conduct the tributary offsite/onsite 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.
 - The drainage plan for the portions of the site that are to be utilized as a building site (building pad), including elevations of floors with respect to finish site grade and locations of proposed stoops, slabs and fences that may affect drainage. Proposed structures must be free of flood hazard. If a site is subject to inundation, overflow or erosion, a permit may not be issued unless provisions are made to eliminate the hazard. Therefore, plans must also show all mitigation measures to protect proposed structures and the drainage study justifying the design must be provided.

With implementation of mandatory grading requirements, impacts are less than significant.

- d) **Less than Significant Impact.** According to County Hazard GIS Map, the Project site is not located within a Flood Plain Safety Overlay District. As such, the Project shall not be subject to a Floodplain Development Standards Review conducted by the Building and Safety Division based upon the determination by the Land Development Division of the Land Use Services Department. No requirements are necessary to ensure that the proposed Project complies with this Development Code regarding flood protection measures. According to the California Department of Conservation, California Official Tsunami Inundation Maps the site is not located within a tsunami inundation zone. Seismic seiches are standing waves set up on rivers, reservoirs, ponds, and lakes when seismic waves from an earthquake pass through the area. The Project site is not in close proximity to a water body that could create a seiche.

The project is located within Flood Zone X-shaded according to FEMA Panel Number 06071C8652H, dated 8/28/2008. The project shall design and install adequate

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

installation, subject to review by the Land Use Services Land Development Division's review and approval, and according to the most current Flood Map, and prior to issuance of grading permit. The potential impact is less than significant.

- e) **Less Than Significant Impact.** The Project does not conflict with implementation of mandatory grading requirements, impacts are less than significant. The Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.
- Adequate provisions should be made to intercept and conduct the tributary offsite/onsite 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.
 - The drainage plan for the portions of the site that are to be utilized as a building site (building pad), including elevations of floors with respect to finish site grade and locations of proposed stoops, slabs and fences that may affect drainage. Proposed structures must be free of flood hazard. If a site is subject to inundation, overflow or erosion, a permit may not be issued unless provisions are made to eliminate the hazard. Therefore, plans must also show all mitigation measures to protect proposed structures and the drainage study justifying the design must be provided.

With implementation of mandatory grading requirements, impacts are less than significant and the Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XI.	LAND USE AND PLANNING – Would the project:				
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

San Bernardino County General Plan, 2007.

- a) **No Impact.** The project site has been used for an outdoor commercial scale pipe storage facility along the historic railroad that is now abandoned. The project does not have the potential to divide an established community. As an example, construction of a new freeway or highway through an established neighborhood will have the potential to divided an established community. The proposed Project will be located on an existing outdoor storage site. As such, the project will not divide an established community and there are no impacts.
- b) **Less Than Significant Impact.** As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the project would otherwise not conflict with any applicable goals, objectives, and policies of the County of San Bernardino General Plan or Development Code. Additionally, the Project would not conflict with any applicable policy document, including, without limitation, the South Coast Air Quality Management District’s Air Quality Management Plans, the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the Santa Ana Regional Water Quality Control. The purpose of these plans is to avoid or mitigate an environmental effect.

In conclusion, the Project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating adverse environmental effects and impacts are less than significant.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

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

SUBSTANTIATION: (Check if project is located within the Mineral Resource Zone Overlay):
San Bernardino County General Plan, 2007.

- a) **No Impact.** The California Department of Conservation (DOC) does not designate the Project site as being located within Mineral Resource Zone (MRZ) – 4. The closest industrial operation handling aggregate is nearly 1100 feet to the south/southwest of the project, however, no active mining activities is identified. The Project site is not identified as a site with availability of a known mineral resource. Due to the urbanized nature of the Project site and vicinity, mineral resources extraction would not have been feasible on-site. Lastly, the County’s General Plan does not identify any important mineral resource recovery sites on- or in the proximity of the Project site. Accordingly, the Project would result in a less than significant impact related to the loss of availability of a known mineral resource. Therefore, no impact is anticipated.
- b) **No Impact.** The Project site is not identified as a resource recovery site on the General Plan, a specific plan or other land use plans. The Project site is previously developed, the adjacent properties are developed with other industrial uses, making them inappropriate for resource recovery. Therefore, no impact is anticipated.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
--	---------------	---------------------------------------	---	------------------------------	------------------

XIII. NOISE - Would the project result in:

- | | | | | | |
|----|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) | Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) | Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

San Bernardino County General Plan, 2007; Submitted Project Materials

- a) **Less Than Significant with Mitigation Incorporated.** Construction Noise generated by the project will be temporary. Noise generated by construction equipment will include a combination of trucks, concrete mixers, power tools, and portable generators that when combined can reach high levels. The number and mix of construction equipment are expected to occur during site preparation, grading and construction of the warehouse facility.

The degree of construction noise will vary depending on the phase of construction and type of construction activity. Table 9 shows the typical noise levels generated by construction equipment.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

Table 9. Typical Construction Noise Levels

Equipment	Spectrum of Noise (dBA at 50 feet)
Pile Drivers	81 to 96
Jack Hammers	75 to 85
Pneumatic Tools	78 to 88
Pumps	68 to 80
Dozers	85 to 90
Tractors	77 to 82
Front-End Loaders	86 to 90
Graders	79 to 89
Air Compressors	76 to 86
Trucks	81 to 87

Source: "Noise Control for Buildings and Manufacturing Plants", Bolt, Beranek & Newman, 1987

These noise levels diminish with distance from the construction site at a rate of 6 dBA per doubling of distance. For example, a noise level of 82 dBA for a tractor measured at 50 feet from the noise source to the receptor would be reduced to 76 dBA at 100 feet from the source to a given receptor and would be further reduced to 64 dBA at 400 feet from the source to the receptor. The nearest residence is nearly 1,600 feet to the southwest of the site. Based on these factors, temporary construction noise impacts from the Project are considered less than significant. In addition, construction noise sources are regulated within San Bernardino County under Section 83.01.090 (G) of the Development Code, which states that temporary construction, maintenance, repair, or demolition activities between 7AM to 7PM, except Sundays and Federal Holidays are exempt from the County's noise regulations. Implementation of these methods would reduce the potential impacts to less than significant.

N-1 Noise Mitigation. The builder/developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:

- a) *Install temporary noise attenuation, if needed, to reduce noise levels to 65 dBA at the exterior of the residential structure on the adjacent residential property. The selection of the type of barrier, such as 1/2" plywood or sound absorption/attenuating blankets, and the height, thickness and location of the barrier shall be determined through the completion of an acoustical analysis acceptable to the County of San Bernardino Planning Division.*
- b) *Noise levels of any project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.*
- c) *Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays.*

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

- d) *Construction equipment will be muffled per manufacturer's specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.*
- e) *All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.*

Operational noise shall be limited to 65 dBA per the required standards of the County of San Bernardino Development Code 83.01.080(h). An increase of 3 dBA is considered barely perceivable to most healthy ears. Typically, an increase of 5 dBA or greater is considered one of significance, as it is considered readily perceivable. Individual lodging units will be located on the Project site for occupancy and would not generate significant noise levels. The proposed Project noises for ongoing warehousing operation shall not exceed 65 dBA. Therefore, noise generated by vehicle traffic is considered to meet standards, and less than significant.

- b) **Less Than Significant Impact.** Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from construction activities due to use of heavy construction equipment and trucks. Although all heavy mobile construction equipment has the potential of causing at least some perceptible vibration while operating close to buildings, the vibration is usually short-term and is not of sufficient magnitude to cause building damage.

The proposed facility is not a manufacturing, earth moving and/or distracting business, and therefore is not anticipated to be a source of vibration. The proposed warehousing facility will not be a source of vibration based on its daily operation and as such will be within performance standards envisioned for the Industrial land use zoning district. Temporary construction, maintenance, repair, or demolition activities contained between 7AM and 7PM, except Sundays and Federal holidays are exempt from vibration standards, as defined in sub-section 83.01.090 (c)(2). Therefore, the operational impacts associated with ground-borne vibration would be less than significant at nearby sensitive uses.

- c) **No Impact.** The Project site is not located within an airport land use plan or within 2 miles of a public use airport or private airstrip. The nearest airport is the Yucca Valley Airport located approximately 5.2 miles to the southeast of the Project site. As such, the Project would not expose people residing or working in the project area to excessive noise levels. There is no impact.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
--	---------------	---------------------------------------	---	------------------------------	------------------

XIV. POPULATION AND HOUSING - Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Induce substantial unplanned 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

San Bernardino County General Plan, 2007

- a) **No Impact.** The Project will not induce population growth in the area either directly or indirectly, because the proposed project is similar to the previously existing operations—with similar demand for workforce. The Project is not proposing any new residential development and will make use of the existing roads and infrastructure. Therefore, not impact is anticipated.
- b) **No Impact.** The Project would not displace substantial numbers of existing people or existing housing units, or require the construction of replacement housing, as no housing units exist on the site. Therefore, not impact is anticipated.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

XV. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

San Bernardino County General Plan, 2007

- a) **Less than Significant Impact and No Impact.** Fire Protection. The Project will result in a larger industrial use than previously established on this site, therefore a higher fire protection demand on existing fire protection resources is anticipated. The Project would be conditioned by the Fire Department to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes. The Project would increase the demand for fire protection services due to the development of the property, but it is not anticipated it would result in substantial adverse impacts as the Fire Department has reviewed the Project and will provide fire protection services.

Police Protection. The Project will not result in the need for new housing or population growth that would lead to a need for additional police protection because the new proposal is replacing previously existing industrial use, and its demands will remain the same. The project is within an urbanized area that is already developed. Therefore, no new demand for labor population or school facilities is anticipated.

Schools. The Project will not result in the need for new housing that would lead to a need for creating additional school facilities because the new proposal is replacing previously existing industrial use. The project is located within an urbanized area that is already developed with housing and schools. Therefore, no new demand for labor population or school facilities is anticipated.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

Parks. The Project will not result in the need for new housing that would lead to a need for creating additional park facilities because the new proposal is replacing previously existing industrial use, therefore no new demand for labor population or park infrastructure is anticipated.

Public Facilities. The Project's operation and or its construction will not generate substantial long-term increases in demand for roads, solid waste, or other public services or utilities because the site is located along established roads, and near existing interstate highway 10 and 215. The proposed Project site would be accessed by the existing local circulation system. Therefore, no impacts to public services or utilities would occur is anticipated.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

XVI. 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 will occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

San Bernardino County General Plan, 2007

- a) **No Impact.** The proposed Project's primary operational focus is warehousing and will not increase the use of existing neighborhood or regional parks. The Project would not increase demand on regional parks or similar resources because it will not result in increased need for such services, or increased population and/or housing. Therefore, not impact is anticipated.
- b) **No Impact.** The proposed Project's primary operational focus is warehousing and will not include recreational facilities or require the construction or expansion of recreational facilities, The Project would not increase demand, or have an adverse effect on the environment because it will not result in increased need for development of recreational facilities. Therefore, not impact is anticipated.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

San Bernardino County General Plan, 2007.

- a) **Less Than Significant Impact.** As outlined in the Vehicle Miles Traveled Screening Analysis and Trip Generation Analysis prepared by Ganddini Group, Inc., dated March 31, 2021, and October 29, 2019, respectively, the proposed project is consistent with existing land uses within traffic Analysis Zone (TAZ) and The San Bernardino County Transportation Authority (SBCTA) guidelines.

Trip Generation Analysis. As shown in the Old Dominion Fontana Project Trip Generation Memorandum prepared by Ganddini Group, Inc. (October 29, 2019), the proposed project is forecasted to generate approximately 507 daily vehicle trips, including 22 vehicle trips during the AM peak hour and 25 vehicle trips during the PM peak hour. The proposed project is forecast to generate approximately 889 daily PCE trips, including 42 PCE trips during the AM peak hour and 47 PCE trips during the PM peak hour.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

Vehicle Miles Traveled (VMT). The project Vehicle Miles Traveled (VMT) impact has been assessed in accordance with guidance from the County of San Bernardino Transportation Impact Study Guidelines (July 2019) [“the County guidelines”]. The County guidelines provide screening thresholds for certain types of projects that may be presumed to cause a less than significant VMT impact based on substantial evidence provided in the Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (December 2018). The County of San Bernardino TIA Guidelines provide the following three screening steps: 1) Project Type Screening; 2) Transit Priority Area (TPA) Screening; and 3) Low VMT Area Screening.

VMT Assessment and Project Type. Projects which serve the local community and have the potential to reduce VMT should not be required to complete a VMT assessment. Project examples are:

- K-12 schools
- Local-serving retail uses less than 50,000 square feet
- Local parks
- Day care centers
- Local serving gas stations
- Local serving banks
- Student housing projects
- Local serving community colleges that are consistent with the assumptions noted in the RTP/SCS
- Projects generating less than 110 daily vehicle trips. This generally corresponds to the following “typical” development potentials:
 - 11 single family housing units
 - 16 multi-family, condominiums, or townhouse housing units
 - 10,000 square feet of office
 - 15,000 square feet of light industrial
 - 63,000 square feet of warehousing
 - 79,000 square feet of high-cube transload and short-term storage warehouse
 - 12 hotel rooms

Although the proposed project is below the square footage threshold for warehousing and high-cube transload/short-term storage warehouse, the project does not satisfy the project type screening since it is forecast to generate more than 110 daily trips.

Transit Priority Area (TPA) Screening. Projects located within a TPA (half mile area around an existing major transit stop or an existing stop along a high quality transit corridor) as determined by the most recent SCAG RTP/SCS should not be required to complete a VMT assessment as they are presumed to result in a less than significant VMT impact. The San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool was used to determine if the project is located within a TPA. Based on the SBCTA VMT Screening Tool assessment, the proposed project is partially located within a TPA. More than 25 percent of the project parcel is located outside the TPA area;

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

therefore, the overall project does not satisfy the TPA screening criteria—as outlined in Public Resources Code, § 21155.

Low VMT Area Screening. Projects located within a low VMT generating area as determined by the analyst (e.g., development in efficient areas of the County will reduce VMT per person/employee and is beneficial to the region) should not be required to complete a VMT assessment as they are presumed to result in a less than significant VMT impact.

Residential and office projects located within a low VMT generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area. A low VMT area is defined as an individual traffic analysis zone (TAZ) where total daily VMT per service population is lower than the County average total daily VMT per service population. The SBCTA VMT Screening Tool was used assess low VMT area screening for the project. The SBCTA VMT Screening Tool was developed using the SBTAM travel forecasting model to measure VMT performance for individual jurisdictions and for individual traffic analysis zones (TAZs) within the SBCTA region. TAZs are geographic polygons similar to census block groups used to represent areas of homogenous travel behavior. Total daily VMT per service population (population plus employment) was estimated for each TAZ. This presumption may not be appropriate if the project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips.

The proposed project is consistent with existing land uses within that TAZ and there does not appear to be anything unique about the project that would otherwise be misrepresented utilizing the data from the SBCTA VMT Screening Tool. In accordance with the County guidelines, VMT for employment projects, such as the proposed industrial use, is calculated on the basis of VMT per worker. For screening purposes, a low VMT area is defined is defined as a TAZ with VMT that does not exceed the County-established significant impact threshold of four percent (4%) below the existing baseline VMT per worker for the unincorporated San Bernardino County region. Figure 1 shows the SBCTA VMT Screening Tool results for the proposed project.

Based on the SBCTA VMT Screening Tool assessment, the proposed project is located within TAZ 53723101, which generates 14.7 VMT per worker. The County-established threshold is equal to 16.3 VMT per worker based on the existing baseline (year 2021) of 17.0 VMT per worker for unincorporated San Bernardino County. Therefore, the proposed project is located in a low VMT area that would reduce VMT per worker for the region, thus satisfying the County-established screening criteria for projects located in low VMT areas and may be presumed to result in a less than significant VMT impact. The proposed project satisfies the County-established screening criteria for projects located in low VMT areas and may be presumed to result in a less than significant VMT impact.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

Additionally, the Project is not proposing to construct any improvements that would interfere with any existing or future bus service. The Project does not propose to construct any improvements that would interfere with any existing or future bicycle and/or pedestrian movement; and as such does not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Therefore, any potential impacts are less than significant.

- b) **Less Than Significant Impact.** CEQA Guidelines Section 15064.3 (b) describes specific considerations for evaluating a project's transportation impacts utilizing vehicle miles traveled (VMT). For purposes of this section, "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. As shown in the Old Dominion Fontana Project Trip Generation Memorandum prepared by Ganddini Group, Inc. (October 29, 2019), the proposed project is forecasted to generate approximately 507 daily vehicle trips, including 22 vehicle trips during the AM peak hour and 25 vehicle trips during the PM peak hour. The proposed project is forecast to generate approximately 889 daily PCE trips, including 42 PCE trips during the AM peak hour and 47 PCE trips during the PM peak hour. Based on the SBCTA VMT Screening Tool assessment, the proposed project is located within TAZ 53723101, which generates 14.7 VMT per worker. The County-established threshold is equal to 16.3 VMT per worker based on the existing baseline (year 2021) of 17.0 VMT per worker for unincorporated San Bernardino County. Therefore, the proposed project is located in a low VMT area that would reduce VMT per worker for the region, thus satisfying the County-established screening criteria for projects located in low VMT areas and may be presumed to result in a less than significant VMT impact. The proposed project satisfies the County-established screening criteria for projects located in low VMT areas and may be presumed to result in a less than significant VMT impact. Therefore, any potential impact would result in a less than significant impact.
- c) **No Impact.** The proposed Project activities are contained within a rectangularly shaped site, located at the northwest corner of Arrow Route and Lime Avenue without an unusual or geometrically challenging design feature such as shape curves or dangerous features at the intersection. The project site is in a fully developed area, and not within any incompatible use such as agricultural uses. The project site is surrounded by other industrial uses. Therefore, no potential impact is anticipated.
- d) **No Impact.** The Project site borders established roadways and is near thoroughfares capable of providing adequate emergency access to the site, and the surrounding areas. Therefore, no potential impact is anticipated.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
---------------	---------------------------------------	---	------------------------------	------------------

XVIII. TRIBAL CULTURAL RESOURCES

a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

San Bernardino County General Plan, 2007.

a-i) **Less Than Significant Impact.** Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource. The project is not identified as containing historical resources. Therefore, no potential impacts are anticipated.

As outlined in CEQA Guidelines §15064.5(a), historical resources can include a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; a resource included in a local register of historical resources, as defined in section 5020.1(k) of the

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code, or any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The project is not identified as containing historical resources. Therefore, no potential impact is anticipated.

- a-ii) **Less Than Significant with Mitigation Incorporated.** Archaeological sites, as defined in Assembly Bill (AB)52, are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

Tribal Cultural Resources are either of the following:

1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - a. Included or determined to be eligible for inclusion in the California Register of Historical Resources.
 - b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

The proposed Project was noticed to the area Indian Tribes for review, consistent with the AB 52 Tribal Consultation process, which created a process for consultation with California Native American Tribes as part of the CEQA evaluation process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project. Notices were provided on March 19, 2019, to the following Tribes:

- San Manuel Band of Mission Indians.
- Morongo Band of Mission Indians.
- Twenty-Nine Palms Band of Mission Indians.
- Colorado River Indian Tribes.
- San Gabriel Band of Mission Indians

The San Manuel Band of Mission Indians responded on February 12, 2020, and requested inclusion of mitigation measures related to inadvertent finds, as noted below. The San Manuel Band of Mission Indians responded via e-mail on April 19, 2020, and requested that the following requirements/comments be included in the conditions of approval—as listed below.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

Mitigation Measures CR-1, CR-2 & CR-3: San Manuel Band of Mission Indians: *Cultural Resources Mitigation Measures*

1. *In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. (CR-1)*
2. *If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly. (CR-2)*
3. *If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the Project. (CR-3)*

Mitigation Measures TCR-1 & TCR-2: San Manuel Band of Mission Indians: *Tribal Cultural Resources Mitigation Measures*

- c) *The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during Project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the Project, should SMBMI elect to place a monitor on-site. (TCR-1)*
- d) *Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the Project. (TCR-2)*

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

Based upon the background research and contact with Native American Tribes, including comments from the San Manuel Tribe and the inclusion of the mitigation measure listed above, the potential impacts are less than significant.

Therefore, no significant adverse impacts are identified or anticipated with implementation of Mitigation measure CR-1, CR-2, CR-3, TCR-1 and TCR-2.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

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

SUBSTANTIATION:

County of San Bernardino General Plan 2007; Submitted Project Materials, CalEEMod Printouts (Appendix A), CalRecycle.

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

- a) **Less Than Significant.** The proposed Project will be service by the Fontana Water Company (Fontana FC). The proposed use in not considered low water commercial use as opposed to other commercial uses such as hydroponic farming, agricultural operations, textiles and garment manufacturing, or beverage industrial productions with high water consumption. The site has electrical power available at the street, need for which is not increased in a large quantity. The facility will be required to connect via an underground trench to existing SCE electrical service. The Project does not propose adding a telecommunication facility. The Project will not cause a disproportionate need for wireless communication. Method of sewage for wastewater treatment/disposal shall be an onsite wastewater treatment system (OWTS). The proposed Project will utilize a subsurface disposal system approved by the County of San Bernardino Department of Public Health-Environmental Health Services. The project has been analyzed for managing storm water drainage including an onsite catch basin to be located in the southwest corner of the Project site. Therefore, the installation of the above-described facilities as proposed is not anticipated to result in physical impacts to the surface and subsurface of the Project site.
- b) **No Impact.** The project site has been served previously, and will continue to be served by the Fontana Water Company. Therefore, no potential impact is anticipated.
- c) **No Impact.** The proposed Project proposes to utilize an underground waste disposal system or septic tank. Environmental Health Services is responsible for the review and approval of the on-site disposal system, consistent with their requirements. Completing this review and approval process would ensure the potential impact upon health and safety is reduced to a level that is less than significant.
- d) **Less than significant.** The proposed Project will generate solid waste as part of the construction and operation of the use. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals because the project's solid waste management shall be monitored by the County of San Bernardino Department of Public Works' Solid Waste Management Division's standards including mandatory commercial recycling, mandatory trash services and mandatory commercial organics recycling. Debris caused by demolition will be handled by Certified Asbestos Consultants and reviewed by the County. The San Bernardino County Solid Waste owned and operated sanitary landfills and transfer stations are not permitted to accept asbestos contaminated wastes, therefore any debris generated by the demolition of structures are subject to asbestos clearance prior to disposal at any San Bernardino County disposal sites. Applicants are required to have a Certified Asbestos Consultant perform testing of all materials to be disposed. Therefore, no impact on the environment from waste generation is anticipated.
- e) **No Impact.** There are no potential impacts anticipated due to construction Waste because the California Green Building Standards Code ("CALGreen") requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The County of San Bernardino, Department of Public Works, Solid Waste Management Division reviews and approves all new

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

construction projects required to submit a Waste Management Plan. Therefore, the Project is in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

There are no potential impacts anticipated due to generation of operational waste because the Project's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the facility are reduced in accordance with existing regulations.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XX.	WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

County of San Bernardino General Plan 2007;

- a) **No Impact.** The Project is located in an area populated by industrial uses within an urban setting, abutting paved road, and near major roads and highways. A wildfire is a nonstructural fire that occurs in vegetative fuels, excluding prescribed fire. A wildland-urban interface is an area where urban development is located in proximity to open space or “wildland” areas. The potential for wildland fires represents a hazard where development is adjacent to open space or within close proximity to wildland fuels or designated fire severity zones. The project is not within a wildland area, or near steep hillsides and varied topography within portions of the County that could also contribute to the risk of wildland fires. Fires that occur in wildland-urban interface areas may affect natural resources as well as life and property. The California Department of Forestry and Fire Protection (Cal Fire) has mapped areas of significant fire hazards in the state through its Fire and Resources Assessment Program (FRAP).

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

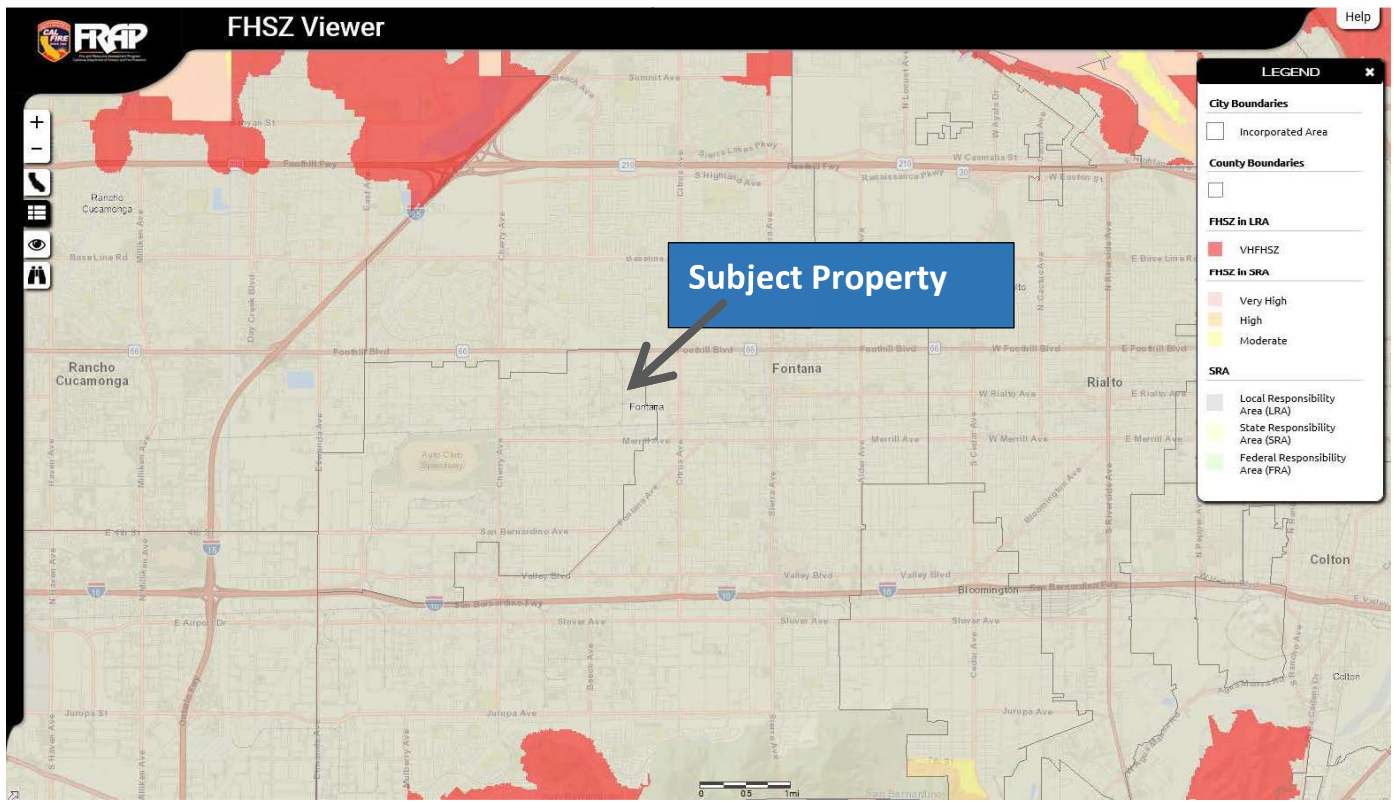
Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

These maps place areas of the state into different fire hazard severity zones (FHSZ) based on a hazard scoring system using subjective criteria for fuels, fire history, terrain influences, housing density, and occurrence of severe fire weather where urban conflagration could result in catastrophic losses—as shown in Figure 8. As part of this mapping system, land where Cal Fire is responsible for wildland fire protection and generally located in unincorporated areas is classified as a State Responsibility Area (SRA).

Cal Fire currently does not identify the Project site as an SRA and a high fire hazard severity zone. The Project site is approximately 2.5 miles and 3.4 miles to the northeast and south, respectively, from the nearest areas identified as having potential for fire hazard as mapped by the FHSZ. The project does not substantially impair an adopted emergency response plan or emergency evacuation plan because the Project does not pose a fire threat or create a need for fire prevention for local or state agencies. Therefore, no potential impact is anticipated.

Figure 8. CAL FIRE/Fire Hazard Severity Zone map



- b) **No Impact.** The Project site is nearly flat and does not contain topography or slope. The project is not located in wildland area or wildland-urban interface. The project site is not exposed to

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

potential for wildfire. Therefore, the project will not exacerbate wildfire risks, and thereby will not expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire. Therefore, no potential impact is anticipated.

- c) **No Impact.** The Project site abuts paved road, and near major roads and highways. The project will be served by Fontana Water Company, therefore sufficient water to the project site will be warranted. The project will not require installation or maintenance of new or related infrastructure. The project will not exacerbate fire risk because the project is not within Wildland area, therefore will not exacerbate the need for infrastructure improvement, because the project does not pose a wildfire threat. Therefore, no potential impact is anticipated.
- d) **No Impact.** The project will not expose people or structures to significant risks due to downslope or downstream flooding or landslides as a result of post-fire runoff, slope instability or drainage changes because the project is not within Wildland area, and as such will not pose a wildfire threat. Therefore, no potential impact is anticipated.

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

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:					
a)	Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a)	Less Than Significant Impact With Mitigation Incorporated. In instances where significant impacts have been identified, Mitigation CR-1, CR-2, CR-3, TCR-1, TCR-2, are required to reduce impacts to less than significant levels. Therefore, the proposed Project does not have impacts which would 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.				

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

- b) **Less Than Significant Impact With Mitigation Incorporated.** The Project would result in potentially significant project-specific impacts to cultural resources, paleontological resources, noise, and tribal cultural resources. In instances where these impacts have been identified, Mitigation Measures CR-1, CR-2, CR-3, TCR-1, TCR-2, GEO-1 and N-1 are required to reduce impacts to less than significant levels. In addition, future development in the surrounding area may impact these resources as well. However, implementation of the mitigation measures outlined in this document, and other CEQA documents for development projects in the area, will help reduce potential impacts to less than significant levels or to the maximum extent feasible. Therefore, the proposed Project does not have impacts that are cumulatively considerable.
- c) **Less Than Significant Impact With Mitigation Incorporated.** The proposed Project does not have impacts which will cause substantial adverse effects on human beings, either directly or indirectly, with the inclusion of Mitigations N-1 to ensure adequate noise buffering and water service is available to the property. Impacts are less than significant.

MITIGATION MEASURES.

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

Mitigation Measures CR-1, CR-2 & CR-3. Cultural Resources Mitigation Measures

- a) ***In the event cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. (CR-1)***
- b) ***If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly. (CR-2)***
- c) ***If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the Project. (CR-3)***

Mitigation Measures TCR-1 & TCR-2. Tribal Cultural Resources Mitigation Measures

- e) *The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during Project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the Project, should SMBMI elect to place a monitor on-site. (TCR-1)*
- a) *Any and all archaeological/cultural documents created as a part of the Project (isolated records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the Project. (TCR-2)*

Mitigation Measure GEO-1: Treatment of Previously Unidentified Paleontological Resources.

Prior to the issuance of a grading permit, the following note shall be included on the grading plans:

“If previously unidentified paleontological resources are unearthed during construction activities, construction work in the immediate area of the find shall be halted and directed away from the discovery until a qualified Paleontologist assesses the significance of the resource. The County of San Bernardino Land Use Services Department shall make the necessary plans for treatment of the find(s) and for the evaluation and mitigation of impacts if the finds are found to be historically significant according to CEQA (CEQA Guidelines Section 15064.5 (a)). The plan shall include, but not be limited to:

- 1. Preparation of recovered specimens to a point of identification and permanent preservation including washing of sediments to recover small invertebrates and vertebrates.*
- 2. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontological storage. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impact to significant paleontological resources is not complete until such curation into an established repository has been fully completed and documented.*
- 3. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the County Land Use Services Department Planning along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources.”*

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

Mitigation Measure N-1. The builder/developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:

- a) *Install temporary noise attenuation, if needed, to reduce noise levels to 65 dBA at the exterior of the residential structure on the adjacent residential property. The selection of the type of barrier, such as ½” plywood or sound absorption/attenuating blankets, and the height, thickness and location of the barrier shall be determined through the completion of an acoustical analysis acceptable to the County of San Bernardino Planning Division.*
- b) *Noise levels of any project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.*
- c) *Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays.*
- d) *Construction equipment will be muffled per manufacturer’s specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.*
- e) *All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.*

GENERAL REFERENCES

California Department of Conservation

<https://maps.conservation.ca.gov/mineralresources>

California Department of Transportation. Caltrans Scenic Highway Corridor Map

http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.html

California Department of Forestry and Fire Protection

<https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildfire-prevention-engineering/fire-hazard-severity-zones/>

California Department of Water Resources, Water Data Library (WDL) Station Maps

<https://wdl.water.ca.gov/waterdatalibrary>

Census 2000 Urbanized Area Maps

<https://www.census.gov/geo/maps-data/maps/ua2kmaps.html>

County of San Bernardino. 2007. County of San Bernardino 2007 Development Code

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

County of San Bernardino, 2007 General Plan 2007

<http://www.sbcounty.gov/Uploads/lus/GeneralPlan/FINALGP.pdf>

County of San Bernardino Greenhouse Gas Emissions Reduction Plan, September 2011

www.sbcounty.gov/Uploads/lus/GreenhouseGas/FinalGHGFull.pdf

Initial Study

APN: 0232-051-29

Old Dominion Freight Line Warehouse Distribution Facility

Project Number: PROJ-2020-00092 (Original Project Number: P201900120)

August 17, 2021

County of San Bernardino Hazard Overlay Map

<http://cms.sbcounty.gov/lus/Planning/ZoningOverlayMaps/HazardMaps.aspx>

South Coast Air Quality Management District

<http://www.aqmd.gov/>

State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program

<https://www.conservation.ca.gov/dlrp/fmmp>

State of California, Department of Conservation, DOC Maps, Mines and Mineral Resources

<https://maps.conservation.ca.gov/mineralresources>

Regional Water Quality Control Plan for the Sant Ana Basin Region, State Water Resources Control Board, January 2019

https://www.waterboards.ca.gov/santaana/water_issues/programs/basin_plan/index.html

PROJECT-SPECIFIC REFERENCES

- Air Quality and Greenhouse Gas Assessment, Lilburn Corporation, April 2021
- Biological Habitat Assessment for Burrowing Owl, Jennings Environmental for Lilburn Corporation, April 12, 2021
- Cultural Resources Study, Jean A. Keller, Ph.D., May 14, 2021
- Hydrology Study & Drainage Analysis, Bonadiman Engineering, November 2020
- Vehicle Miles Traveled Screening Analysis, Ganddini Group, March 31, 2021
- Trip Generation Memorandum, Ganddini Group, October 29, 2019
- Water Quality Management Plan, Bonadiman Engineering, October 1, 2020

EXHIBIT B

Conditions of Approval

CONDITIONS OF APPROVAL

OLD DOMINION FREIGHT LINE Conditional Use Permit

GENERAL REQUIREMENTS Ongoing and Operational Conditions

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

1. Project Approval Description. This Conditional Use Permit (CUP) is conditionally approved to establish a freight forwarding and warehousing facility to include 29,660 square feet of freight warehouse and 5,607 square feet of office (totaling 35,267 square feet in size), on 9 acres.

The project shall be constructed and operated in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), San Bernardino County Fire Code, and the following conditions of approval, the approved site plan, and all other required and approved reports and/or displays (e.g., elevations). The developer shall provide a copy of the approved conditions and approved site plan to every current and future developer to facilitate compliance with these conditions of approval and continuous use requirements for the project site.

Assessor's Parcel Number: 0232-051-29; Project Number: PROJ-2020-00092 (Original Project Number P201900120).

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

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

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

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

5. Expiration. This project permit approval shall expire and become void if it is not “exercised” within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed “exercised” when either:

- a. The permittee has commenced actual construction or alteration under a validly issued building permit, or
- b. The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)

PLEASE NOTE: This will be the ONLY notice given of this approval’s expiration date. The developer is responsible to initiate any Extension of Time application.

6. Occupancy of Approved Land Use. Occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:

- a. Construction permits for all or part of the project are not issued, or the construction permits expire before the structure is completed and the final inspection is approved.
- b. The land use is determined by the County to be abandoned or non-conforming.
- c. The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

7. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/ activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.

8. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)

9. Project Account. The Project account number is PROJ-2020-00092 (Original Project Number: P201900120). This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g., Land Use Services, Public Works, and County Counsel). Upon notice, the “developer” shall deposit additional funds to maintain or return the account to a positive balance. The “developer” is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and

that an additional deposit has not been made in a timely manner. A minimum balance of \$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.

10. Condition Compliance - Construction. In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall comply with all of the conditions for each of the respective stages of development. The developer shall obtain written clearance (email is ok) that all of the conditions have been satisfied prior to issuance of any permits.
11. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
12. State and Federal Endangered Species Act. This approval does not relieve the property owner or project proponent of responsibility to comply with State and Federal Endangered Species Acts. If any listed sensitive species are identified during grading, building or land disturbing activity, all on-site activities in the vicinity of the species observation must cease, the California Department of Fish and Wildlife (CDFW) and/or U.S. Fish and Wildlife Service (USFWS) (as applicable) must be contacted for consultation. Construction may recommence upon determination by the County I consultation with USFWS and CDFW that appropriate avoidance, minimization and/or mitigation measures have been implemented.
13. Cultural Resources. During grading or excavation operations, should any potential paleontological or archaeological artifacts eligible for protection as historic resources under CEQA or under the National Historic Preservation Act be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified, and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section at (909) 798-8570.
14. Additional Permits. The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but not limited to:
 - a. FEDERAL: U.S Army Corps of Engineers (ACOE), U.S. Fish and Wildlife Service (USFWS);
 - b. STATE: California Department of Fish and Wildlife (CDFW), South Coast Air Quality Management District, Santa Ana Regional Water Quality Control Board (RWQCB);
 - c. COUNTY: Land Use Services – Building and Safety, Code Enforcement, Land Development; Public Health – Environmental Health Services; Public Works – County Surveyor; County Fire, among others; and
 - d. LOCAL: None
15. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is not visually derelict and not dangerous to the health, safety and general welfare of both on-site users (e.g., employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
 - a. Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.

-
- b. Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance.
 - c. Dust control: The developer shall maintain dust control measures on any undeveloped areas where soil stabilization is required.
 - d. Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
 - e. External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
 - f. Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
 - g. Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
 - h. Signage: The developer shall maintain all on-site signs, including posted area signs (e.g., "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.
 - i. Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules.
 - j. Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan, as applicable. Any modification to parking and access layout requires the Planning Division review and approval, as applicable. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations, as applicable.
 - k. Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations, as applicable.
16. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste, including during construction. In addition to these, none of the following shall be perceptible without instruments at any point outside the project boundaries at adjoining property lines:
- Odors: No offensive or objectionable odor
 - Emissions: No emission of dirt, dust, fly ash, and other particulate matter.
 - Smoke: No smoke from any project source shall be emitted of a greater density than that described in No. 2 on the Ringelmann Chart (as published by the United States Bureau of Mines).
 - Radiation: No dangerous amount of radioactive emissions.
 - Toxic Gases: No emission of toxic, noxious or corrosive fumes of gases.
 - Glare: No intense glare that is not effectively screened from view at any point outside the project boundary.
17. Lighting. The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g.,

walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.

18. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90-degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.
19. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards.
20. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
 - a. Meet Title 24 Energy Efficiency requirements. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non-Residential Buildings, as amended:
 - Incorporate dual paned or other energy efficient windows,
 - Incorporate energy efficient space heating and cooling equipment,
 - Incorporate energy efficient light fixtures, photocells, and motion detectors,
 - Incorporate energy efficient appliances,
 - Incorporate energy efficient domestic hot water systems,
 - Incorporate solar panels into the electrical system,
 - Incorporate cool roofs/light colored roofing,
 - Incorporate other measures that will increase energy efficiency.
 - Increase insulation to reduce heat transfer and thermal bridging.
 - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
 - b. Plumbing. All plumbing shall incorporate the following:
 - All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
 - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
 - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
 - c. Lighting. Lighting design for building interiors shall support the use of:
 - Compact fluorescent light bulbs or equivalently efficient lighting.
 - Natural day lighting through site orientation and the use of reflected light.
 - Skylight/roof window systems.

- Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
 - A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
 - Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
- d. Building Design. Building design and construction shall incorporate the following elements:
- Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
 - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
 - Roofing materials shall have a solar reflectance index of 78 or greater.
 - All supply duct work shall be sealed, and leak tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
 - Energy Star or equivalent appliances shall be installed.
 - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
- e. Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- f. Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
- g. Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
- h. Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g., bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.
21. Signs. All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs.

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

22. Construction Noise. The following measures shall be adhered to during the construction phase of the project:
- All construction equipment shall be muffled in accordance with manufacturer's specifications.
 - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits.
 - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g., residences and schools) nearest the project site

Department of Public Works /Solid Waste Management Division (909)386-8975

23. Franchise Hauler Service Area. This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec Waste).
24. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.
25. Mandatory Commercial Recycling. Beginning July 1, 2012, all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more are required to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
26. Mandatory Trash Service. This project falls within a Uniform Handling Service area. If uniform handling is implemented in all or part of a particular franchise area, all owners or a dwelling or a commercial or industrial unit within the uniform handling area who are required to have uniform handling service shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement and pay the rate of such services. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5, Section 46.0501.
27. Mandatory Commercial Organics Recycling. As of January 1, 2017, AB 1826 (Enacted October 2014) requires businesses that generate four (4) cubic yards of organic waste per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening**

or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste. Residential multifamily dwellings of five (5) or more units are required to recycle organics; however, they are not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.

28. Demolition Debris. San Bernardino County owned and operated sanitary landfills and transfer stations are not permitted to accept asbestos contaminated wastes, therefore any debris generated by the demolition of structures are subject to asbestos clearance prior to disposal at any San Bernardino County disposal sites. Applicants are required to have a Certified Asbestos Consultant perform testing of all materials to be disposed. Upon receipt of the Consultant's report, indicating that the debris is not contaminated, Solid Waste Management Operations Section will provide applicant with disposal authorization. For more information on Certified Asbestos Consultants please visit <http://www.dir.ca.gov/databases/doshacru/acruList.asp>, or for information on County requirements please contact Solid Waste Operations at 909-386-8701 or solid.wastemail@dpw.sbcounty.gov.

Land Use Services Department – Land Development Division – Drainage Section (909) 387-8311

29. 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.
30. 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.
31. Erosion Control Installation. Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.
32. Continuous BMP Maintenance. The property owner and/or "developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to ensure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.
33. BMP Enforcement. In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or "developer", including administrative costs, attorney's fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

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

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

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

The following shall be completed:

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

- 37. GHG – Construction Standards. The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/ subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:
 - a. Implement the approved Coating Restriction Plans.
 - b. Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
 - c. Grading contractor shall implement the following when possible:
 - Training operators to use equipment more efficiently.
 - identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions
 - replacing older, less fuel-efficient equipment with newer models
 - use GPS for grading to maximize efficiency
 - d. Grading plans shall include the following statements:
 - “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”
 - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
 - e. Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flag person shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.

-
- f. Recycle and reuse construction and demolition waste (e.g., soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
- g. The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
38. **Air Quality.** The Project proponent is required to comply with all applicable rules and regulations based on the fact that the South Coast Air Basin is in non-attainment status for ozone and suspended particulates [PM_{10} and $PM_{2.5}$ (State)]. To limit dust production, the Project proponent must comply with Rules 402 and 403 regarding nuisance and fugitive dust, respectively, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures:
- a. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
- The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
 - The Project proponent shall ensure that all disturbed areas are treated, if necessary, to prevent erosion.
 - The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour.
- b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NO_x and PM_{10} levels in the area. The Project proponent will be required to implement the following requirements of the South Coast Air Quality Management District thresholds during operations:
- All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
 - The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.
39. **Diesel Regulations.** The operator shall comply with all existing and future California Air Resources Board and South Coast Air Quality Management District regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. South Coast Air Quality Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.
40. **Cultural Resource Mitigation Measure CR-1.** In the event cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes

his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. (CR-1)

41. **Cultural Resource Mitigation Measure CR-2.** If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly. (CR-2)
42. **Cultural Resource Mitigation Measure CR-2.** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the Project. (CR-3)
43. **Tribal Cultural Resource Mitigation Measure TCR-1.** The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during Project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the Project, should SMBMI elect to place a monitor on-site. (TCR-1)
44. **Tribal Cultural Resource Mitigation Measure TCR-1.** Any-and-all archaeological/cultural documents created as a part of the Project (isolated records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the Project. (TCR-2)
45. **Mitigation Measure GEO-1: Treatment of Previously Unidentified Paleontological Resources.** Prior to the issuance of a grading permit, the following note shall be included on the grading plans:

“If previously unidentified paleontological resources are unearthed during construction activities, construction work in the immediate area of the find shall be halted and directed away from the discovery until a qualified Paleontologist assesses the significance of the resource. The County of San Bernardino Land Use Services Department shall make the necessary plans for treatment of the find(s) and for the evaluation and mitigation of impacts if the finds are found to be historically significant according to CEQA (CEQA Guidelines Section 15064.5 (a)). The plan shall include, but not be limited to:

- Preparation of recovered specimens to a point of identification and permanent preservation including washing of sediments to recover small invertebrates and vertebrates.
- Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontological storage. The paleontologist must

have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impact to significant paleontological resources is not complete until such curation into an established repository has been fully completed and documented.

- **Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the County Land Use Services Department Planning along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources.”**
46. **Noise Mitigation Measure N-1.** The builder/developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:
- **Install temporary noise attenuation, if needed, to reduce noise levels to 65 dBA at the exterior of the residential structure on the adjacent residential property. The selection of the type of barrier, such as ½” plywood or sound absorption/attenuating blankets, and the height, thickness and location of the barrier shall be determined through the completion of an acoustical analysis acceptable to the County of San Bernardino Planning Division.**
 - **Noise levels of any project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.**
 - **Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays.**
 - **Construction equipment will be muffled per manufacturer’s specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.**
 - **All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.**
47. **Monitoring of the Tribal Cultural Resources Mitigations.** Applicant shall allow for monitoring by a qualified archaeologist who meets the Secretary of the Interior’s guidelines and is listed in the Register of Professional Archaeologists. Monitoring shall be required for all soil disturbances including grading (cut and fill). Should movement of soils for grading for re-compaction activities show no evidence of an archaeological site or artifacts, and with the agreement of the County of San Bernardino, Land Use Services Department and the on-site archaeological monitor, further monitoring at this location shall no longer be required. In the event that a prehistoric site or historic remains older than 50 years is identified during monitoring, the Project Archaeologist monitor shall be empowered to stop all construction activities in the vicinity of the find (e.g., 50 feet radius).

If the discovered archaeological/cultural materials are prehistoric in nature and/or include Native American remains, the Project Archaeologist shall notify the County as well as a Native American monitor to assist in the identification of the resources or human remains. The Native American monitor shall be retained from a list of suitable candidates from the Native American Heritage Commission.

The Project Archaeologist shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact. The Archaeologist’s survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. The Applicant shall comply with the recommendations of the evaluating Archaeologist, as contained

in the survey, study, or report. Project development activities may resume once copies of the archaeological survey, study, or report are submitted to the County of San Bernardino and the South Central Coastal Information Center, Department of Anthropology, CSU Fullerton.

Not less than 14 days prior to the issuance of any grading or excavation permit, the Applicant shall submit the draft contract between the selected Project Archaeologist (or firm) and the Applicant to be employed for the required monitoring services. The contract shall also include the proposed scope of services (including the monitoring, reporting, and disposition requirements noted above) which shall be subject to review and approval by the County of San Bernardino. Contracts shall include a requirement for monthly written reports from the archaeological monitor to the Planning Division summarizing the monitor's activities during the reporting period.

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

48. If any activity on this project will disturb **any** land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying **prior** to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.
49. Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:
- Monuments set to mark property lines or corners;
 - Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
 - Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

Land Use Services Department / Building and Safety Division (909) 387-8311

50. Retaining Wall Plans. Submit plans and obtain separate building permits for any required walls or retaining walls.
51. Geotechnical (Soil) Report. A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
52. Demolition Permit. Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.

Land Use Services Department – Land Development Division – Drainage Section (909) 387-8311

53. Drainage Improvements. A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

-
54. FEMA Flood Zone. The project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C8652H dated 8/28/2008. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
55. Grading Plans. Grading and Erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage and WQMP improvements shall be shown on the Grading plans according to the approved Drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.
56. NPDES Permit. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov
57. Regional Board Permit. Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
58. On-site Flows. On-site flows need to be directed to the drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
59. 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 6.95 acres and the fee shall be \$30,614.75.

60. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana Watershed Region. Copies of the WQMP guidance and template can be found at: (<http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>)
61. WQMP Inspection Fee. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

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

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

PRIOR TO ISSUANCE OF BUILDING PERMITS

The following shall be completed:

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

63. Water Service. Water purveyor shall be Fontana Water Company or EHS approved.
64. Water Service Verification. Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice. For information, contact the Water Section at 1-800-442-2283.
65. Wells. If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence shall be submitted to DEHS for approval.
66. Sewage Disposal. Method of sewage disposal shall be **Fontana Water Company** Muni Agency, or, if not available, EHS approved onsite wastewater treatment system (OWTS).
67. Sewer Service Verification. Applicant shall procure a verification letter from the sewer service provider identified. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer provider. The letter shall reference the Assessor's Parcel Number(s).
68. Wastewater Treatment System. If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: A soil percolation report per June 2017 standards shall be submitted to EHS for review and approval. If the percolation report cannot be approved, the project may require an alternative OWTS. For information, please contact the Wastewater Section at 1-800-442-2283.
69. Onsite Wastewater Treatment System. Existing onsite wastewater treatment system can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C42 contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function.
70. Water and/or Sewer Service Provider Verification. Please provide verification that the parcel(s) associated with the project is/are within the jurisdiction of the water and/or sewer service provider. If the parcel(s) associated with the project is/are not within the boundaries of the water and/or sewer service provider, submit to DEHS verification of Local Agency Formation Commission (LAFCO) approval of either:
- I. Annexation of parcels into the jurisdiction of the water and/or sewer service provider; or,
 - II. Out-of-agency service agreement for service outside a water and/or sewer service provider's boundaries. Such agreement/contract is required to be reviewed and authorized by LAFCO pursuant to the provisions of Government Code Section 56133. Submit verification of LAFCO authorization of said Out-of-Agency service agreement to DEHS.

71. Noise Standards. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at 1-800-442-2283.
72. Demolition and Vector Inspection. All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any such premises. For information, contact EHS Vector Section at 1-800-442-2283.

Special Districts (909) 386-8821

73. Street Lighting. This project lies within the district boundary of County Service Area SL-1. Due to your projected use of the property, street lighting may be required. If required, please provide the street lighting plans, plan check fees, and (3) three-year advanced energy charges to the Special Districts Department for review and approval. Development plans are to be submitted to the Special Districts Department at 222 W. Hospitality Lane, 2nd Floor, San Bernardino, CA 92415-0450. For additional information on streetlight plans, please call Streetlighting Section at (909) 386-8821.

Land Use Services Department / Building and Safety Division (909) 387-8311

74. Demolition Permit. Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken, backfilled and inspected before covering.
75. Construction Plans. Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.
76. Temporary Use Permit. A Temporary Use Permit (T.U.P.) for the office trailer will be required or it must be placed on a permanent foundation per State H.C.D. guidelines. A T.U.P. is only valid for a maximum of five (5) years.
77. Permits. Obtain permits for all structures located on site.

Department of Public Works (DPW)/Solid Waste Management Division (SWMD) (909)386-8975

78. Construction Waste Management Plan (CWMP) Part 1 – The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. Forms can be found on our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a permit can be issued. There is a one-time fee of \$150.00 for residential projects/\$790.00 for commercial/non-residential projects

Land Use Services Department – Land Development Division – Road Section (909) 387-8311

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

Arrow Route (Major Arterial – 120')

- Sidewalks. Design sidewalks per County Standard 109 Type “C”.
- Driveway Approach. Design driveway approach per County Standard 129B (W=24' min –34' max) and located per San Bernardino County Standard 130.

80. Encroachment Permits. Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction.

81. Street Type Entrance. Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.

82. 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.

83. Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Fontana Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid by a cashier's check to the Land Use Services Department. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted, and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$5.12 per square foot for Industrial Use, which includes the 32,125 sq. ft. building per the site plan dated January 11, 2019.

Therefore, the estimated Regional Transportation Fees for the Project is \$164,480. The current Regional Transportation Development Mitigation Plan can be found at the following website: <http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>

PUBLIC WORKS - Traffic Division (909) 387-8186

84. Vehicular Movement. The Project vehicles shall not back in into the project site nor shall they back out into the public roadway.

85. Access. The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours

PRIOR TO FINAL INSPECTION OR OCCUPANCY OF ANY STRUCTURE

The following shall be completed:

Department of Public Works (DPW)/Solid Waste Management Division (SWMD) (909)386-8975

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

Land Use Services Department – Land Development Division – Drainage Section (909) 387-8311

87. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.

88. WQMP Improvements. All required WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works. An electronic file of the final and approved WQMP shall be submitted to the Land Development Division, Drainage Section.

Land Use Services Department – Land Development Division – Road Section (909) 387-8311

89. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.

90. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works. Completion of road and drainage improvements does not imply acceptance for maintenance by the County.

91. Structural Section Testing. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to County Public Works.

92. Parkway Planting. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by County Public Works and Current Planning and shall be maintained by the adjacent property owner or other County-approved entity.

Fire Department – Hazardous Materials Division (909) 386-8401

93. Hazardous Materials—Permit, Reporting and Submittal. The Standard conditions for the San Bernardino County Fire Department Hazardous Materials Division shall apply as outlined below:

- Permit Requirements. Prior to Occupancy a business or facility that handles hazardous materials in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time or generates any amount of hazardous waste shall obtain hazardous material permits from this department. Prior to occupancy the business operator shall apply for permits (Hazardous Material Permit, Hazardous Waste Permit, Aboveground Storage Tank Permit, Underground Storage Tank Permit) or apply for exemption from permitting requirements.

- Reporting Requirements. Prior to Occupancy a businesses or facilities handling greater than 1320 gallons of petroleum products in aboveground storage tanks (shell capacity) shall prepare and implement a Spill Prevention, Control, and Countermeasures Plan (SPCC) in accordance with 40 CFR 1 112.3 and CHSC 25270.4.5(a). The SPCC plan shall be maintained on site.
- Plan Submittal Requirements. Prior to Occupancy a businesses or facilities handling greater than 1320 gallons of petroleum products in aboveground storage tanks (shell capacity) shall prepare and implement a Spill Prevention, Control, and Countermeasures Plan (SPCC) in accordance with 40 CFR 1 112.3 and CHSC 25270.4.5(a). The SPCC plan shall be maintained on site.

“Hazardous Material” means any material that because of its quantity, concentration, physical characteristics or chemical characteristics poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace. Hazardous Materials include but are not limited to, hazardous substances, hazardous waste, or any material which the administering agency has a reasonable basis for believing would be injurious to human health or the environment.

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

END OF CONDITIONS

EXHIBIT C

Findings

FINDINGS:

CONDITIONAL USE PERMIT TO ESTABLISH A FREIGHT FORWARDING AND WAREHOUSING FACILITY TO INCLUDE 29,660 SQUARE FEET OF FREIGHT WAREHOUSE AND 5,607 SQUARE FEET OF OFFICE, TOTTALLING 35,267 SQUARE FEET, ON 9 ACRES; IN UNINCORPORATED FONTANA; 2ND SUPERVISORIAL DISTRICT; ASSESSOR PARCEL NUMBER: 0232-051-29; PROJECT NUMBER: PROJ-2020-00092 (Original Project Number: P201900120)

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040, and supporting facts for Conditional Use Permits:

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

The 9-acre site is adequate in terms of shape and size to accommodate the proposed use while accommodating the required landscaping, parking and loading areas, building setbacks, road dedications, and onsite circulation to accomplish the intended use, without imposing on surrounding properties or abutting roadways. All setbacks meet or exceed the requirements of the Development Code for the proposed land use and the existing zoning of Regional Industrial (IR).

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

The proposed warehousing facility will have adequate legal and physical access by utilizing Arrow Route located to the south of the Project site. The site is located along established roads, and near Interstate Highways 10 and 15. The proposed Project site would be accessed by the existing local circulation system. The Project site proposes adequately design driveways to meet the Traffic Division and the San Bernardino County Fire Protection District's requirements to ensure safe access of passenger vehicles and trucks including fire emergency trucks to the site.

- 3. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.**

The proposed use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. The proposed use will be required to meet conditions of approval to comply with all requirements of the Development Code with respect to noise, vibration, lighting and glare. The subject property is surrounded by similarly zoned parcels used for industrial uses. In addition, the use will not interfere with the present or future ability to use solar energy systems as the proposed development will not erect any large structures capable of casting substantial shadows, or physically impose on surrounding properties and or land uses.

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

The Project's site plan, together with the provisions for its design and improvement, are consistent with the County Policy Plan. The Project specifically implements the following goals and policies:

Goal LU 4:

The unincorporated communities within the County will be sufficiently served by industrial land uses.

Policy LU 4.1

Protect areas best suited for industrial activity by virtue of their location and other criteria from residential and other incompatible uses.

Implementation:

The Project site is located in an area used for small to medium sized industrial development. Land uses immediately to the north and northwest of the Project site are industrial lumber yard and storage facility. To the east and across Lime Avenue, the site is abutted by an auto salvage yard and storage facility. To the west, the parcel is abutted by an existing pallet yard operation. To the south and across Arrow Route, there exist multiple industrial park facilities ranging from light to heavy industrial. The proposed warehousing and distribution facility is located within the IR zoning district. The proposed use takes advantage of an existing industrial area with infrastructure improved and intended to provide opportunities for small to medium sized industrial development. As such, the proposal will not take away land set aside for residential development. The use will be beneficial in that it is not an incompatible use. There are no residential or other incompatible land uses within a 1/3 of a mile of the Project site. This Project will serve the surrounding community by providing a neighborhood facility currently not available in the immediate vicinity in terms of creation of potential jobs and further improvement consistent with current standard for beautification and dust control among other benefits, to the nearby communities.

Goal V/ED 1:

Promote economic development that is compatible with the land use patterns and environment of the Valley Region.

Policy V/ED 1.1:

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

Implementation:

The proposed warehouse facility is intended to support a commercial/ industrial operation for storage and distribution and is compatible with the surrounding land uses in the area. The project will promote economic development of the region and will create job opportunities created by the new warehousing facility.

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.

Water service will be provided by the Fontana Water Company. Project's sewage needs will be managed by an industrial scaled onsite septic system which will be reviewed by the County's Environmental Health Services to meet certification standards. The road infrastructure, driveway design and traffic service levels are reviewed through a required initial study. There are sufficient public services available to serve the project site.

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

The Project conditions of approval include measures that require the developer to comply with the performance measures outlined in the County Development Code. The Project has been evaluated by County departments and as part of the environmental review process to respond to specific development needs and reduce potential environmental impacts. The project is designed for and anticipated to fully protect the overall public health, safety and welfare.

7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, through the orientation and design of the building to take advantage of passive solar heating capabilities.

The design of the proposed development does not prohibit future solar energy systems and passive or natural heating and cooling opportunities. In addition, the use will not interfere with the present or future ability to use solar energy systems as the proposed development will not erect any large structures capable of casting substantial shadows, or physically impose on surrounding properties and or land uses.

ENVIRONMENTAL FINDINGS

The environmental findings, in accordance with Section 85.03.040 of the San Bernardino County Development Code, are as follows:

Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, an Initial Study has been prepared in compliance with CEQA and posted on the County Environmental website for a 20-Day review period, which ended on September 18, 2021. Based on the initial study, the County finds that the above referenced Project will not have a significant adverse impact on the environment with the implementation of the required mitigation measures. A Mitigated Negative Declaration (MND) will be adopted and a Notice of Determination (NOD) will be filed with the San Bernardino County Clerk of the Board of Supervisor's office. The IS/MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

EXHIBIT D

Site Plan

LEGEND

- ASPH ASPHALTIC CONCRETE SURFACE
- BVC BEGIN VERTICAL CURVE
- C&G CURB & GUTTER
- CL CENTER LINE
- CONC CONCRETE
- DWY DRIVEWAY
- EVC END OF VERTICAL CURVE
- FF FINISH FLOOR
- FG FINISH GRADE
- FH FIRE HYDRANT
- FL FLOWLINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- GW GUY WIRE
- INV INVERT OF PIPE
- MH MANHOLE
- NITS NOT TO SCALE
- P PROPERTY LINE
- PP POWER POLE
- R/W RIGHT-OF-WAY
- TC TOP OF CURB
- TF TOP OF FOOTING
- TW TOP OF WALL
- TYP TYPICAL
- WI WROUGHT IRON
- EXISTING CONCRETE SURFACE
- PROPOSED CONCRETE SURFACE
- PROPOSED AC PAVEMENT
- RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE
- EXISTING BLOCK OR STONE WALL
- FLOWLINE
- FILL SLOPE
- INDICATES DIRECTION OF FLOW
- CONTOUR ELEVATION (FEET)

PROJECT DESCRIPTION

NEW 35,267 SQUARE FOOT TRUCKING TERMINAL FOR FREIGHT TRANSFER. FREIGHT TRANSFER IS THE PHYSICAL PROCESS OF TRANSFERRING FREIGHT FROM ONE DESTINATION TO ANOTHER BY STORING FREIGHT IN A FACILITY TEMPORARILY FOR LOCAL DISTRIBUTION TO DELIVER THE FREIGHT TO ITS INTENDED DESTINATION.

SOURCE OF TOPOGRAPHY

JOSEPH E. BONADIMAN AND ASSOCIATES
234 NORTH ARROWHEAD
SAN BERNARDINO, CA 92408
(909) 885-3806

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 0232-051-29
GROSS ACREAGE: 371,131 SF/8.52 AC.
NET ACREAGE: 371,131 SF/8.52 AC.
AREA TO BE DEVELOPED: 371,131 SF/8.52 AC.
EXISTING ZONING: IR - REGIONAL INDUSTRIAL
PROPOSED ZONING: IR - REGIONAL INDUSTRIAL
FEMA DESIGNATION: UNSHADED ZONE X

EARTHWORK ESTIMATE QUANTITIES:

CONSTRUCTION MAY VARY.

CUT 6,211 CUBIC YARDS
FILL 6,211 CUBIC YARDS

EARTH WORK QUANTITIES NOTE: THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE RAW VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR ESTIMATING AND BONDING PURPOSE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES.

PARKING CALC'S:

OFFICE AREA: 5,607 S.F. (1/250)	REQUIRED 23 STALLS
WAREHOUSE: 29,660 S.F. (1/1000)	30 STALLS
TOTAL:	53 STALLS
TOTAL PROVIDED:	67 STALLS 4 NEW ACCESSIBLE SPACES (2 VAN + 2 STD.) 71 STALLS

ALL SPACES SHALL BE A MIN. OF 9'-0" WIDE x 18'-0" DEEP

LANDSCAPE CALC'S:

SITE ACREAGE: 371,131 SF/8.52 AC.
15% LANDSCAPE REQUIRED:
0.15 x 371,703 SF = 55,670 SF
TOTAL LANDSCAPE PROVIDED: 72,798 SF (19.62%)
LIVING LANDSCAPE MATERIAL: 60,524 SF (16.32%)
NON LIVING LANDSCAPE MATERIAL: 12,274 SF (3.32%)

PARKING STALLS SHOWN: 73 STALLS
TREES REQUIRED @ 1 PER 10 SPACES: 7 TREES
PARKING TREES PROVIDED: 10 TREES

UTILITY PURVEYORS:

- WATER: FONTANA WATER COMPANY
P.O. BOX 5970
EL MONTE, CA 91734
(909) 822-2201
- ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
870 E. FOOTHILL BLVD
UPLAND, CA 92501
(909) 986-5861
- GAS: SOCAL GAS COMPANY
1951 W. LACONIA AVE.
REDLANDS, CA 92337
(909) 793-2686
- PHONE: VERIZON FIOS
3580 ORANGE ST.
RIVERSIDE, CA 92501
(909) 491-9900

OWNER

OLD DOMINION INC.
CONTACT: J CRAIG KISER
500 OLD DOMINION WAY
THOMASVILLE, NC 27360
PHONE (336) 882-1291

APPLICANT

JOSEPH E. BONADIMAN AND ASSOCIATES
ATTN: EDWARD BONADIMAN
234 N. ARROWHEAD, SAN BERNARDINO CA 92408
(909) 885-3806

OLD DOMINION

SITE PLAN

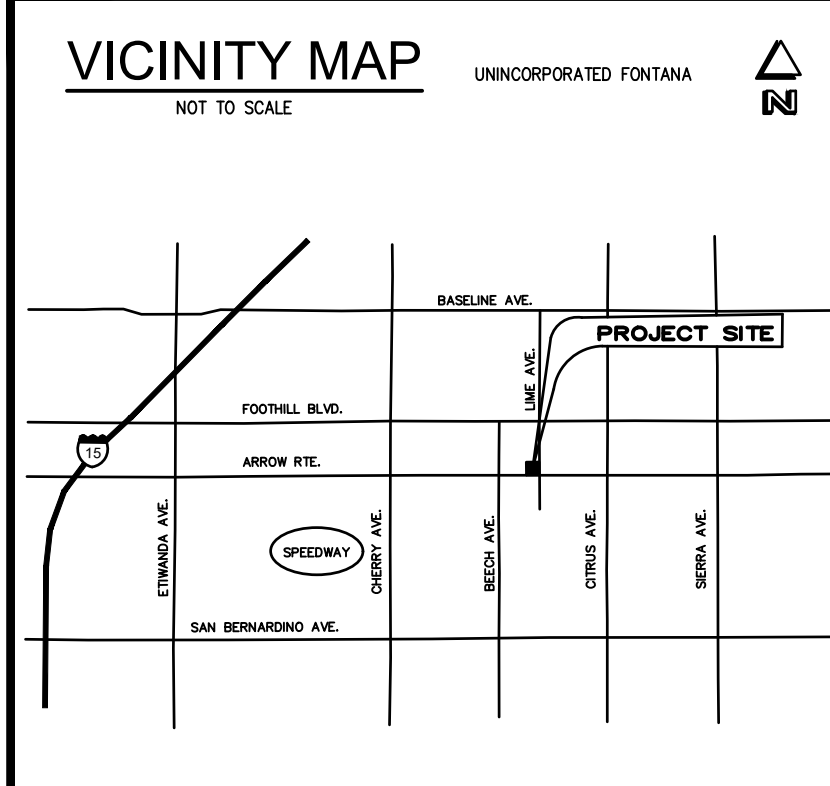
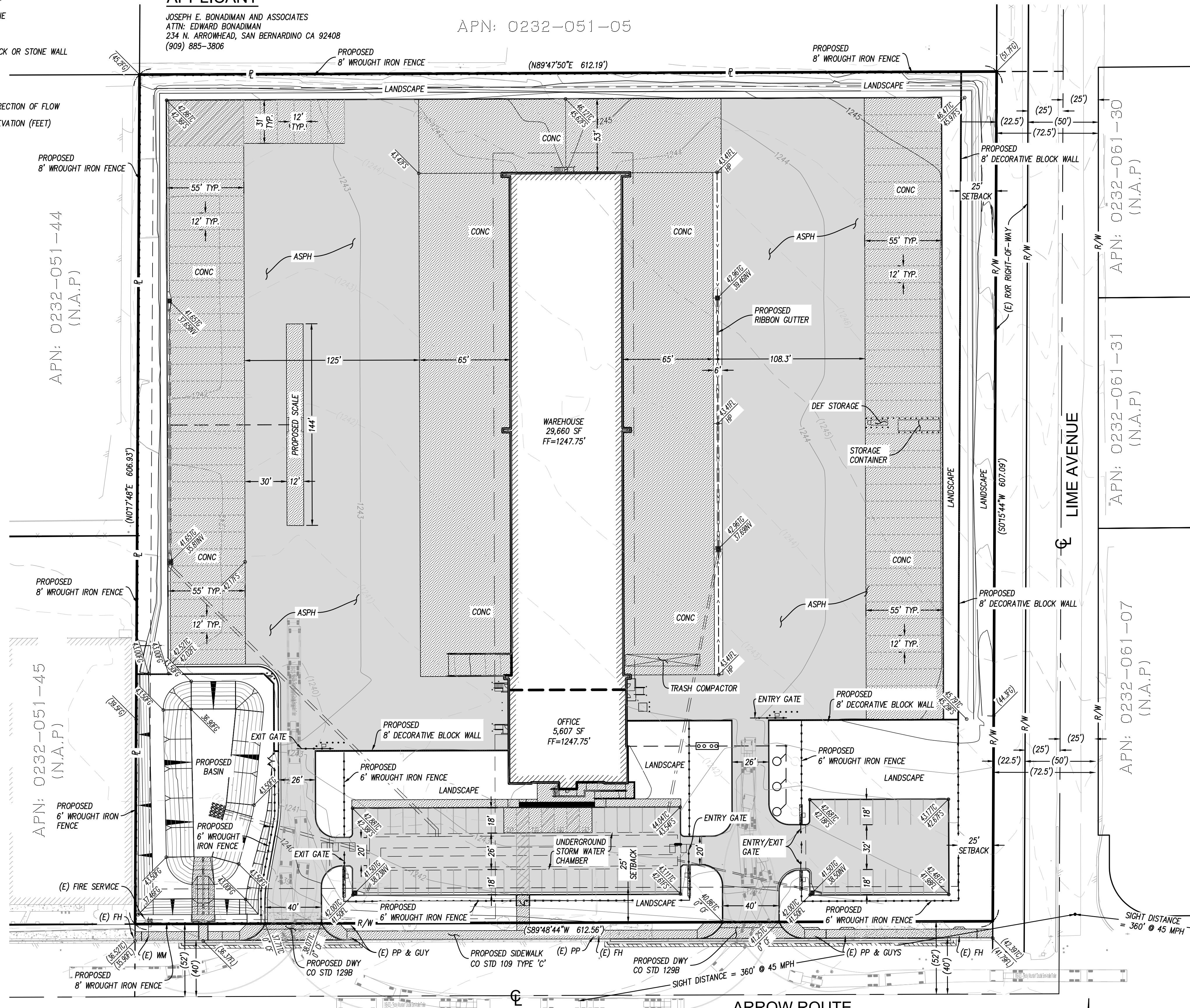
15550 ARROW AVENUE, FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
A.P.N. 0232-051-29

APN: 0232-051-05

BUILDING SETBACK:

FRONT: 25'
REAR: 10'
SIDE: 10' WEST
STREET SIDE: 25' EAST

OFFICIAL USE ONLY:

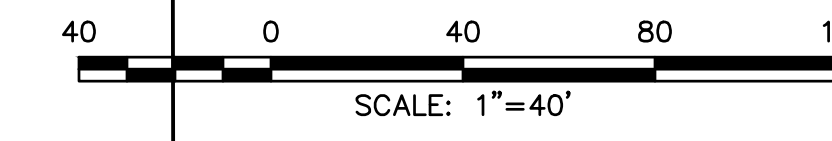


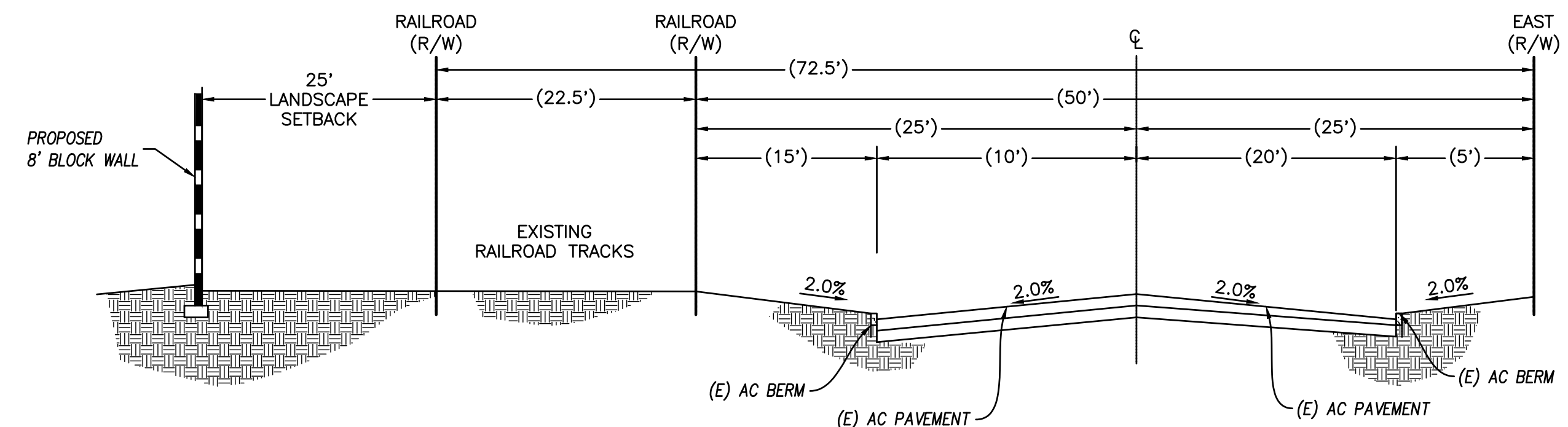
BONADIMAN TEL. (909) 885-3806
234 NORTH ARROWHEAD AVE.
SAN BERNARDINO, CA 92408
FAX (909) 561-1721
www.bonadiman.com
JOSEPH E. BONADIMAN & ASSOCIATES, INC.
ENGINEERS G.T.S. SURVEYING PLANNING

OLD DOMINION
15550 ARROW ROUTE
FONTANA, CA 92335
APN: 0232-051-29

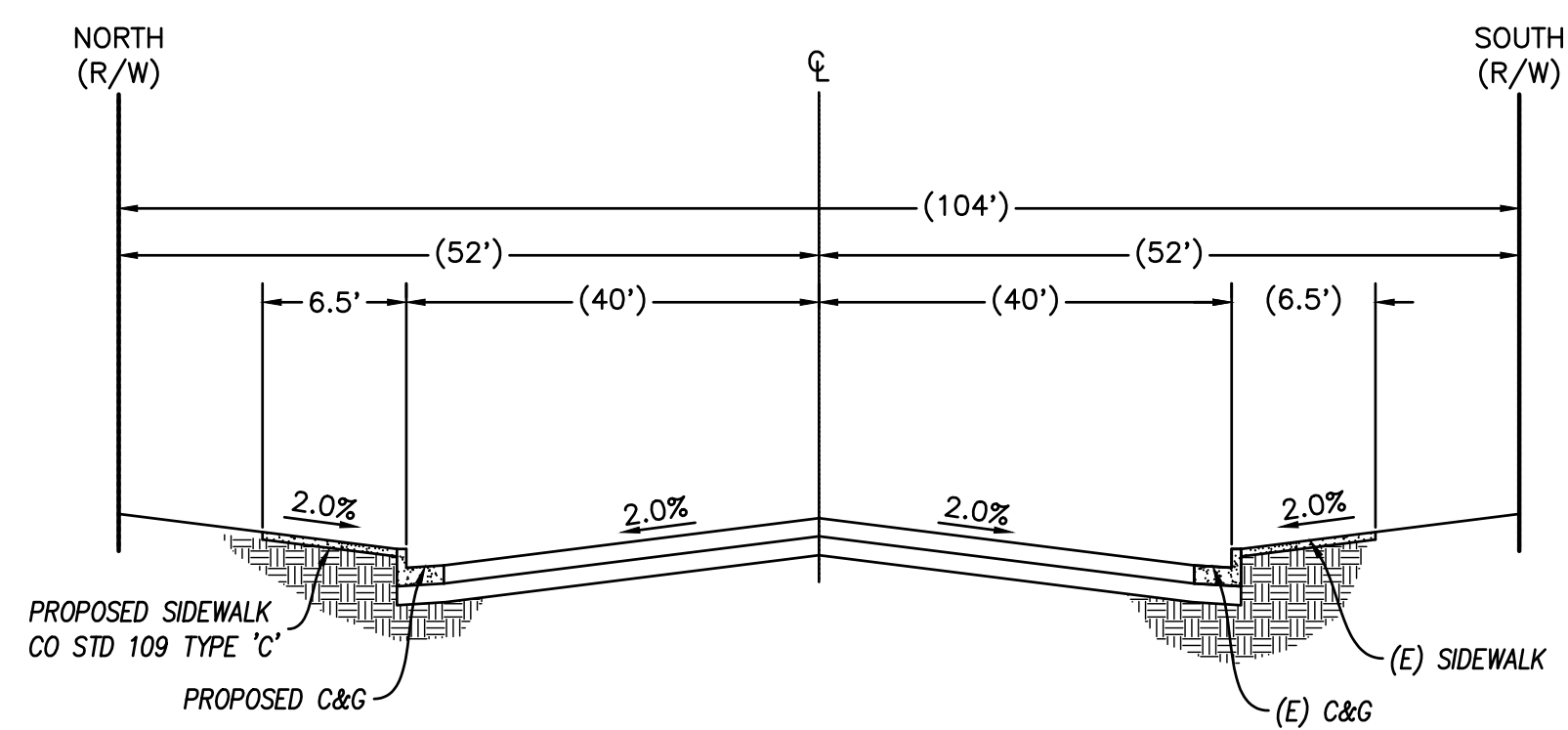
REVISIONS				
NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: OLD DOMINION
DRAWN BY: JTS SCALE: 1" = 40'
CHECKED BY: JTS JOB NO: 194679 SHEET: 1 OF 2 C1
DISREGARD PRINTS BEARING EARLIER REVISION DATES 08-06-21





TYPICAL SECTION, LIME AVE.
NOT TO SCALE



TYPICAL SECTION, ARROW ROUTE.
NOT TO SCALE

BORADIMAN TEL. (909) 885-3806
 234 NORTH ARROWHEAD AVE.
 SAN BERNARDINO, CA 92405
 JOSEPH E. BORADIMAN & ASSOCIATES, INC. FAX (909) 381-1721
 ENGINEERS C.I.T. SURVEYING PLANNING www.boradiman.com

OLD DOMINION
 15550 ARROW ROUTE
 FONTANA, CA 92335
 APN: 0232-051-29

REVISIONS				
NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: OLD DOMINION		SCALE: 1" = 40'	SHEET: 2 OF 2	C1
DRAWN BY: JTS	CHECKED BY: JTS	JOB NO: 194679		
DISREGARD PRINTS BEARING EARLIER REVISION DATES		08-06-21		