



# LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

**HEARING DATE: July 8, 2021**

**AGENDA ITEM #3**

Project Description

**APN:** 0260-051-14  
**Applicant:** Allan Henderson  
**Community/Supervisorial District:** Bloomington 5<sup>TH</sup> Supervisorial District  
**Location:** 19792 El Rivino Road, Bloomington, CA  
**Project No:** PROJ-2020-00001  
**Staff:** Aron Liang/Senior Planner  
**Rep:** Allan Henderson  
**Proposal:** (1) Specific Plan Amendment to the Agua Mansa Industrial Corridor Specific Plan, to amend the land use designation from Single-Family Residential (AM/SP-SFR) to Medium Industrial (AM/SP-MED IND) on a 2.72-acre parcel; and (2) Conditional Use Permit to establish a contractors storage yard and construct a 4,900-square foot metal storage building at 19792 El Rivino road.

Vicinity Map



**13 Hearing Notices Sent on: June 25, 2021**

**Report Prepared By: Aron Liang**

**SITE INFORMATION**

**Parcel Size:** 2.72 acres  
**Terrain:** Level  
**Vegetation:** Non-native vegetation

**SURROUNDING LAND DESCRIPTION:**

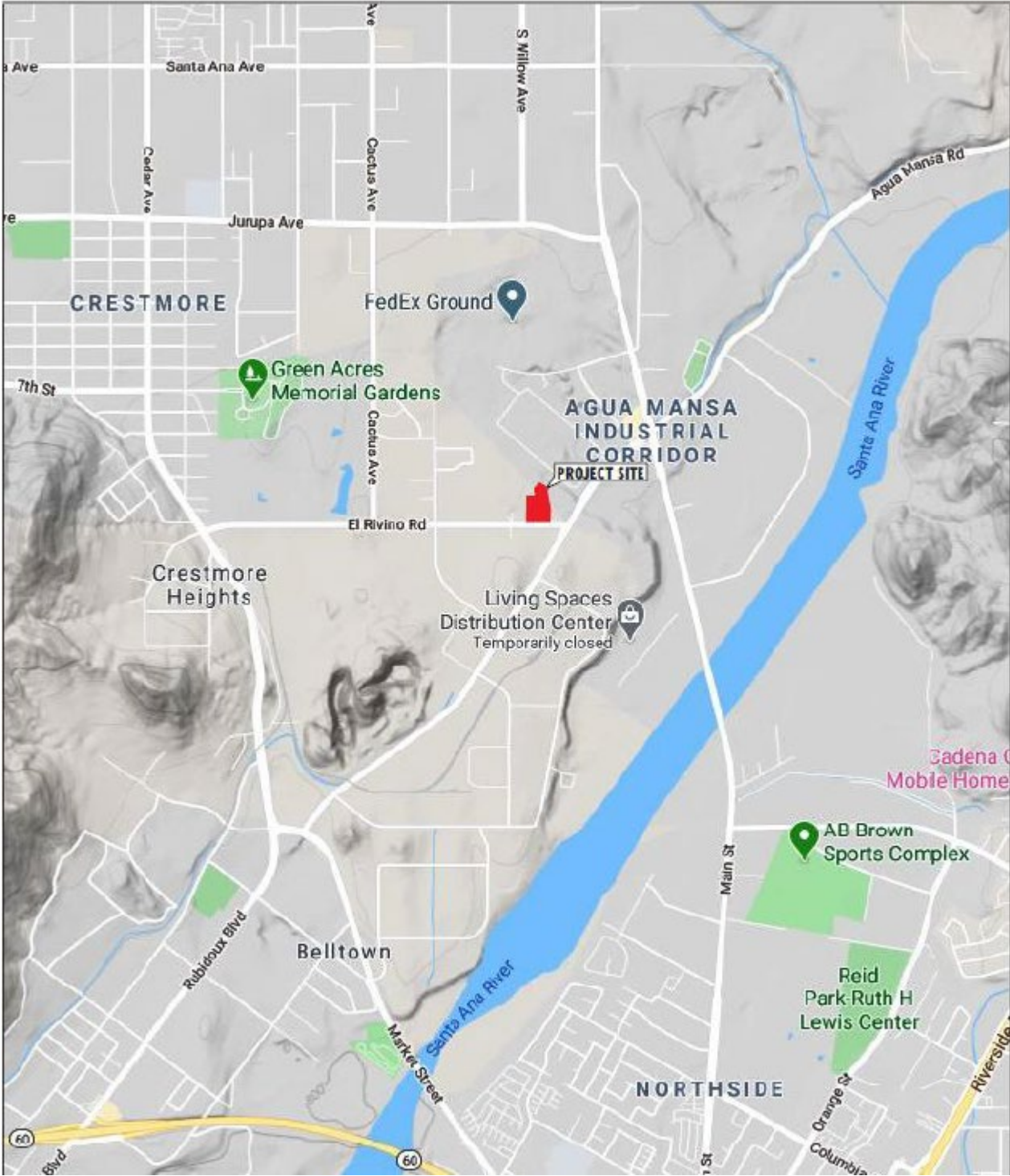
AREA	EXISTING LAND USE	LAND USE CATEGORY	ZONING DISTRICT
Site	Single family structures	Special Development (SD)	Single-family Residential (AM/SP-SFR)
North	High-Cube Warehouse	Special Development (SD)	Medium Industrial (AM/SP-MED IND)
South	Single Family structures and Industrial Uses	Special Development (SD)	Single-family Residential (AM/SP-SFR) and Medium Industrial (AM/SP-MED IND)
East	Industrial Uses	City of Rialto	City of Rialto / Industrial High-cube Warehouses
West	Industrial Uses	Special Development (SD)	Medium Industrial (AM/SP-MED IND)

	<b>AGENCY</b>	<b>COMMENT</b>
City Sphere of Influence:	City of Rialto	No Comments
Water Service:	West Valley Water District	Will Serve Letter
Sewer Service:	On-site Septic Tanks	EHS Approval

**STAFF RECOMMENDATION:** That the Planning Commission **RECOMMEND** that the Board of Supervisors **ADOPT** the Mitigated Negative Declaration; **ADOPT** the findings contained in the staff report; **ADOPT** the Specific Plan Amendment; **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval; and **DIRECT** the Clerk of the Board to file a Notice of Determination.<sup>1</sup>

1. The Planning Commission's action is a recommendation to the Board of Supervisors and may only be appealed by the applicant in the event of disapproval.

**Regional Location**





Aerial Vicinity Map



North



**Policy Plan Land Use Category**



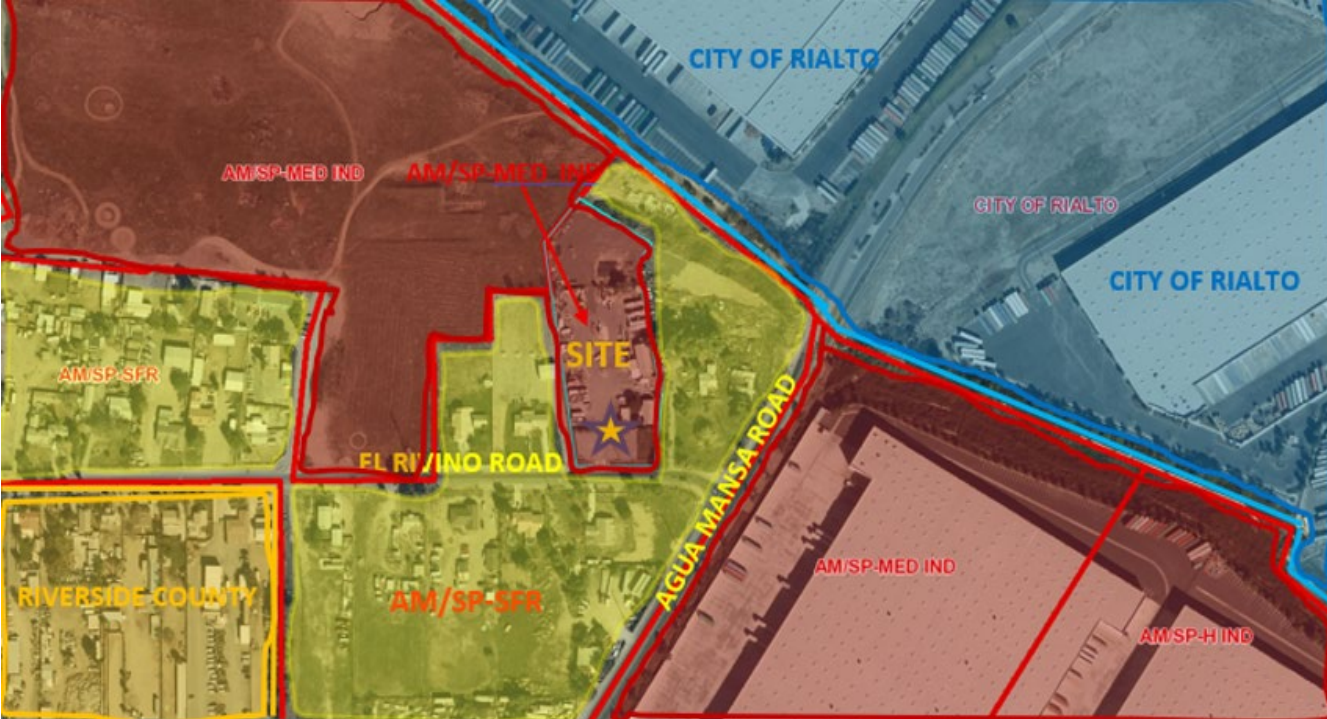


**SPECIFIC PLAN AMENDMENT**

**Existing Zoning Designation**



**Proposed Zoning Designation**

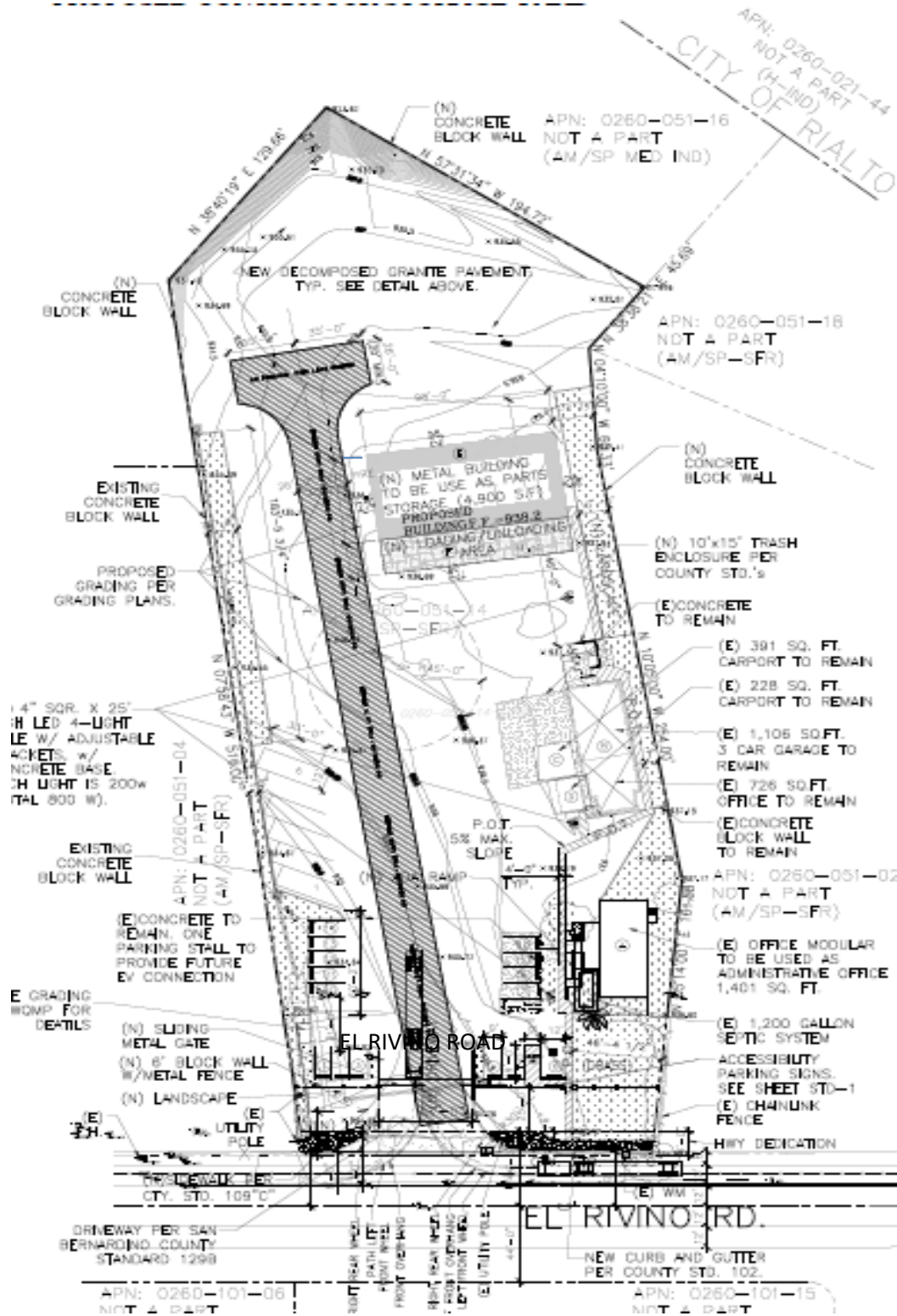




**AERIAL MAP**



# SITE PLAN





## Site Photos

West view from El Rivino Road



North view of 19792 El Rivino Road





**Site Photos**

North view of 19792 El Rivino Road



East view of 19792 El Rivino Road



**PROJECT DESCRIPTION AND BACKGROUND:**

The applicant is requesting approval of: (1) Specific Plan Amendment to the Agua Mansa Industrial Corridor Specific Plan to amend the zoning designation from Single-Family Residential (AM/SP-SFR) to Medium Industrial (AM/SP-MED IND) on a 2.72-acre parcel; and (2) Conditional Use Permit to establish a contractor’s storage yard and construct a 4,900-square foot metal storage building at 19792 El Rivino Road, in Bloomington (Project).

The contractor’s storage yard would be operated by American Asphalt and includes an approximate 940-square foot administrative modular office building, 1800-square foot 3-car garage, 1,500-square foot storage building, paved concrete pads with relate landscaping at the site entry, designated truck parking for up to six trailers, and designated employee/visitor parking including one handicapped accessible space. On-site improvements would include removal of the existing perimeter chain-link fence along the northern portion of the site and replacement with a six-foot high block wall with pilasters at every 50-foot. Primary access to the site is provided on El Rivino Road.

**ANALYSIS:**

The subject site is designated Special Development (SD) in the recently adopted Policy Plan, and the current zoning designation is Single-Family Residential (AM/SP-SFR) within the Agua Mansa Industrial Corridor Specific Plan (Specific Plan). The SD Land Use Category is intended for a combination of residential, commercial, and/or industrial uses. The applicant has requested to amend the Specific Plan zoning designation from Single-Family Residential (AM/SP-SFR) to Medium Industrial (AM/SP-MED IND) in order to be consistent with the SD Land Use Category and industrial development that occurs immediately to the north and southeast of the Project site, in the AM/SP-MED IND. The AM/SP MED IND designation provides sites for a wide range of industrial trade and services, including manufacturing, material processing, assembly, packaging, fabrication, warehousing, and storing as proposed by this Project. Based on historical aerial photos and site visits over time, staff has observed that the area has been in transition from residential to industrial for more than a decade.

The Conditional Use Permit application is consistent with the Policy Plan and the Specific Plan with the approval of the Specific Plan Amendment to change the zoning designation from Single-Family Residential (AM/SP-SFR) to Medium Industrial (AM/SP-MED IND). The Project satisfies the findings required for approval of the requested amendment, and it is consistent with policies in the Policy Plan and the Specific Plan, as well as the development standards in the AM/SP-MED IND that promote economic development that is compatible with adjacent land uses.

Code Compliance Summary: The Project as proposed satisfies the applicable standards of the Specific Plan and Development Code for development in the AM/SP-MED IND zoning designation. The proposed site plan provides adequate width, depth, and area to accommodate all required parking, setbacks, landscaping, loading and access requirements, as noted in the following:

**Table 1: PROJECT CODE COMPLIANCE**

Project Component	Development Standard/MED IND		Project Plans
American Asphalt	CUP		CUP
Building Setbacks	Front:	25'	85'
	Side	15'	15'
	Rear	20'	125'
Parking	14		15
Drive Aisle	26' with turnaround		26' with turnaround
Minimum Site Landscaping	25 feet of Landscaping shall be provided along public street frontages, measured from the face of curb (15%)		75 feet of Landscaping provided along public street frontages, measured from the face of curb (17,960 sq. ft. 15%)
Maximum Lot Coverage (by Structure)	50%		10%



Landscaping: The Project site plan provides 15% (17,960 square feet) of landscaping, complying with 15% on-site landscaping requirements pursuant to Development Code, Section 83.10.060 – Landscape Area Requirements. A landscaping plan will be provided and will be required to comply with the Landscaping Standards provided in the Development Code Section 83.10.060, Table 83-12 “Minimum Landscaped Area” and the Model Water Efficient Landscape Ordinance.

Parking: The Development Code requires one space per 250-square foot for office and one space per 1,000-square foot for storage. A total of 13 stalls are required of the Project, and the site plan provides 14 parking stalls and six truck trailer parking stalls.

Proposed Operation: Monday – Sunday, 7:00 a.m. to 5:00 p.m.

Number of Employee: Approximately eight employees.

### **CEQA COMPLIANCE:**

An Initial Study (IS) has been completed in compliance with the California Environmental Quality Act (CEQA) (Exhibit A). The IS concludes that the Project will not have a significant adverse impact on the environment with the implementation of recommended mitigation measures contained in the IS, which have been incorporated in the Conditions of Approval (Exhibit B). A Notice of Availability/Notice of Intent (NOA/NOI) to adopt a Mitigated Negative Declaration (MND) was advertised and distributed to initiate a 20-day public comment period. No comment letters to the NOA/NOI were received.

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

Noise: A noise study was prepared to determine the potential impacts of Project-related noise on surrounding properties. The study found that the Project will satisfy the County noise level standards; however, to minimize nuisance noise from operational activities, a mitigation measure has been incorporated in the conditions of approval to enforce best management and operational practices.

Traffic: A Traffic Trip Generation has been prepared to evaluate potential Project-related traffic impacts. The Project is anticipated to generate 26 trip-ends per day (2-way trips), with one trip generated during the AM Peak hour and four trips during the PM Peak hour. The Project would generate less than 100 trips peak AM and PM and less than 110 trips daily, as such, a traffic impact analysis and vehicle miles traveled (VMT) was not required. A fee program is in place to fund improvements to the regional transportation system. The Project’s obligation under this fee program, based on floor area, is estimated to be \$17,156.00

Water Quality: A Preliminary Water Quality Management Plan (WQMP) has been approved by the Land Development Division of Land Use Services to comply with the requirements of the San Bernardino County National Pollutant Discharge Elimination System (NPDES) Area-wide Stormwater Program. The Project drainage system will collect storm water runoff in two underground chambers along the southwest area, designed and sized to accept storm water flows for on-site percolation within the prescribed period of time to avoid the nuisance of standing water. Requirements for approval of the final WQMP have been incorporated in the conditions of approval.

### **PUBLIC COMMENTS:**

The Project notices were sent to 13 surrounding property owners within 300 feet of the Project site, as required by Development Code Section 84.27.070, for project sites of 20 acres or less. No Comments were received from the adjoining property owners.

**RECOMMENDATION:** That the Planning Commission recommend that the Board of Supervisors:

1. **ADOPT** the Mitigated Negative Declaration (EXHIBIT A);
2. **ADOPT** the Findings as contained in the staff report (EXHIBIT C);
3. **ADOPT** the Specific Plan Amendment to amend the zoning designation from Single-Family Residential (AM/SP-SFR) to Medium Industrial (AM/SP-MED IND) on a 2.72-acre parcel;
4. **APPROVE** the Conditional Use Permit to establish a contractors storage yard and construct a 4,900-square foot metal storage building, subject to the recommended Conditions of Approval (Exhibit B); and
5. **DIRECT** the Clerk or the Board to file the Notice of Determination.

**ATTACHMENTS:**

- EXHIBIT A:** Mitigated Negative Declaration  
**EXHIBIT B:** Conditions of Approval  
**EXHIBIT C:** Findings  
**EXHIBIT D:** Applicant's Letter of Intent  
**EXHIBIT E:** Site Plan



# EXHIBIT A

## Mitigated Negative Declaration

**SAN BERNARDINO COUNTY  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION  
ENVIRONMENTAL CHECKLIST FORM**

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

**PROJECT LABEL:**

<b>APN:</b> 0260-051-04, 0260-051-14
<b>APPLICANT:</b> American Asphalt South & Sosa Pallets
<b>LOCATION:</b> 19792 El Rivino Road & 19744 El Rivino Road
<b>STAFF:</b> Aron Liang
<b>REP(S):</b> Allan Henderson and Maria Sosa
<b>PROPOSAL:</b> A General Plan Land Use District Amendment to change to the Land Use Zoning Designation from Single-Family Residential (AM/SP-SFR) to Medium Industrial (AM/SP MED IND). A Conditional Use Permit to establish a wood pallet yard for pallet repair and storage facility with caretaker quarters at 19744 El Rivino Road and a Conditional Use Permit to establish a contractor storage yard and construct a 4,900-square foot metal storage building at 19792 El Rivino Road

**USGS Quad:** Fontana  
**T, R,** T01, R05W, 35  
**Section:** Bloomington  
**Community:**  
  
**LUZD:** Agua Mansa Specific Plan –  
Single-Family Residential  
(AM/SP-SFR)  
**Overlays:** Biological Resources Overlay

**PROJECT CONTACT INFORMATION:**

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

**Contact person:** Aron Liang, Senior Planner  
**Phone No:** (909) 387-0235      **Fax No:** (909) 387-3223  
**E-mail:** [aron.Liang@lus.sbcounty.gov](mailto:aron.Liang@lus.sbcounty.gov)

**PROJECT DESCRIPTION:**

***Summary***

American Asphalt South and Sosa Pallets are requesting the approval of a General Plan Land Use District Amendment (GPA) from Single-Family Residential (AM/SP – SFR) to Medium Industrial (AM/SP MED IND) and two, separate Conditional Use Permits (CUPs) to establish a contractor storage yard and a pallet storage yard. The proposed contractor storage yard occurs on a 2.7-acre site located at 19792 El Rivino Road (APN 0260-051-14; herein Parcel 1) and the proposed pallet storage yard occurs to the immediate west on a 1.5-acre site located at 19744 El



Rivino Road (APN 0260-051-04; herein Parcel 2). Both Parcel 1 and Parcel 2 have a land use designation of AM/SP-SFR, and occur within the Agua Mansa Specific Plan (AM/SP). The parcels are located adjacent to one another and are within the unincorporated community of Bloomington in the County of San Bernardino (see Figure 1 and Figure 2). The Proposed GPA would change the existing land use designation from AM/SP-SFR to AM/SP MED IND for both parcels. A CUP is required by the County for projects that include contractors' equipment and storage yards within the Medium Industrial District.

Parcel 1 would be developed as a contractors storage yard and includes an approximate 940 square-foot modular building, 1,800 square-foot 3-car garage, shed, paved parking lot with related landscaping near the site entry, pole light fixtures, scattered concrete pads, chain-link fencing around the entry of the site and around the northern one-third of the site, and block walls (see Figure 3). Except for the scattered concrete pads, most of the site's surface areas are gravel/dirt. Proposed improvements at the contractor storage yard that will occur upon occupancy by American Asphalt South include removal of chain-link fencing around the northern one-third of the site and construction of a new six-foot high concrete block wall along the northern boundary, removal of scattered concrete pads and pole light fixtures, and removal of a shed to allow for the construction and operation of a 4,900 square-foot storage/repair building with designated loading area, a 1,500 square-foot storage building, and 150 square-foot trash enclosure. The existing 940-square-foot modular building will be repurposed to serve as an administrative office and the existing 1,800 square-foot 3-car garage will also remain. Access to the site would continue to be provided by an existing driveway along El Rivino Road.

Parcel 2 would be developed with a pallet storage yard operated by Sosa Pallets and includes a 1,547 square-foot caretaker quarters/office building, 301 square-foot repair shop, designated truck parking for up to four 53-foot trailers, designated employee/visitor parking including one handicapped accessible space, 1,200 square-foot tool shed, open-air pallet storage area and chain-link fencing around the site boundary. Proposed improvements at the site include construction of a 71 square-foot restroom and a 162 square-foot trash enclosure. On-site improvements also include removal of the existing perimeter chain-link fence along the northern portion of the site and replacement with six-foot high block wall with pilasters placed at every 50 linear feet (see Figure 4). Primary access to the site would continue to be provided via an existing 26-foot wide driveway along El Rivino Road.

### ***Surrounding Land Uses and Setting***

The Project Site (herein encompassing the existing contractor storage yard and a pallet storage yard, APNs 0260-051-14 and 0260-051-04, respectively) and surrounding properties occur within the Agua Mansa Specific Plan. The Project Site occurs within the unincorporated community of Bloomington in the County of San Bernardino and has a current land use designation and zoning of Single-Family Residential (AM/SP-SFR). The adjacent properties west, south and east and northeast of the Project Site are within the community of Bloomington. Single-family residential development occurs west, east and south of the Project Site. The adjacent property northeast of the Project Site is developed with industrial uses (warehouse). The property directly north of the Project Site is within the City of Rialto and includes industrial development (i.e., warehouse). Table 1 below lists the existing land uses and zoning designations for the Project Site and surrounding area.

Figure 1 Regional Location

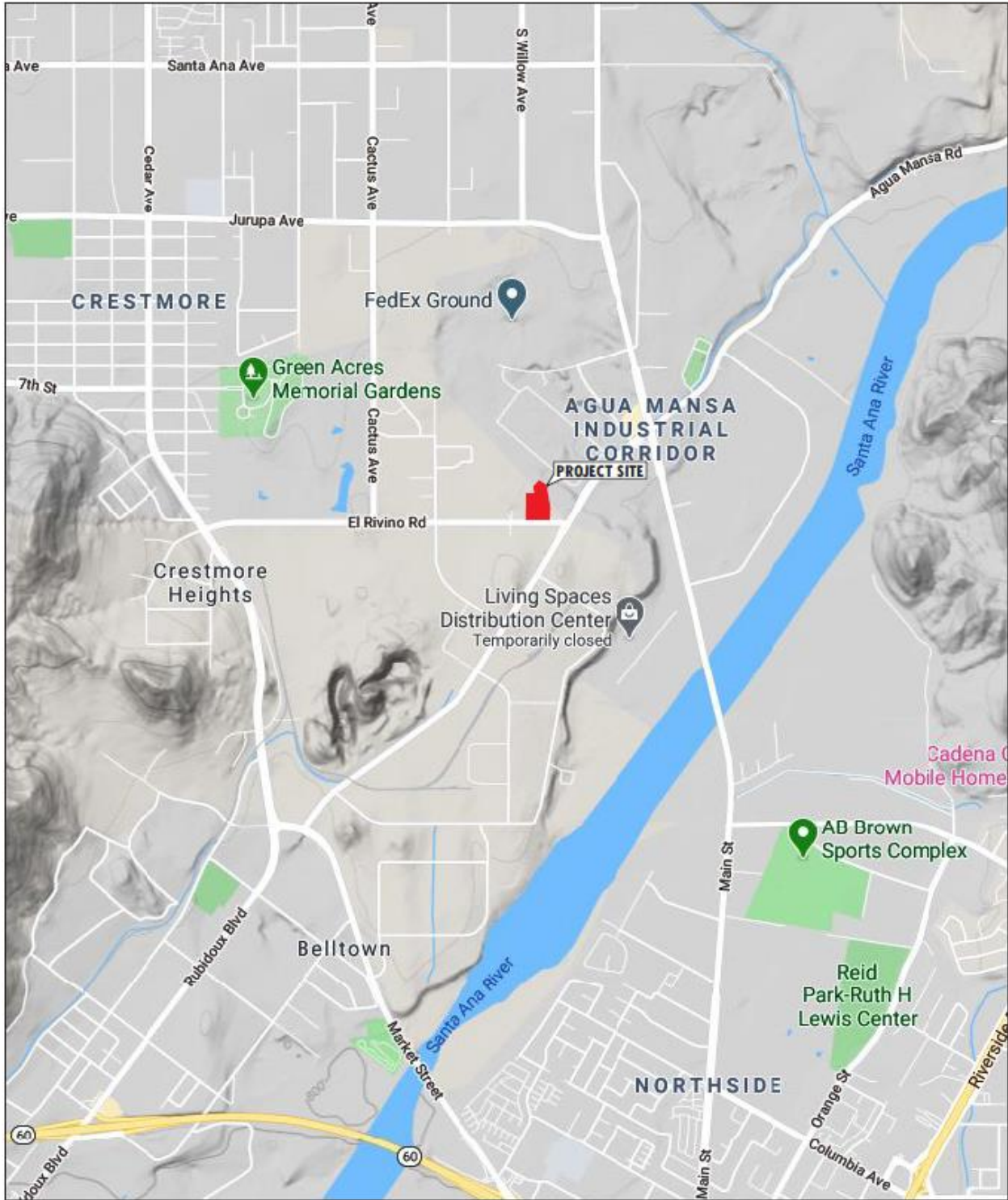




Figure 2 Vicinity Map





Figure 3a – American Asphalt Site Plan (Parcel 1)





<b>Table 1 Existing Land Use and Zoning Districts</b>		
<b>Location</b>	<b>Existing Land Use</b>	<b>Zoning District</b>
<b>Project Site</b>	Contractor Storage Yard; Pallet Storage Yard	AM/SP-SFR
North	Warehouse (northeast); Warehouse (north)	AM/SP-Med Ind; AM/SP-H IND (City of Rialto)
South	Single Family Residential	AM/SP-SFR
East	Single Family Residential	AM/SP-SFR
West	Single Family Residential	AM/SP-SFR

**Project Site Location, Existing Site Land Uses and Conditions**

The Project Site is located in the southwestern portion of the San Bernardino Valley, a broad inland valley defined by the San Gabriel and San Bernardino mountain ranges on the north and a series of low rocky hills on the south. The Project Site occurs within the unincorporated community of Bloomington and within the Agua Mansa Specific Plan. The Project Site is located between Kingman Drive and Aqua Mansa Road on the north side of El Rivino Road and is surrounded by single-family residential development and industrial uses. The Project Site is relatively flat with elevations ranging from 929 feet to 933 feet above mean sea level (amsl).

The Project Site consists of two parcels with roughly rectangular shapes. Both properties are currently developed and paved with either asphalt, concrete, or gravel/dirt. Parcel 1, would be developed as a contractor storage yard, would accommodate the storage of heavy equipment such as steam rollers, Barber-Green asphalt layer and pick-up trucks. The yard would be used primarily for storage and maintenance of vehicles during the winter season. The property is currently developed with an approximate 940 square-foot modular building, 1,800 square-foot 3-car garage, shed, paved parking lot with related landscaping near the site entry, pole light fixtures, and scattered concrete pads. Aside from the landscaping near the site entry and concrete pads, most of the site is covered with gravel and dirt. Chain-link fencing and block walls surround the property.

Parcel 2 would be utilized as a pallet storage yard (Sosa Pallets) with an open-air storage and loading area for wood pallets. The existing structures on-site include a 1,547 square-foot caretaker quarters/office building, 301 square-foot repair shop and 1,200 square-foot tool shed. Chain-link fencing and block walls surround the property and an open-air pallet storage area is located on the northern portion of the Project Site. The property would include designating truck parking for up to four, 53-foot trailers, and designated employee/visitor parking including one handicapped accessible space.

**ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES**

**Federal:** None

**State:** None

**County:** Land Use Services – Planning/Building and Safety/Land Development, County Fire, Environmental Health Services, Public Works – Traffic/Solid Waste Management/Flood Control, and Special Districts.

**Regional:** South Coast Air Quality Management District



**CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES**

On June 5, 2020, the County of San Bernardino mailed notifications pursuant to SB 18 and AB52 to 11 tribes. Table 2 – *AB 52 Consultation Results*, shows a summary of comments and responses provided for the Project.

**Table 2  
 AB 52 Consultation**

<b>Tribe</b>	<b>Comment Letter Received</b>	<b>Summary of Response</b>	<b>Conclusion</b>
Agua Caliente Band of Cahuilla Indians	None	None	Concluded
Quechan Tribe of the Fort Yuma Reservation	None	None	Concluded
Colorado River Indian Tribes	June 23, 2020	No specific comments; mitigation in the event human remains are found	Concluded
San Fernando Band of Mission Indians	None	None	Concluded
Morongo Band of Mission Indians	None	None	Concluded
San Manuel Band of Mission Indians	June 5, 2020	No concerns at this time; Cultural and Tribal Mitigation provided in this Initial Study.	Concluded
Serrano Nation of Mission Indians	None	None	Concluded
Gabrieleno Band of Mission Indians - Kizh Nation	June 8, 2020	In agreement with GPA; per the project scope, no consultation required.	Concluded
Gabrieleno/Tongva San Gabriel Band of Mission Indians	None	None	Concluded
Gabrieleno/Tonga Nation	None	None	Concluded
Gabrieleno Tongva Indians of California Tribal Council	None	None	Concluded
Gabrieleno-Tongva Tribe	None	None	Concluded

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
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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.





Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>I. AESTHETICS</b> – 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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:** (Check  if project is located within the view-shed of any Scenic Route listed in the General Plan):  
**San Bernardino General Plan, 2007; Submitted Project Materials; Bloomington Community Plan; Agua Mansa Industrial Corridor Specific Plan**

a) Have a substantial adverse effect on a scenic vista?

The Project Site consists of two parcels that would be developed with a contractor storage yard and a pallet storage yard at 19792 and 19744 El Rivino Road, respectively. The Project includes a request for a General Plan Land Use District Amendment from Single-Family Residential (AM/SP-SFR) to Medium Industrial (AM/SP-Med IND) and the issuance of two, separate CUPs to allow for the operation of a contractor storage yard and a pallet storage yard. The San Bernardino County General Plan does not identify a scenic vista within the vicinity of the Project Site.<sup>1</sup> The Project Site is within the Agua Mansa Specific Plan (AM/SP), which identifies the Santa Ana River as a significant visual resource within the planning area<sup>2</sup>. The Project Site is located approximately one-half mile northwest of the Santa Ana River. The Proposed Project

<sup>1</sup> <http://www.sbcounty.gov/Uploads/lus/GeneralPlan/FINALGP.pdf>. Accessed April 1, 2020.

<sup>2</sup> <https://www.yourrialto.com/wp-content/uploads/2015/06/Agua-Mansa-Specific-Plan-1.pdf>. Accessed April 1, 2020.

includes the construction of new buildings, trash enclosures, a restroom, and replacement of chain-link fencing with block walls. New structures would not exceed the height of existing structures on-site. To meet County Fire Department Fire Prevention Standard for Pallet Refurbishing and Storage Yards requirements, pallets stacks shall not exceed the height of 16 feet. Given the distance to the Santa Ana River and that the Proposed Project includes the permitting of existing uses at the site, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- b) *Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?*

According to the AM/SP, natural features of the Santa Ana River warrant special treatment. The Project Site is located approximately one-half mile northwest of the Santa Ana River. The Proposed Project includes the construction of new buildings, trash enclosures, a restroom, and replacement of portions of chain-link fencing with block wall. None of the existing or proposed structures currently or would exceed the height of current structures on-site and therefore would not result in any impacts beyond that which currently existing on-site. Additionally, the Project Site is not adjacent nor near any scenic highways identified in either the General Plan or the AM/SP. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- 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?*

The Project Site occurs within an urbanized area and the Proposed Project is a request to change the existing land use designation from Single-Family Residential (AM/SP-SFR) to Medium Industrial (AM/SP-MED IND) and issue separate CUPs that would allow the use of a contractor storage yard and a pallet storage yard. With approval of the GPA, the Proposed Project would be consistent with the land use designation of AM/SP-MED IND and would be subject to the development standards for that land use designation. The Project Site is surrounded by industrial development to the north, and residential development to the south, east and west. The Proposed Project would allow a contractor storage yard and a pallet storage yard with site improvements including the construction and operation of of 4,900 square-foot storage/repair building with designated loading area, and 150 square-foot trash enclosure at the contractor storage yard and 71 square-foot restroom and a 162 square-foot trash enclosure at the pallet storage yard. Proposed improvements would not result in changes to the Project Site that would substantially degrade the existing visual character or quality of public views. The frontage of each property is landscaped with trees which buffer on-site activities. The proposed replacement of the chain-link fences with block walls along the northern property boundaries of both parcels, would provide additional buffering. In addition, the existing caretaker's residence blends with residential development to the south, west and east. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- d) *Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?*

The Proposed Project would involve the removal and replacement of existing light fixtures with energy efficient LED light poles within the contractor storage yard. No changes to lighting would occur at the pallet storage yard. The Project Site is surrounded by industrial uses to the north and residential development to the south, east and west. The Proposed Project would not create a new source of substantial light compared to the existing conditions. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>II.</b>	<b>AGRICULTURE AND FORESTRY RESOURCES</b> - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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 forestland, 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, forestland (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Timberland Production (as defined by Government Code section 51104(g))?

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) | Result in the loss of forestland or conversion of forestland 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 forestland to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

**San Bernardino County General Plan, 2007; California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials**

- 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?*

The California Department of Conservation’s Farmland Mapping and Monitoring Program identifies the Project Site as “Urban and Built-Up Land” and “Other Land” in its California Important Farmland Finder.<sup>3</sup> “Urban and Built-Up Land” is defined as land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. “Other Land” is land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or within the immediate vicinity. The Proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

According to San Bernardino County’s Interactive Agricultural Resources Map, the Project Site is not under or adjacent to any lands under a Williamson Act Contract. Both Parcel 1 and Parcel 2 are currently designated as Single-Family Residential (AM/SP-SFR) and occur within the AM/SP. Under existing conditions and with approval of the General Plan Amendment (GPA), the Proposed Project would be consistent with the General Plan and would not conflict with existing zoning for agricultural uses or lands under a Williamson Act Contract. Therefore, no impacts are identified or anticipated, and

<sup>3</sup> <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed April 3, 2020.

no mitigation measures are required.

**No Impact**

- c) *Conflict with existing zoning for, or cause rezoning of, forestland (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))?*

Both Parcel 1 and Parcel 2 have a land use designation of AM/SP-SFR. Approval of the GPA would change the existing designation to Medium Industrial (AM/SP-MED IND). Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned for Timberland Production. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- d) *Result in the loss of forestland or conversion of forestland to non-forest use?*

Forestland is defined as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The Project Site, consisting of two separate parcels, is currently used for the storage of pallets and a contractor storage yard and does not support forestland. Implementation of the Proposed Project would not result in loss of forestland or conversion of forestland to non-forest use. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

- 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 forestland to non-forest use?*

The Project Site is developed with a contractor storage yard on Parcel 1 and a pallet storage yard on Parcel 2; both parcels are currently zoned AM/SP-SFR. The Proposed Project includes a GPA amending zoning designation to AM/SP-MED IND and issuance of CUPs to allow for the operation of a contractor storage yard and a pallet yard. Implementation of the Proposed Project would not result in the conversion of farmland to non-agricultural use or conversion of forestland to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>III. AIR QUALITY</b> - 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 Mojave Desert Air Quality Management Plan, if applicable):*

**San Bernardino County General Plan, 2007; Submitted Project Materials**

a) *Conflict with or obstruct implementation of the applicable air quality plan?*

The Project Site occurs in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (2016 AQMP) was adopted by the SCAQMD on March 3, 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

A project is inconsistent with the AQMP if: (1) it does not conform with the local general plan; or (2) it uses a disproportionately large portion of the forecast growth increment.<sup>4</sup> If a project proves to be inconsistent with the AQMP, project proponent can prepare a general plan amendment (GPA). The County of San Bernardino currently designates the Project Site as Single-Family Residential (AM/SP-SFR) within the AM/SP. With approval of the GPA and CUPs, the contractor storage yard and the pallet storage yard would be acceptable uses within the AM/SP-MED IND District. The AM/SP allows up to 4 units per acre within the AM/SP-SFR designation, which would allow approximately 14 single-family

<sup>4</sup> <http://www.sbcounty.gov/Uploads/lus/SpecificPlans/AMSP.pdf>. Page 3-25. Accessed April 21, 2020.



residential units within the 4.2-acre Project Site. As shown below, the proposed GPA would result in fewer emissions than those associated with the current General Plan buildout which forms the basis of the AQMP.

An evaluation of potential air quality impacts related to the buildout under the current General Plan (i.e., residential) and the Proposed Project (i.e., medium industrial) was prepared. Table 3 and Table 4 illustrate operational emissions associated with the current General Plan/Zoning designations and the Proposed Project. Construction emissions were not modeled as they are short-term in nature, and measures would be required to minimize such impacts. As shown, operational impacts resulting from either the existing General Plan/Zoning designations or the Proposed Project would exceed SCAQMD thresholds. Consequently, the Proposed Project would not result in a conflict or obstruction to the implementation of the AQMP. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Table 3**  
**Consistency with the AQMP**  
**Operational Emissions**  
**(Pounds per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>14 Single-Family Units</b>	4.6	2.3	11.8	0.0	2.1	1.4
<b>Proposed Project</b>	0.5	0.4	0.9	0.0	0.2	0.1
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Winter Emissions

**Table 4**  
**Consistency with the AQMP**  
**Greenhouse Gas Operational Emissions**  
**(Metric Tons per Year)**

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O
<b>14 Single Family Units</b>	282.9	0.2	0.0
MTCO <sub>2</sub> e	<b>289.5</b>		
SCAQMD Threshold	3,000		
<i>Significant</i>	<b>No</b>		
<b>Proposed Project</b>	144.0	0.3	0.0
MTCO <sub>2</sub> e	<b>153.9</b>		
SCAQMD Threshold	3,000		
<i>Significant</i>	<b>No</b>		

Source: CalEEMod.2016.3.2 Annual Emissions.

### Less Than Significant Impact

- 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?*

The Proposed Project would allow the operation of a contractor storage yard and a pallet storage yard; however, the project-related operational emissions were screened using a baseline of “no project” to represent a worst-case scenario. Construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2016.3.2. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO<sub>x</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). Two of the analyzed pollutants, ROG and NO<sub>x</sub>, are ozone precursors. Both summer and winter season emission levels were estimated.

The Project Site occurs in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (2016 AQMP) was adopted by the SCAQMD on March 3, 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

#### Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: demolition, site preparation, grading (fine and mass grading), building construction, paving, and architectural coating. Construction is anticipated to begin in late 2020 and be completed in early 2021. The resulting emissions generated by construction of the Proposed Project are shown in Table 5 and Table 6, which represent summer and winter construction emissions, respectively.

**Table 5  
 Summer Construction Emissions Summary  
 (Pounds per Day)**

Source/Phase	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Demolition	3.4	33.2	22.4	0.04	1.8	1.6
Site Preparation	4.2	42.5	22.2	0.04	10.5	6.5
Grading	2.5	26.4	16.7	0.03	4.4	2.7
Building Construction	2.6	22.6	20.8	0.04	2.2	1.4
Paving	1.7	10.9	13.0	0.02	0.8	0.6
Architectural Coating	10.8	1.6	2.4	0.0	0.3	0.1
<b>Highest Value (lbs./day)</b>	<b>10.8</b>	<b>42.5</b>	<b>22.4</b>	<b>0.04</b>	<b>10.5</b>	<b>6.5</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Summer Emissions  
 Phases do not overlap and represent the highest concentration.

**Table 6**  
**Winter Construction Emissions Summary**  
**(Pounds per Day)**

<b>Source/Phase</b>	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>SO<sub>2</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Demolition	3.4	33.3	22.3	0.04	1.8	1.6
Site Preparation	4.2	42.5	22.2	0.04	10.5	6.5
Grading	2.5	26.4	16.6	0.03	4.4	2.7
Building Construction	2.6	22.6	20.5	0.04	2.2	1.4
Paving	1.7	10.9	12.9	0.02	0.8	0.6
Architectural Coating	10.8	1.6	2.3	0.0	0.3	0.1
<b>Highest Value (lbs./day)</b>	<b>10.8</b>	<b>42.5</b>	<b>22.3</b>	<b>0.04</b>	<b>10.5</b>	<b>6.5</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Winter Emissions.  
 Phases do not overlap and represent the highest concentration.

Compliance with SCAQMD Rules 402 and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM<sub>10</sub> and PM<sub>2.5</sub>).

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. 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
  - (a) 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 activity on the site. Portions of the site that are actively being graded

shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.

- (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
- (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
- (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NOX and PM10 levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

- 2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
- 3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
- 4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
- 5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
- 6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
- 7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (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.

#### Operational Emissions

The operational mobile source emissions were calculated using the Trip Generation Assessment prepared by Urban Crossroads, in April 2020. The Trip Generation Assessment determined that the Proposed Project would generate approximately 26 total daily trips. Emissions associated with the Proposed Project's estimated total daily trips were modeled and are listed in Table 7 and Table 8, which represent summer and winter operational emissions, respectively.



**Table 7  
 Summer Operational Emissions Summary  
 (Pounds per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	0.4	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.1	0.1	0.0	0.0	0.0
Mobile	0.1	0.3	0.8	0.0	0.2	0.1
<b>Totals (lbs./day)</b>	<b>0.5</b>	<b>0.4</b>	<b>0.9</b>	<b>0.0</b>	<b>0.2</b>	<b>0.1</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Summer Emissions.

**Table 8  
 Winter Operational Emissions Summary  
 (Pounds per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	0.4	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.1	0.1	0.0	0.0	0.0
Mobile	0.1	0.3	0.8	0.0	0.2	0.1
<b>Totals (lbs./day)</b>	<b>0.5</b>	<b>0.4</b>	<b>0.9</b>	<b>0.0</b>	<b>0.2</b>	<b>0.1</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Winter Emissions.

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- c) *Expose sensitive receptors to substantial pollutant concentrations?*

The Project operational-sourced emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. Additionally, project-related trips will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO “hotspots”). Project operational-source emissions would therefore not adversely affect sensitive receptors within the vicinity of the project. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- d) *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)*

The Proposed Project would allow the operation of a contractor storage yard and a pallet storage yard and includes site improvements including minor demolition (removal of light fixtures, concrete pads and shed) and the construction of a storage/repair building, trash enclosures, restroom, and removal and replacement of chain-link fencing with block walls. The Project including operation of a contractor storage yard and a pallet storage yard is

not associated with the emission of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities as well as the temporary storage of domestic solid waste associated with the Proposed Project's long-term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. Any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. Project-generated refuse would continue to be stored in covered containers and removed at regular intervals in compliance with County of San Bernardino solid waste regulations. In addition, the Project would continue to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the Proposed Project would be less than significant. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

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

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

**Agua Mansa Industrial Corridor Specific Plan; San Bernardino County Biotic Resource Overlay; Submitted Project Materials; Site Visit**

- 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?*

According to the AM/SP, the planning area lies within the broad physical-geographical region described as cismontane, which is described as the land in lower elevations between the mountains and ocean. Within this area, the vegetative community described as Coastal Sage Scrub is typified and can be delineated by several indicator plants and include *Artemisia californica* (Coast Sagebrush or Old Man), *Encelia californica* (California Encelia), *E. farinosa* (Brittlebush or Incienso), *Eriogonum fasciculatum* (California-Buckwheat Brush), *Eriophyllum conferitflorum* (Yellow Yarrow), *Salvia apian* (White Sage), *S. mellifera* (Black Sage), *S. leucophylla* (Gray Sage).<sup>5</sup>

According to the AM/SP, the plant and animal species found in the planning area are very typical for semi-developed areas in the inland area. Faunal species present in the corridor are largely related to man's activities in the vicinity. Typical species encountered might include skunks, opossums, snakes, lizards, rabbits, squirrels and gophers. Likewise, birds of the area are common and include sparrows, quail, doves and the usual migration birds.

As shown on the San Bernardino County Biological Resources Overlay map, the Project Site is within an area that can support burrowing owl habitat and Delhi Sands Flower Loving Fly. Burrowing owl is a species with habitat of special concern and listed as endangered by the California Fish and Game Commission. According to the San

<sup>5</sup> <http://www.sbcounty.gov/Uploads/lus/SpecificPlans/AMSP.pdf>. Page 3-16. Accessed April 8, 2020.

Bernardino County Valley/Mountain Region Biotic Resources Overlay, the Project Site is within an area that can support suitable habitat for burrowing owl and Delhi Sands Flower Loving Fly.<sup>6</sup> However, as stated in the Specific Plan, a majority of the planning area is disturbed through either surface mining, agriculture or development. Under existing conditions, the Project Site is developed with structures, concrete, paved parking lots, light fixtures, chain-link fencing and block walls. The Proposed Project includes a request to approve a GPA and issuance of separate CUPs that would allow operation of a contractor storage yard and a pallet storage yard, and construction of additional buildings. During a site visit conducted on April 16, 2020, no natural plant communities were observed on-site. Current on-site conditions observed included gravel roadways, buildings, industrial activities and heavy equipment use. The Project Site was not found to support habitat. Approval of a GPA, construction of site improvements and issuance of CUPs, would not involve habitat modifications or activities that would have adverse effects on biological resources. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- 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?*

According to the Aqua Mansa Specific Plan, the riparian vegetative community directly along the bank of the Santa Ana River may contain some resources that occur in a natural state.<sup>7</sup> The Project Site is located approximately one-half mile northwest of the Santa Ana River. Implementation of the Proposed Project would not impact the riparian vegetative community along the river. Furthermore, based on the site visit conducted on April 16, 2020, no riparian habitat was observed on-site. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- 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?*

The Project Site would be developed with a contractor storage yard (Parcel 1) and a pallet storage yard (Parcel 2). Implementation of the Proposed Project including the approval of a GPA, issuance of two separate CUPs and proposed on-site improvements, would occur on currently developed land. No wetlands or areas of standing water were observed during the April 16, 2020 site visit. Therefore, the Proposed Project would not have a substantial adverse effect on state or federally protected wetlands. No significant impacts are identified or anticipated, and no mitigation measures are required.

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<sup>6</sup> [http://www.sbcounty.gov/Uploads/lus/BioMaps/vly\\_mtn\\_all\\_biotic\\_resources\\_map\\_final.pdf](http://www.sbcounty.gov/Uploads/lus/BioMaps/vly_mtn_all_biotic_resources_map_final.pdf). Accessed April 8, 2020.

<sup>7</sup> <http://www.sbcounty.gov/Uploads/lus/SpecificPlans/AMSP.pdf>. Accessed April 8, 2020.



### **Less Than Significant Impact**

- 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?*

Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors provide opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. Wildlife corridors allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

The San Bernardino County Land Use Plan Open Space Element depicts wildlife corridors within the Valley and Mountain Areas. According to the Land Use Plan, the Project Site has not been identified as occurring within a Wildlife Corridor.<sup>8</sup> Moreover, the Project Site is currently developed with industrial uses and is surrounded by residential and industrial development. The Project Site and its immediate vicinity are not suitable for facilitating the movement of fish or wildlife. Therefore, implementation of the Proposed Project is not expected to disrupt or have any adverse effects on any migratory corridors or linkages that may occur in the general vicinity of the Project Site. No impacts are identified or anticipated, and no mitigation measures are required.

### **No Impact**

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The Project Site would be developed with a contractor storage yard (Parcel 1) and a pallet storage yard (Parcel 2). Implementation of the Proposed Project including the approval of a GPA, issuance of two separate CUPs and proposed on-site improvements, would occur on currently developed land. All existing on-site trees (palm trees within the southern portion of both parcels, and neighboring eucalyptus trees to the east) would remain. Therefore, implementation of the Proposed Project would not damage any biological resources under local policies or ordinances. No impacts are identified or anticipated, and no mitigation measures are required.

### **No Impact**

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?*

The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the California Department of Fish and Wildlife's

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<sup>8</sup> <http://cms.sbcounty.gov/Portals/5/Planning/ZoningOverlaymaps/OpenSpaceCountywide.pdf>. Accessed April 8, 2020.

California Natural Community Conservation Plans Map (April 2019).<sup>9</sup> No impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

**Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measures.**

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

**San Bernardino County General Plan, 2007; Archaeological Records Search**

a,b) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?  
 Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

An archaeological records search, dated June 10, 2020, was prepared for the Proposed Project by McKenna et al. and is available for review at the County of San Bernardino Land Use Services Department and is summarized herein.

The Project Site encompasses two parcels with Parcel 2 including a single-family residence that was constructed in 1942. The Proposed Project would not require alternations or removal of this structure. In 2015, CRM Tech completed a study on the adjacent property north of the Project Site; negative findings were reported. McKenna et al. also completed recent studies (2019 and 2020) nearby, resulting in a tentative compilation of data pertaining to previous research for the area. McKenna et al. reviewed the data provided by CRM Tech and completed some additional research at

<sup>9</sup> <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>. Accessed April 10, 2020.

the California State University, Fullerton, South Central Coastal Information Center, to address the archaeological records search for the Project area.

Research confirmed that the Project Site was not previously surveyed for cultural resources. A minimum of 72 cultural resources were identified within a 1.5-mile radius surrounding the Project Site. Some of these studies date as early as 1965, while others are more recent. None of the resources are within or adjacent to the Project Site and only one resource has been recorded since the CRM Tech survey of 2015, including a historic Zimmerman homestead on Santa Ana Avenue at Lilac Avenue (McKenna 2020). CRM Tech reported no significant (listed) resources in the immediate area including no National Register of Historic Places resources; California Landmarks or Points of Historical Interest; California Historical Resources; or other locally recognized resources.

A review of historic maps showed no improvements in the Project area before circa 1954. Between 1852 and 1878, the “Road from Rubidoux to Agua Mansa” was located east of the Project Site (present-day Agua Mansa Road). In 1893, when Riverside County was delineated, the County line was established along El Rivino Road – defining the southern boundary of the current Project area. Additional roads began to appear, but not directly associated with the current Project area. By 1938, El Rivino Road was established, but improvements near or within the Project Site do not appear until circa 1952-1954. Of the three structures illustrated on the 1952-1954 map, one appears to the west of the current Project Site, one is within the Project Site, and the third is to the east of the Project Site. Improvements within the current Project Site have been dated to 1942, confirming the absence of improvements in the circa 1938 map.

Despite the proximity of the Project Site to the Santa Ana River (approximately one-half mile northwest), none of the resources currently in the archaeological record are identified as Native American or prehistoric. The identified resources have been directly associated with the historic period and the early communities of Agua Mansa, San Salvador, La Placita, Bloomington, Rialto, and Colton.

McKenna et al. concluded that the Project Site is not sensitive for prehistoric or Native American resources. In addition, although the general area has been associated with the Rancho Period and subsequent historic period occupation, improvements at the Project Site are minimal and are not reflective of pre-WWII improvements. The Project Site has been used for many years for open-air light-industrial (and residential) purposes. Implementation of the Proposed Project would not result in any substantial alterations to the Project Site. As concluded in the report, the Project Site is considered clear of any significant cultural resources. However, if at some future date the 1942 residence is to be removed, additional studies may be necessary prior to any demolition. During AB52 consultation efforts (see Section XVIII of this Initial Study for addition information), the San Manuel Band of Mission Indians provided cultural resource mitigation measures in their letter dated June 5, 2020. Therefore, 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:

**CR-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-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-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 shall be enforced for the duration of the project.

#### **Less than Significant with Mitigation**

- c) *Disturb any human remains, including those outside of formal cemeteries?*

Construction activities, particularly placement of footings, could potentially disturb human remains interred outside of a formal cemetery. Thus, the potential exists that human remains may be unearthed during earthmoving activities associated with Project construction. If human remains are discovered during construction activities, the Project Proponent would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097, et. seq., which requires that if the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission, who will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

**Possible significant adverse impacts have been identified or anticipated and implementation of Mitigation Measures CR-1, CR-2 and CR-3 are required as a condition of project approval to reduce these impacts to a level below significant.**



<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>VI. ENERGY – Would the project:</b>				
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 checked="" type="checkbox"/>	<input 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; Submitted Materials***

- a) *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

**Building Energy Conservation Standards**

The California Energy Conservation and Development Commission (California Energy Commission) adopted Title 24, Part 6, of the California Code of Regulations; energy Conservation Standards for new residential and nonresidential buildings in June 1977 and standards are updated every three years. Title 24 ensures building designs conserve energy. The requirements allow for the opportunities to incorporate updates of new energy efficiency technologies and methods into new developments. In June 2015, the California Energy Commission (CEC) updated the 2016 Building Energy Efficiency Standards. Under the 2016 Standards, residential buildings are approximately 28 percent more energy efficient than the previous 2013 Energy Efficiency Standards. The 2016 Standards improved upon the previous 2013 Standards for new construction of and additions and alterations to residential and nonresidential buildings. The CEC updated the 2019 Building Energy Efficiency Standards in May 2018. The 2019 Title 24 standards state that residential buildings are anticipated to be approximately 7 percent more energy efficient. When the required rooftop solar is factored in for low-rise residential construction, residential buildings that meet the 2019 Title 24 standards would use approximately 53 percent less energy than residential units built to meet the 2016 standards.

**Senate Bill 350**

Senate Bill (SB) 350 (de Leon) was signed into law in October 2015. SB 350 establishes new clean energy, clean air and greenhouse gas reduction goals for 2030. SB 350 also establishes tiered increases to the Renewable Portfolio Standard: 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030.

## **Senate Bill 100**

Senate Bill 100 (SB 100) was signed into law September 2018 and increased the required Renewable Portfolio Standards. SB 100 requires the total kilowatt-hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

### Electricity

The Proposed Project consists of a GPA and issuance of CUPs that would allow for the operation of a contractor storage yard and a pallet storage yard. Both uses would consume electricity and have the following existing structures onsite: an office modular building, three-car garage, and a caretaker quarters/office building. The Proposed Project would include the construction and operation of a 4,900-square foot storage/repair building, trash enclosures and restroom. The Project Site is serviced by Southern California Edison for electric power. In 2018, the Industry sector of the Southern California Edison planning area consumed 18228.339531 GWh of electricity. The proposed minor improvements on site would not result in a significant increase in electrical demand as storage buildings need minimal electricity (i.e., overhead lights to illuminate the interior of a building). The estimated electricity demand for the Proposed Project is 0.155 GWh per year. The increase in electricity demand from implementation of the Proposed Project would be insignificant when compared to the existing demand.

### Natural Gas

The Proposed Project and surrounding area are serviced by Southern California Gas Company. The Project Site is currently developed as a contractor storage yard and a pallet storage yard. According to the California Energy Commission's Energy Report, the Industry Sector was responsible for 1755.124869 million Therms of natural gas consumption in the SoCalGas Planning Area in 2018.<sup>10</sup> The Proposed Project's estimated natural gas demand is 0.005 Therms; and represents an insignificant percentage to the overall demand in SoCalGas's service area. Therefore, implementation of the Proposed Project would not increase the Project Site's natural gas demand and result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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<sup>10</sup> <https://ecdms.energy.ca.gov/Default.aspx>. Accessed July 24, 2020.

**Less Than Significant Impact**

- b) *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The Proposed Project would be designed to comply with the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards (Title 24). Project development would not cause inefficient, wasteful and unnecessary energy consumption, and no adverse impact would occur.

The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, including Title 24, AB 32, and SB 32; therefore, the Project is consistent with AB 32, which aims to decrease emissions statewide to 1990 levels by to 2020. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no impacts are identified or anticipated, and no mitigation measures are recommended.

**No Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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**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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**San Bernardino County General Plan, 2007; Submitted Project Materials; Department of Conservation Fault Activity Map of California; Agua Mansa Industrial Corridor Specific Plan**

a) 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

A Preliminary Geotechnical Investigation, dated June 4, 2020, was prepared for Parcel 1 by SoCal Professional Engineers and is available for review at the County of San Bernardino Land Use Services Department; the report is summarized herein. Since only a 71 square-foot restroom and block wall is proposed for Parcel 2 and the property is currently developed with a caretaker/single-family residence a site-specific geotechnical study was not required. Minor improvements on Parcel 2 will adhere to conditions set forth by the County of San Bernardino Building & Safety Department and the California Building Code. Since Parcels 1 and 2 are adjacent to one another, they occur within the same geographical area. Therefore, some conclusions in the Geotechnical Investigation prepared for Parcel 1 are applicable to Parcel 2 (e.g. Alquist-Priolo Earthquake Fault Zone, liquefaction). Therefore, the use of "Project Site" will be used within this section of the Initial Study.



<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>
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The Project Site does not occur within an Alquist-Priolo Earthquake Fault Zone, as shown in the Department of Conservation Fault Activity Map of California (2010).<sup>11</sup> The nearest fault to the Project Site, the Rialto-Colton Fault, is approximately 3.04 miles northeast of the Project Site. The Rialto-Colton Fault is considered a concealed fault and is part of the northwest-trending San Jacinto Fault Zone. The Project Site is also not within an earthquake fault zone, as depicted in the San Bernardino County Geologic Hazard Overlap FH30C.<sup>12</sup> Although the potential for rupture on-site cannot be dismissed, it is considered low due to the absence of known faults within the immediate vicinity. Nonetheless, the Proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with the California Building Codes and Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department would address potential impacts resulting from an earthquake event. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*ii) Strong seismic ground shaking?*

According to the General Plan, the San Jacinto Fault is considered the most active fault in California.<sup>13</sup> The San Jacinto Fault is adjacent to the Rialto-Colton fault, both of which are part of the San Jacinto Fault Zone. As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC) and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance to the CBC would ensure potential impacts are reduced to a less than significant and the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*iii) Seismic-related ground failure, including liquefaction?*

Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. According to the Specific Plan, areas located along the Santa Ana River floodplain are subject to liquefaction hazards due to a very high

<sup>11</sup> <http://maps.conservation.ca.gov/cgs/fam/>. Accessed April 3, 2020.

<sup>12</sup> [http://www.sbcounty.gov/Uploads/lus/GeoHazMaps/FH30C\\_20100309.pdf](http://www.sbcounty.gov/Uploads/lus/GeoHazMaps/FH30C_20100309.pdf). Accessed April 30, 2020.

<sup>13</sup> <http://www.sbcounty.gov/Uploads/lus/GeneralPlan/FINALGP.pdf>. Accessed January 30, 2020.

<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>
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groundwater level.<sup>14</sup> The Project Site is approximately one-half mile northwest of the Santa Ana River. However, as shown on the San Bernardino County Geologic Hazard Overlays Map FH30C, the Project site is not located within a zone of liquefaction susceptibility.<sup>15</sup> Furthermore, according to the Geotechnical Investigation prepared for Parcel 1, historic groundwater in the area is reported at a depth of 100-ft+ below ground surface. Parcel 1 is not within either a State of California or County of San Bernardino designated or mapped liquefaction hazard zone. Therefore, coupled with the absence of shallow groundwater (less than 50- ft bgs) and the medium dense and silty nature of the subsurface alluvial deposits, SoCal Professional Engineers concluded that liquefaction is not anticipated, and further analysis is not warranted at this time. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*iv) Landslides?*

Landslides and slope failure can result from ground motion generated by earthquakes. According to the Specific Plan, no significant past slope stability problems are known to exist with the Agua Mansa Specific Plan r.<sup>16</sup> However, landslide potential exists to some degree in almost every hillside area. As shown on the San Bernardino County General Plan Geologic Hazard Overlay map FH30C, the Project Site is not located within an area susceptible to landslides. It is adjacent to an area with low to moderate landslide susceptibility. Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

Parcel 1 and Parcel 2 are currently paved and landscaped. Implementation of the Proposed Project would not result in substantial soil erosion or loss of topsoil. Due to the relatively level nature of Parcel 1, no cut and/or fill slopes are anticipated. However, there is always a possibility of a storm event and/or wind erosion. Therefore, possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant.

**GEO-1: The Project Proponent shall ensure that grading of areas outside of the structures shall be accomplished such that positive drainage exists away from all footings in accordance with 2019 CBC and local governing agency requirements. Run-off shall be directed in a non-erosive manner**

<sup>14</sup> <http://www.sbcounty.gov/Uploads/lus/SpecificPlans/AMSP.pdf>. Pg. 3-8. Accessed April 3, 2020.

<sup>15</sup> [http://www.sbcounty.gov/Uploads/lus/GeoHazMaps/FH30C\\_20100309.pdf](http://www.sbcounty.gov/Uploads/lus/GeoHazMaps/FH30C_20100309.pdf). Accessed April 3, 2020.

<sup>16</sup> <http://www.sbcounty.gov/Uploads/lus/SpecificPlans/AMSP.pdf>. Pg. 3-12. Accessed April 3, 2020.

<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>
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**toward approved drainage devices per approved plans. No run-off shall be allowed to concentrate and flow over the tops of slopes.**

**Less than Significant with Mitigation**

- 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?*

The Project Site is currently developed as a contractor storage yard and a pallet storage yard. The Proposed Project includes the construction and operation of additional buildings, trash enclosures, and block walls. The Project Site is relatively flat with an average elevation of 930 feet amsl. As previously discussed, a Geotechnical Investigation was not required for Parcel 2. According to the geotechnical investigation prepared for Parcel 1, Parcel 1 is in an area with gently sloping terrain with a steep downslope on the northerly boundary that is depicted as a landslide area (San Bernardino County Geologic Hazard Overlays, FH30C), however that landslide area has been graded in conjunction with the adjacent development. The risk of seismically induced landslide is low. Subsidence, as a result of ground preparation, may also be anticipated on the order of 0.15-ft, occurring mostly during site construction. Therefore, possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant.

**GEO-2: The recommendations listed in a Final Geotechnical Investigation prepared for Parcel 1 and as approved by the County Geologist shall be incorporated into the final design and implemented during construction.**

**Less Than Significant Impact**

- 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?*

According to the Geotechnical Investigation prepared for Parcel 1, observation, classification and testing indicate that the near surface soils have low expansion potential (Expansion Index=49) consisting of plastic clayey sand. For foundations constructed on soils with an Expansion Index (EI) greater than 20, design should be in conformance with Chapter 18 of the CBC. However, the Project would be required to comply with the County Building & Safety Department and the California Building Code, which would ensure that impacts due to expansive soil are reduce to less than significant level. Typically, this design consists of a post-tension foundation-slab design. To determine final design requirements for foundations, slabs and concrete, appropriate testing would be required. Therefore, possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant.

<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>
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**GEO-3: At the completion of rough grading, additional testing of engineering characteristics such as expansion potential and ancillary testing should take place.**

**Less than Significant with Mitigation**

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

Septic tanks are currently utilized on the contractor storage yard and on the pallet storage yard. The addition of a restroom at the pallet storage yard would not require changes to the current system or expansion of the current system. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

A thorough search of the vertebrate paleontology records of the Natural History Museum of Los Angeles County was conducted by Samuel McLeod for two, nearby properties; one 1.43 miles north of the Project Site and the other 2.03 miles northwest of the Project Site. The surficial sediments of these areas are composed of younger and older Quaternary Alluvium, derived broadly as alluvial fan deposits from the San Gabriel Mountains to the north. In this vicinity these deposits typically do not contain significant vertebrate fossils in the uppermost layers, but they may be underlain at relatively shallow depth by older sedimentary deposits that do contain significant fossil vertebrate remains. Therefore, 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.

**GEO-4: During construction, the Contractor shall monitor the depth of excavations. Any substantial excavations below three (3) feet of the uppermost soil layers shall require the applicant to retain a qualified paleontologist as approved by the County.**

**GEO-5: In the event excavations exceed three (3) feet, the approved paleontologist shall collect sediment samples to determine the small fossil potential in the Project Site.**

**GEO-6: Any fossils recovered shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.**

**Less than Significant with Mitigation**

**Possible significant adverse impacts have been identified or anticipated and implementation of Mitigation Measures GEO-1 through GEO-6 are required as a condition of project approval to reduce these impacts to a level below significant.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>VIII. GREENHOUSE GAS EMISSIONS – Would the project:</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION:***

***San Bernardino County General Plan, 2007; Submitted Project Materials***

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

According to CEQA Guidelines Section 15064.4, when making a determination of the significance of greenhouse gas emissions, the “lead agency shall have discretion to determine, in the context of a particular project, whether to (1) use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use.” In addition, CEQA Guidelines section 15064.7 which provides that “a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts” on the condition that “the decision of the lead agency to adopt such thresholds is supported by substantial evidence.”

The Global Warming Solutions Act of 2006 requires that by the year 2020, the Greenhouse Gas (GHG) emissions generated in California be reduced to the levels of 1990. Emissions were estimated using the CalEEMod version 2016.3.2.

Many gases make up the group of pollutants that are believed to contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of GHG: Carbon dioxide (CO<sub>2</sub>), Methane (CH<sub>4</sub>), and Nitrous oxide (N<sub>2</sub>O). The Proposed Project would not generate Fluorinated gases as defined by AB 32, only the GHGs (CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O) that are emitted by construction equipment. SCAQMD provides guidance methods and/or Emission Factors that are used for evaluating a project’s emissions in relation to the thresholds. A threshold of 10,000 MTCO<sub>2</sub>E per year has been adopted by SCAQMD for industrial type projects.



In September 2011, the County adopted a Greenhouse Gas Emissions (GHG) Reduction Plan (GHG Plan). The GHG Plan presents a comprehensive set of actions to reduce the County's internal and external GHG emissions to 15% below 2007 levels by 2020, consistent with the AB 32 Scoping Plan. GHG emissions impacts are assessed through the GHG Development Review Process (DRP) by applying appropriate reduction requirements as part of the discretionary approval of new development projects. Through its development review process the County will implement CEQA and require new development projects to quantify the project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of CO<sub>2</sub> equivalent (MTCO<sub>2e</sub>) per year is used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions.

As shown in Table 9 and Table 10, the Proposed Project's emissions would not exceed the County's 3,000 MTCO<sub>2e</sub> threshold of significance. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Table 9  
Greenhouse Gas Construction Emissions  
(Metric Tons per Year)**

<b>Source/Phase</b>	<b>CO<sub>2</sub></b>	<b>CH<sub>4</sub></b>	<b>N<sub>2</sub>O</b>
Demolition	35.5	0.0	0.0
Site Preparation	8.8	0.0	0.0
Grading	11.0	0.0	0.0
Building Construction	370.6	0.1	0.0
Paving	16.5	0.0	0.0
Architectural Coating	3.6	0.0	0.0
<b>Total MTCO<sub>2e</sub></b>	<b>513.0</b>		
County Threshold	3,000		
<b>Significant</b>	<b>No</b>		

Source: CalEEMod.2016.3.2 Annual Emissions.

**Table 10  
Greenhouse Gas Operational Emissions  
(Metric Tons per Year)**

<b>Source/Phase</b>	<b>CO<sub>2</sub></b>	<b>CH<sub>4</sub></b>	<b>N<sub>2</sub>O</b>
Area	0.0	0.0	0.0
Energy	76.1	2.6	0.0
Mobile	48.3	0.0	0.0
Waste	3.9	0.2	0.0
Water	15.8	0.1	0.0
<b>Total MTCO<sub>2e</sub></b>	<b>153.9</b>		
County Threshold	3,000		
<b>Significant</b>	<b>No</b>		

Source: CalEEMod.2016.3.2 Annual Emissions.

**Less Than Significant Impact**

- b) *Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?*

The Proposed Project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Any project that does not exceed 3,000 MTCO<sub>2</sub>e per year will be considered to be consistent with the County’s GHG Plan and determined to have a less than significant individual and cumulative impact for GHG emissions. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<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>
public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

***SUBSTANTIATION:***

***San Bernardino County General Plan, 2007; Submitted Project Materials***

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The Proposed Project includes the request for a GPA and issuance of separate CUPs to allow for the operation of a contractor storage yard and a pallet storage yard, and the addition of site improvements. Hazardous or toxic materials transported in association with construction may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. With implementation of Best Management Practices (BMPs) and compliance with all applicable federal, state and local regulations including all Certified Unified Program Agency (CUPA) regulations, potential impacts to the public or the environment from the routine transport, use, or disposal of hazardous materials during construction are considered to be less than significant.

The operational activities of the contractor storage yard and a pallet storage yard would not require the routine transport or use of hazardous materials. No significant adverse impacts or anticipated and no mitigation measures are required.

**Less Than Significant Impact**

- 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?*

In addition to the request for a GPA and CUPs, the Project would include the construction and operation of a 4,900 square-foot storage/repair building with designated loading area, and 150 square-foot trash enclosure on the contractor storage yard and 71 square-foot restroom and a 162 square-foot trash enclosure on the pallet storage yard. As stated in response (a) above, hazardous or toxic materials transported in association with construction of the Proposed Project may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. Operational activities would continue to include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of

<b>Issues</b>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment. With implementation of Best Management Practices (BMPs) and compliance with all applicable regulations, potential impacts from the use of hazardous materials is considered less than significant and no mitigation measures are required.

**Less Than Significant Impact**

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Crestmore Elementary School is the nearest school to the Project Site and occurs approximately 1.41 miles northwest of the Project Site at 18870 Jurupa Avenue. No hazardous materials would be emitted as a result of the construction and operation of the Proposed Project. Therefore, no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of a school are anticipated. No impacts or anticipated and no mitigation measures are required.

**No Impact**

- 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?*

The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control’s EnviroStor data management system.<sup>17</sup> EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No hazardous materials sites are located within or near the vicinity of the Project Site. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

- 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?*

The Project Site is located approximately 3.5 miles and seven (7) miles northeast of the Flabob Airport Riverside Municipal Airport, respectively. As shown on the San Bernardino County General Plan Hazard Overlay Map FH30B, the Project Site is not

<sup>17</sup><https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=1905+business+center+dr+san+bernardino+ca+92408>. Accessed April 4, 2020.

<b>Issues</b>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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within an airport safety review area.<sup>18</sup> The Project Site is not located within the vicinity of a private or public airstrip. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The evacuation routes nearest to the Project Site are Slover Avenue and Interstate-10.<sup>19</sup> <sup>20</sup> The Project Site is approximately two miles from both routes. Access to the Project Site would continue to be provided via driveways along El Rivino Road. Therefore, operations and construction of the Proposed Project would not interfere with the use of these routes during an evacuation. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Furthermore, the Project Site does not contain any emergency facilities. Project operations at the site would not interfere with an adopted emergency response or evacuation plan. No impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

As identified by San Bernardino County’s General Plan – Hazard Overlay Map FH30B (Rialto), the Project Site is not located within a Fire Safety Area.<sup>21</sup> As shown in CalFire’s Very High Fire Hazard Severity Zones (VHFHSZ) in Local Responsibility Area (LRA), the Project Site is not located within a VHFHSZ.<sup>22</sup> The Project Site occurs in a region that is developed primarily with residential, commercial, and industrial development. Proposed on-site improvements (i.e., construction of a storage building, trash enclosures and restroom) shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department.

In accordance with the San Bernardino County Fire Prevention Standard for Pallet Refurbishing and Storage Yards, single pallets shall be placed horizontally on top of one another in an orderly and stable manner and a group of single pallet stacks shall be clustered closely together within six inches of each other. Pallets shall be stored in stacks in an orderly, stable manner and shall not exceed sixteen (16) feet in height. Therefore, the Proposed Project would not expose people or structures to a significant risk of loss,

<sup>18</sup> [http://www.sbcounty.gov/uploads/lus/hazmaps/fh30b\\_20100309.pdf](http://www.sbcounty.gov/uploads/lus/hazmaps/fh30b_20100309.pdf). Accessed April 4, 2020.

<sup>19</sup> <http://www.sbcounty.gov/Uploads/lus/SpecificPlans/AMSP.pdf>. Accessed April 4, 2020.

<sup>20</sup> <http://www.sbcounty.gov/Uploads/lus/GeneralPlan/FINALGP.pdf>. Accessed April 4, 2020.

<sup>21</sup> [http://www.sbcounty.gov/uploads/lus/hazmaps/fh30b\\_20100309.pdf](http://www.sbcounty.gov/uploads/lus/hazmaps/fh30b_20100309.pdf). Accessed April 5, 2020.

<sup>22</sup> [https://osfm.fire.ca.gov/media/6783/fhszl\\_map62.pdf](https://osfm.fire.ca.gov/media/6783/fhszl_map62.pdf). Accessed April 5, 2020.



<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>
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injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

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

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**SUBSTANTIATION:**

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***San Bernardino County General Plan, 2007; Submitted Project Materials; FEMA Flood Map***

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- a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

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The Proposed Project would include a request for a GPA and issuance of separate CUPs to allow for the operation of a contractor storage yard (Parcel 1) and wood pallet storage yard (Parcel 2). In addition, the Project includes the construction and operation of a storage building, and a trash enclosure on Parcel 1, and a trash enclosure and restroom on Parcel 2. Removal of the existing chain link fence and replacement with a block wall is also proposed for both parcels.

The Project Site occurs in the Santa Ana River Basin Watershed. The Santa Ana Region consists of connected inland basin and open coastal basins drained by surface streams flowing southwestward toward Prado Dam. The Project Site slopes gently to the southwest at about 1.5 percent towards the frontage of the site then surface drainage flows South on El Rivino Road and then easterly to Agua Mansa Road. At the northeast corner of El Rivino Road and Agua Mansa Road, there is an existing 10 feet wide catch basin that receives surface water on the north side of El Rivino Road. The Project Site occurs in an Hydrological Conditions of Concern (HCOC) Exempt Area and is not required to mimic the pre-developed storm flow condition.

A preliminary Water Quality Management Plan (WQMP), dated July 22, 2020, was prepared for Parcel 1 by Everest Environmental, Inc. and a Hydrology Study, dated September 1, 2020 was prepared by KCT Consultants, Inc. Both reports are available for review at the County of San Bernardino Land Use Services Department and are summarized herein. Hydrologic calculations were prepared for the 10-year and 100-year storm events for the proposed storm flows on Parcel 1.

To control storm water run-off, the project calls for the installation of storm drain pipes, drainage inlets/catch basins. The storm drain system would collect all on-site storm runoff and outlet it to an underground chamber. The underground chamber system would treat potential storm water pollutants. When the underground chamber becomes full, the storm water would enter El Rivino Road and head southerly to Agua Mansa Road to an existing catch basin.

As concluded in the hydrology report prepared for Parcel 1, the onsite underground storm water chamber system would handle all low storm intensity runoff; and the 100-year peak storm runoff in would be captured by an existing 10-foot catch basin at the northeast corner of El Rivino Road and Agua Mansa Road. As proposed and as shown in hydrologic calculations, no on-site flooding would result provided the minimum pipe size and drainage inlets are use.

Parcel 2 is classified as a non-priority/non-category project that may require source control LID BMPs and other LIP requirements. Non-structural and structural source control BMP are required to be incorporated into all new development and significant redevelopment projects; these include: 1) sediment from the site will be under control (the amount of sediments that may be flushed into the storm drain will be reduced); 2) storm water volume will be detained via a dry well before flowing into the storm drain on El Rivino Road; and 3) the impact to storm drain capacity on El Rivino Road will be improved after redevelopment.

A Hydraulic and Hydrology Report and a Preliminary Water Quality Management Plan (WQMP), dated April 11, 2019, was prepared for Parcel 2 by Bothly Corp. and is available for review at the County of San Bernardino Land Use Services Department; the report is summarized herein.

Stormwater on the pallet storage yard is either infiltrated into the ground or discharges to El Rivino Road. The Project Site is within Santa Ana River Watershed. Surface water flows eastward and conveys southward into Santa Ana River. The final outlet is the Pacific Ocean. The required capture design volume for stormwater at Parcel 2 was calculated to be 4,809 CF. An existing dry well occurs on-site and has a design capacity of 5,040 CF (20 x 20 x 42 8 0.3). Proposed on-site improvements to Parcel 2 include installation of flow lines to connect to the existing dry well. The dry well occurs near the southeast portion of the site property and will treat initial storm water on site before discharging directly to the street. The dry well is anticipated to achieve a complete on-site retention of the capture design volume. To ensure the dry well treatment method is effective, the Project Applicant must incorporate pretreatment devices that provide sediment reduction, vegetated swales, vegetated filter strips, sedimentation manholes and proprietary devices. No significant adverse impacts are identified or anticipated, and no mitigation measures are required

The Proposed Project would disturb more than one-acre and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one-acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into storm water systems, and to develop and implement a SWPPP.

The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of storm water associated with construction activities; and 2) identify, construct and implement storm water pollution control measures to reduce pollutants in storm water discharges from the construction site during and after construction. A SWPPP, dated July 8, 2020, was prepared for the Parcel 1 by Everest Environmental, Inc. American Asphalt shall ensure that the SWPPP is developed, amended and/or revised by a Qualified SWPPP developer. As stated in the PWQMP for Parcel 2, the Owner will be responsible to comply with San Bernardino County applicable NPDES permit and MS4 permit requirements. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required

### **Less Than Significant Impact**

- b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The Project Site is currently served by the West Valley Water District (WVWD). The WVWD is within the San Bernardino Valley Municipal Water District (SBVMWD) service area. The SBVMWD covers about 325 square miles, including Bloomington. The SBVMWD has developed a cooperative recharge program that is being successfully implemented to help replenish groundwater, using the State Water Project and local runoff.

The Proposed Project is a request for a GPA and issuance of separate CUPs to allow for the operation of a contractor storage yard and a pallet storage yard. The Project also includes the construction of a storage/repair building, restroom and trash enclosures, and removal/replacement of the existing chain link fence with block wall. The additional structures and minor site improvements are not anticipated to substantially increase the Project Site's water demand, and therefore would not result in a substantial impact on groundwater supplies. The Project Site is currently developed and does not interfere with any groundwater recharge operations. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- 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;*

As noted in the WQMP prepared for Parcel 1, the site drains to the north. These general patterns will not be altered with implementation of the Proposed Project. Impervious areas have historically been kept to a minimum at this site. The proposed Site Plan provides for approximately 20,000 square feet of landscaping. Site runoff will be conveyed primarily by surface flow to one of four drainage inlets which would feed the underground pipe retention/infiltration system. The Site Plan for Parcel 1 (see Figure 3a) would create three drainage areas with a total calculated design captured volume (DCV) of 3,600 cubic feet (CF). The low impact development (LID) BMP will have a volume of 4,204 CF. Therefore, a full retention of LID DCV is proposed with the site design infiltration.

Stormwater on Parcel 2 is either infiltrated into the ground or discharges to El Rivino Road. The required capture design volume for stormwater at Parcel 2 was calculated to be 4,809 CF. Proposed on-site improvements to Parcel 2 include installation of flow lines to connect to an existing dry well. The dry well occurs near the southeast portion of the site property and will treat initial storm water on site before discharging directly to the street. The dry well is anticipated to achieve a complete on-site retention of the capture design volume. To ensure that the dry well treatment method is effective, the Project Applicant must incorporate pretreatment devices that provide sediment reduction,

vegetated swales, vegetated filter strips, sedimentation manholes and proprietary devices. No significant adverse impacts are identified or anticipated, and no mitigation measures are required

### **Less Than Significant Impact**

- ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;*

For Parcel 1 runoff will be conveyed primarily by surface flow to one of four drainage inlets, which will feed the underground pipe retention/infiltration system. Parcel 1 has a single drainage area with a calculated DCV of 3,600 CF. The LID BMPs will have a volume of 4,204 CF. The LID BMPs have been deemed feasible, and the required DCV infiltrated.

Parcel 2 has approximately 82 percent impervious surface area and 18 percent pervious surface area. Stormwater is either infiltrated into the ground or discharges to El Rivino Road. An existing dry well occurs on the southeast portion of Parcel 2 and would treat initial stormwater onsite before discharging directly to the street. The capture design volume for stormwater at Parcel 2 is approximately 4,809 CF. The dry well can hold 5,040 CF of flow volume and currently meets WQMP requirements. Dry wells can be used to meet the on-site retention requirements of the LID ordinance and can prevent pollutants in the stormwater quality design volume (SWQDv) from being discharged off-site. Dry wells are sized using a simple sizing method where the SWQDv must be completely infiltrated within 96 hours. The dry well on-site is anticipated to achieve a complete on-site retention of the capture design volume. With adherence to the WQMP and Hydraulic and Hydrology Report, the pallet storage yard is not anticipated to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite. No significant adverse impacts are identified or anticipated, and no mitigation measures are required

### **Less Than Significant Impact**

- 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*

As stated in the WQMP prepared for Parcel 1, the LID BMPs have been deemed feasible, and the required DCV infiltrated. The dry well on Parcel 2 is anticipated to achieve a complete on-site retention of the pallet storage yard's capture design volume. As such, with adherence to the respective WQMPs, the Proposed Project is not anticipated to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- iv) *Impede or redirect flood flows?*



Runoff for Parcel 1 will be conveyed primarily by surface flow to one of four drainage inlets which will feed the underground pipe retention/infiltration system. The project creates a single drainage area with a calculated DCV of 3,600CF. The LID BMPs will have a volume of 4,204 CF. The LID BMPs have been deemed feasible, and the required DCV infiltrated.

A flow line would divert stormwater to an existing dry well on Parcel 2. The dry well on Parcel 2 is anticipated to achieve a complete on-site retention of the capture design volume.

Therefore, with adherence to the WQMPs, the Proposed Project is not anticipated to impede or redirect flood flows. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- d) *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

Tsunamis are large waves generated in open bodies of water by fault displacement due to major ground movement. Due to the Project Site’s distance from the Pacific Ocean, tsunamis are not potential hazards in the vicinity of the Project Site. As shown on the San Bernardino County Hazard Overlays Map FH30B, the Project Site is approximately one-half mile from the Santa Ana River, and is outside of a Flood Plain Safety Overlay District. Additionally, as shown on the FEMA Flood Map, the Proposed Project is located in an area of minimal flood hazard.<sup>23</sup> Therefore, the risk of release of pollutants of by flood, seiche, or tsunami is considered low. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The WQMPs for Parcel 1 and Parcel 2 have been prepared to comply with the requirements of the San Bernardino County and the NPDES Areawide Stormwater Program. The Proposed Project would adhere to each PWQMP’s BMPs, regional and local water quality control and/or sustainable groundwater management plans. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with</i>	<i>Less than Significant</i>	<i>No Impact</i>
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<sup>23</sup> <https://msc.fema.gov/portal/search?AddressQuery=grand%20terrace%2C%20ca#searchresultsanchor>. Accessed April 5, 2020.

		<i>Mitigation Incorporated</i>			
<b>XI.</b>	<b>LAND USE AND PLANNING – Would the project:</b>				
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	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; Submitted Project Materials**

a), b) *Physically divide an established community?*

*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?*

The land use trend within the Agua Mansa Industrial Corridor area has been primarily towards heavy industrial development. In recognizing this trend as well as the physical suitability of the area for the concentration of industrial activities, particularly large land-intensive operations, the four local jurisdictions within the corridor (Counties of San Bernardino and Riverside, Rialto, and Colton) have General Planned and zoned a vast majority of the land for industrials uses.<sup>24</sup> The Project Site is currently developed as a contractor storage yard and a pallet storage yard. It is located on the northwestern block of the El Rivino Road and Agua Mansa Road intersection. The Project Site is surrounded by residential development to the south, west and east and industrial development to the north. Both properties have a current land use designation of Single-Family Residential (AM/SP-SFR). Approval of the GPA would change the designation to Medium Industrial (AM/SP-Med Ind). The GPA and CUPs would authorize the continued operations of both storage yards and construction and operation of proposed structures. The Proposed Project would neither physically divide an established community nor 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. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XII. MINERAL RESOURCES – Would the project:</b>				

<sup>24</sup> <http://www.sbcounty.gov/Uploads/lus/SpecificPlans/AMSP.pdf>. Page 1-2. Accessed April 21, 2020.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

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

**San Bernardino County General Plan, 2007; Mineral Land Classification**

- 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?*

According to the California Department of Conservation, Mineral Land Classification map, the Project Site occurs in the Southwestern San Bernardino (East) region, specifically in Open File Report 94-08. As shown on the report, the Project Site and immediate vicinity occur within Mineral Resource Zone 3 (MRZ-3).<sup>25</sup> This zone is defined as an area containing mineral deposits with a significance that cannot be evaluated from available data. An area with undetermined mineral significance would not be valuable to the region or residents of the state until its mineral significance is confirmed. Moreover, the Project Site is surrounded primarily by residential and industrial uses. The current uses of the Project Site and surrounding areas are not compatible with mineral resource extraction. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- 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?*

The Project Site occurs in an area designated as Mineral Resource Zone 3 (MRZ-3). The San Bernardino County General Plan defines MRZ-3 as an area that contains deposits whose significance cannot be evaluated from available data. In addition, the Project Site currently has a land use designation of Residential. Approval of the GPA would authorize the continued uses of the contractor storage yard and the pallet storage yard. The Project Site is not located within a planning area designated for mining. Therefore, the Proposed Project would not result in the loss of availability of a locally important mineral resource recovery site. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

<sup>25</sup> Mineral Land Classification of a Part of Southwestern San Bernardino County: Open-File Report 94-08 (east). Accessed April 5, 2020.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIII. NOISE – Would the project result in:</b>				
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; Noise Impact Analysis**

- 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?*

A Noise Impact Analysis, dated July 23, 2020, was prepared for the Proposed Project by Urban Crossroads. A copy of the report is available for review at the County of San Bernardino Land Use Services Department and is summarized herein.

Noise can be measured in the form of a decibel (dB), which is a unit for describing the amplitude of sound. The predominant rating scales for noise in the State of California are the Equivalent Continuous Sound Level (L<sub>eq</sub>), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). The L<sub>eq</sub> is the average of the sound level energy for a one-hour period and employs an A-weighted decibel correction that corresponds to the optimal frequency response of the human ear. The CNEL is based upon 24 one-hour L<sub>eq</sub> measurements.

To assess the existing noise level environment, 24-hour noise level measurements were taken at five locations in the Project study area. The noise measurements presented below focus on the average or equivalent sound levels ( $L_{eq}$ ). Table 11 identifies the hourly daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) noise levels at each noise level measurement location.

**Table 11**  
**24-Hour Ambient Noise Level Measurements**

Location <sup>1</sup>	Description	Energy Average Noise Level (dBA $L_{eq}$ ) <sup>2</sup>		CNEL
		Daytime	Nighttime	
L1	Located east of the Project site on Agua Mansa Road near the single-family residence at 19798 El Rivino Road.	64.9	57.5	66.2
L2	Located south of the Project site on El Rivino Road near the single-family residential home at 5112 El Rivino Road.	63.0	56.2	64.7
L3	Located at the northwest corner of the pavement parking lot at 19792 El Rivino Road.	57.0	59.6	65.9
L4	Located on the northwestern boundary of the Sosa Pallets at 19744 El Rivino Road.	53.4	49.8	57.1
L5	Located adjacent to El Rivino Road near existing residence at 19624 El Rivino Road	61.3	57.1	64.9

<sup>1</sup> See Figure 4 Noise Sensitive Receiver Locations.

<sup>2</sup> Energy (logarithmic) average levels. The long-term 24-hour measurement worksheets are included in Appendix 5.2.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

The background ambient noise levels in the Project study area are dominated by the transportation-related noise associated with the adjacent surface streets and background industrial land use consistent with the AM/SP.

Sensitive receivers are generally defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land. To describe the potential off-site Project noise levels, three noise sensitive residential receiver locations in the vicinity of the Project site were identified. The receiver locations are described below and shown on Figure 4.

- Location R1 represents the existing noise sensitive residence at 19734 El Rivino Road, approximately 71 feet west of the Project site. R1 is placed at the private outdoor living area (backyard) facing the Project site behind an existing 6-foot high wall. A 24-hour noise measurement was taken near this location, L4, to describe the existing ambient noise environment.
- Location R2 represents the existing noise sensitive residence at 19798 El Rivino Road, approximately 90 feet east of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receiver R2 is placed at the residential building façade. A 24-hour noise measurement was taken near this location, L1, to describe the existing ambient noise environment.



- Location R3 represents the existing noise sensitive residence at 5112 El Rivino Road, approximately 104 feet south of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receiver R3 is placed at the residential building façade. A 24-hour noise measurement near this location, L2, is used to describe the existing ambient noise environment.

### Operational Noise Analysis

Since neither the County General Plan Noise Element or Development Code identify any noise level increase thresholds, the substantial noise level increase criteria are derived from the Federal Transit Administration (FTA) *Transit Noise and Vibration Impact Assessment Manual*. To describe the amount to which a given noise level increase is considered acceptable, the FTA criteria is used to evaluate the incremental noise level increase and establishes a method for comparing future project noise with existing ambient conditions under CEQA Significance Threshold A.

To demonstrate compliance with local noise regulations, the Project-only operational noise levels are evaluated against the daytime and nighttime exterior standards adjusted to reflect the ambient conditions. Urban Crossroads, Inc. calculated the operational source noise levels that are expected to be generated at the Project site and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations. The daytime hourly noise levels at the off-site noise sensitive receiver locations are expected to range Figure 4

from 53.7 to 58.9 dBA  $L_{eq}$ . The nighttime hourly noise levels at the off-site receiver locations are expected to range from 53.7 to 58.9 dBA  $L_{eq}$ .

Table 12 shows that the operational noise levels associated with the Proposed Project will satisfy the County daytime exterior noise level standards adjusted to reflect the ambient noise levels at all nearby receiver locations. However, the analysis shows that the Project will exceed the County nighttime exterior noise level standards that are adjusted to reflect the ambient noise levels at noise sensitive receiver locations R1 and R2. Therefore, possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant.

**N-1: All operational noise activity associated with the Project shall be limited to daytime hours of 7:00 a.m. to 10:00 p.m. No nighttime activity shall be permitted during the nighttime hours of 10:00 p.m. to 7:00 a.m.**

**Table 12  
 Operational Noise Level Compliance**

Receiver Location 1	Meas. Location 2	Project Operational Noise Levels (dBA Leq) <sup>3</sup>		Noise Level Standards (dBA Leq) <sup>4</sup>		Noise Level Standards Exceeded? <sup>5</sup>	
		Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	L4	54.5	54.5	55.0	49.8	No	<b>Yes</b>
R2	L1	58.9	58.9	64.9	57.5	No	<b>Yes</b>
R3	L2	53.7	53.7	63.0	56.2	No	No

<sup>1</sup> See Figure 4 for the receiver locations.

<sup>2</sup> Reference noise level measurement locations as shown on Exhibit 5-A of the Noise Assessment; available for review at the County of San Bernardino Land Use Services Department.

<sup>3</sup> Proposed Project operational noise levels.

<sup>4</sup> Exterior noise level standards adjusted to reflect the ambient noise levels per the County of San Bernardino Development Code, Title 8, Section 83.01.080.

<sup>5</sup> Do the estimated Project operational noise source activities exceed the noise level standards?

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

To describe the Project's operational noise level increases, the Project operational noise levels are combined with the existing ambient noise levels measurements for the nearby receiver locations potentially impacted by Project operational noise sources. As indicated on Table 13, the Project will generate a daytime operational noise level increase ranging from 0.5 to 3.6 dBA  $L_{eq}$  at the nearby receiver locations. Project-related operational noise level increases will satisfy the noise level increase significance criteria. No nighttime activity shall be permitted during the nighttime hours of 10:00 p.m. to 7:00 a.m as required in Mitigation Measure N-1 of this Initial Study. Therefore, the incremental Project operational noise level increase is considered *less than significant* at all receiver locations.

**Table 13  
Daytime Project Operational Noise Level Increases**

Receiver Location <sup>1</sup>	Total Project Operational Noise Level <sup>2</sup>	Measurement Location <sup>3</sup>	Reference Ambient Noise Levels <sup>4</sup>	Combined Project and Ambient <sup>5</sup>	Project Increase <sup>6</sup>	Increase Criteria <sup>7</sup>	Increase Criteria Exceeded?
R1	54.5	L4	53.4	57.0	3.6	5	No
R2	58.9	L1	64.9	65.9	1.0	2	No
R3	53.7	L2	63.0	63.5	0.5	2	No

<sup>1</sup> See Figure 4 of this Initial Study for the receiver locations.

<sup>2</sup> Total Project daytime operational noise levels.

<sup>3</sup> Reference noise level measurement locations as shown on Exhibit 5-A of Appendix X.

<sup>4</sup> Observed daytime ambient noise levels.

<sup>5</sup> Represents the combined ambient conditions plus the Project activities.

<sup>6</sup> The noise level increase expected with the addition of the proposed Project activities.

<sup>7</sup> Significance increase criteria.

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

**Less than Significant with Mitigation**

b) *Generation of excessive groundborne vibration or groundborne noise levels?*

County Development Code Section 83.01.090, Vibration, establishes standards for acceptable vibration levels: temporary construction, maintenance, repair, or demolition activities between 7 a.m. and 7 p.m. are exempt from this vibration limit, except on

Sundays and federal holidays, when construction is prohibited. Potential impacts due to noise would be short-term and temporary during construction. Motor vehicle use during project operation are also exempt from the County vibration standards. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- 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?*

The Project Site is located approximately 3.5 miles and seven (7) miles northeast of the Flabob Airport Riverside Municipal Airport, respectively. As shown on the San Bernardino County General Plan Hazard Overlay Map FH30B, the Project Site is not within an airport safety review area.<sup>26</sup> The Project Site is not located within the vicinity of a private or public airstrip. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

**Possible significant adverse impacts have been identified or anticipated and implementation of Mitigation Measure N-1 is required as a condition of project approval to reduce these impacts to a level below significant.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIV. POPULATION AND HOUSING – Would the project:</b>				
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"/>
<b>SUBSTANTIATION:</b>				
<b>Submitted Project Materials</b>				

<sup>26</sup> [http://www.sbcounty.gov/uploads/lus/hazmaps/fh30b\\_20100309.pdf](http://www.sbcounty.gov/uploads/lus/hazmaps/fh30b_20100309.pdf). Accessed April 22, 2020.

- 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)?*

The Proposed Project is the continued operation of an existing pallet storage yard to include a restroom and trash enclosure, and an existing contractor storage yard to include a storage building, and trash enclosure, and does not involve construction of new homes nor would it induce unplanned population growth by creating new jobs. Construction activities would be temporary and would not attract new employees to the area. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- b) *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The Project Site is the site of an existing contractor storage yard and a pallet storage yard. Implementation of the Proposed Project would not displace existing residents or require construction of replacement housing. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XV. PUBLIC SERVICES</b>				

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

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

**SUBSTANTIATION:**

***Agua Mansa Industrial Corridor Specific Plan; Submitted Project Materials***

- 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?*

San Bernardino County Fire Station 76, at 10174 Magnolia Street, is located approximately 2.66 miles northwest of the Project Site. Response times in the range of five to eight minutes are considered maximum in the case of structural fires. A longer response time will result in the loss of most of the structural value. Fire station organization, distance, grade and road conditions affect response times. The San Bernardino County Fire Department serves the unincorporated portions of the counties within the Agua Mansa Industrial corridor. The actual serving agency is County Service Area 38, which contracts the California Division of Forestry for fire protection.<sup>27</sup>

In accordance with the San Bernardino County Fire Prevention Standard for Pallet Refurbishing and Storage Yards, single pallets shall be placed horizontally on top of one another in an orderly and stable manner and a group of single pallet stacks shall be clustered closely together within six inches of each other. Pallets shall be stored in stacks in an orderly, stable manner and shall not exceed sixteen (16) feet in height.

With implementation of San Bernardino County Fire Prevention Standard for Pallet Refurbishing and Storage Yards, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

#### *Police Protection?*

Personnel organization, distance, grade and road conditions as well as other physical factors influence response times by law enforcement. The unincorporated portions of San Bernardino County within the Agua Mansa Industrial Corridor Specific Plan area are served by the County of San Bernardino's Sheriff Department (SBCSD) and the City of Fontana Police Department.<sup>28</sup> Fontana's Police Department serves the areas west of Riverside Avenue and the Bloomington area through a contractual agreement with the County. The City of Fontana Police Department, located at 17005 Upland Avenue, is approximately 5.5 miles northwest of the Project Site. Response times to the area of the Project Site are approximately ten (10) minutes. The SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Additionally, developer impact fees are collected at the time of building permits issuance to offset project impacts. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

#### *Schools?*

The Project Site is served by the Colton Joint Unified School District. Construction activities would be temporary and would not result in substantial population growth. The No additional employees beyond what is existing would be required during operation. Therefore, the Proposed Project is not expected to draw any new residents to the region that would require expansion of existing schools or additional schools. With the

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<sup>27</sup> <http://www.sbcounty.gov/Uploads/lus/SpecificPlans/AMSP.pdf>. Page 3-37. Accessed April 7, 2020.

<sup>28</sup> <http://www.sbcounty.gov/Uploads/lus/SpecificPlans/AMSP.pdf>. Page 3-38. Accessed April 7, 2020.



collection of development impact fees, impacts related to school facilities are expected to be less than significant and no mitigation measures are required.

**Less Than Significant Impact**

*Parks?*

The Proposed Project would allow for the operation of a contractor storage yard and a pallet storage yard and would not induce residential development nor significantly increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of any facilities would result. Operation of the Proposed Project would place no demands on parks because it would not involve the construction of housing and would not involve the introduction of a temporary or permanent human population into the area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*Other Public Facilities?*

The Proposed Project would not result in an increased residential population or a significant increase in the work force as the Project involves the continued use of an existing contractor storage yard and a pallet storage yard. Therefore, implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. No impacts are identified or anticipated, and no mitigation measure is required.

**No Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XVI. RECREATION</b>				
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 checked="" type="checkbox"/>	<input 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:**

**Submitted Project Materials**

- 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?*

The Proposed Project includes the request for a GPA and issuance of separate CUPs to allow for the operation of a contractor storage yard and a pallet storage yard, and the construction of a storage building, and trash enclosure on the contractor storage yard and a restroom and trash enclosure on the pallet storage yard. The number of employees is not anticipated to change with the implementation of the Proposed Project. Therefore, the Proposed Project would not lead to substantial physical deterioration of recreational facilities. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- 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?*

The Proposed Project includes the request for a GPA and issuance of separate CUPs to allow for the operation of a contractor storage yard and a pallet storage yard, and the construction of a storage building, and trash enclosure on the contractor storage yard and a restroom and trash enclosure on the pallet storage yard. The Project does not include the construction or expansion of recreational facilities to meet demands of residential development. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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**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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |

**SUBSTANTIATION:**

**Trip Generation Assessment; Project Application Materials**

- a,b) *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?*

A Trip Generation Assessment, dated April 17, 2020, was prepared for the Proposed Project by Urban Crossroads. The report is available for review at the County of San Bernardino Land Use Services Department and is summarized herein.

The propose of the assessment was to determine whether additional traffic analysis was necessary for the Proposed Project based on the County's Transportation Impact Study Guidelines. The trip generation rates used for the analysis was based upon information collected by the Institute of Transportation Engineers (ITE) as provided in their Trip Generation Manual (10<sup>th</sup> Edition, 2017) for the proposed storage use (ITE Land Use Code 151 Mini-Warehouse). The Proposed Project is anticipated to generate 24 trip-ends per day (2-way trips), with one (1) trip generated during the AM peak hour and 4 trips generated during the PM peak hour. Per the County's traffic study guidelines, a project may be required to prepare a traffic study if the project generates 100 or more peak hour trips without consideration of pass-by trips during any peak hour. However, the Proposed Project is anticipated to generate fewer than 50 peak hour trips. As such, a traffic impact analysis was not required for the Proposed Project based on the County's traffic study guidelines. Therefore, the Proposed Project does not conflict with an applicable plan, ordinance, or policy establishing measure of effectiveness for the performance of the circulation system. No impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

- c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The Project Site consists of two roughly rectangular parcels. The section of El Rivino Road adjacent to the Project Site is straight. The Proposed Project includes the request for a GPA and issuance of separate CUPs to allow for the operation of a contractor storage yard and a pallet storage yard, and the construction of a storage/repair building, and trash enclosure on the contractor storage yard and a restroom and trash enclosure on the pallet storage yard. The Project does not include a geometric design feature or

incompatible uses that would substantially increase hazards. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- d) *Result in inadequate emergency access?*

As required by the County, the Project would continue to provide two driveways with a minimum width of 26 feet to allow for emergency access. The Proposed Project would be subject to any conditions required by the San Bernardino County Fire Department to maintain adequate emergency access. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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**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 checked="" type="checkbox"/>	<input type="checkbox"/>
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  - 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"/>
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**SUBSTANTIATION:**

**San Bernardino County General Plan, 2007; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials**

- a) *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;*

An archaeological records search, dated June 10, 2020, was prepared for the Proposed Project by McKenna et al. The Project Site encompasses two parcels with Parcel 2 including a single-family residence that was constructed in 1942. The Proposed Project would not require alternations or removal of this structure.

McKenna et al. has completed an archaeological records search and consulted with the Native American Heritage Commission regarding the Project Site. The archaeological records search was completed by McKenna et al. on June 10, 2020, at the California State University, Fullerton, South Central Coastal Information Center. This research confirmed that no resources had been identified within the Project Site, but resources have been recorded within a 1.5-mile radius of the Project Site. However none of these occur on-site or within the vicinity of the Project Site.

Despite the proximity of the Project Site to the Santa Ana River (approximately one-half mile northwest), none of the resources currently in the archaeological record are identified as Native American or prehistoric. The identified resources have been directly associated with the historic period and the early communities of Agua Mansa, San Salvador, La Placita, Bloomington, Rialto, and Colton.

McKenna et al. concluded that the Project Site is not sensitive for prehistoric or Native American resources. In addition, although the general area has been associated with the Rancho Period and subsequent historic period occupation, improvements at the Project Site are minimal and are not reflective of pre-WWII improvements. The Project Site has been used for many years for open-air light-industrial (and residential) purposes. Implementation of the Proposed Project would not result in any substantial alterations to the Project Site. As concluded in the report, the Project Site is considered clear of any significant cultural resources. However, if at some future date the 1942 residence is to be removed, additional studies may be necessary prior to any demolition.

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

#### **Less Than Significant Impact**

- b) *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?*

A search of the Native American Heritage Commission Sacred Lands File was completed for the area of potential effect (APE), with negative results. On June 5, 2020, the County of San Bernardino mailed notification pursuant to SB 18 and AB52 to the following 11 tribes: Aqua Caliente Band of Cahuilla Indians, Gabrieleno Band of Mission Indians - Kizh Nation, Gabrieleno/Tongva San Gabriel Band of Mission

Indians, Gabrielino/Tongva Nation, Gabrielino Tongva Indians of California Tribal Council, Gabrielino-Tongva Tribe, Morongo Band of Mission Indians, Quechan Tribe of the Fort Yuma Reservation, San Fernando Band of Mission Indians, San Manuel Band of Mission Indians, and Serrano Nation of Mission Indians. Responses from tribal representatives were received from the Colorado River Indian Tribes, San Manuel Band of Mission Indians and the Gabrielino Band of Mission Indians - Kizh Nation. The Colorado River Indians stated that they have no specific comments; however recommended that mitigation be incorporated in the event human remains are found. The San Manuel Band of Mission Indians indicated in their letter, dated June 23, 2020, that they have no concerns at this time but requested that mitigation for cultural and tribal cultural resources be provided in the Initial Study (see Mitigation Measures CR-1, CR-2, and TRC-1 and TCR-2). The Gabrieleno Band of Mission Indians - Kizh Nation in their letter dated June 8, 2020, stated that they were in agreement with the proposed GPA and that per the project scopes, no further consultation needed.

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:

**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-2: 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.**

**Less than Significant with Mitigation**

**Possible significant adverse impacts have been identified or anticipated and implementation of Mitigation Measures TCR-1 and TCR-2 are required as a condition of project approval to reduce these impacts to a level below significant.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>				



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

***SUBSTANTIATION:***

***San Bernardino Valley Municipal District Urban Water Management Plan 2015; Submitted Project Materials; Agua Mansa Industrial Corridor Specific Plan***

- 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?*

The Project Site would be developed as a contractor storage yard on one parcel and a pallet storage yard on the other. Approval of the GPA and issuance of separate CUPs would allow for the operation of storage yards. In addition, the Proposed Project would include the construction and operation of a 4,900-square foot storage/repair building, and trash enclosure on the contractor storage yard, and a restroom and trash enclosure

on the pallet storage yard. The Project Site is currently serviced by the West Valley Water District for water, SoCal Gas for gas, SoCal Edison for electricity and Verizon for phone services. The contractor storage yard and a pallet storage yard are currently connected to water lines, electric power lines, and gas lines. Therefore, the Proposed Project would not require construction of new or expanded water, electric power, natural gas facilities. Additionally, implementation of the Proposed Project would not result in a significant increase in demand for phone services. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- b) *Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?*

The Project Site is currently served by the West Valley Water District (WVWD). The WVWD is within the San Bernardino Valley Municipal Water District (SBVMWD) service area. The SBVMWD covers about 325 square miles in southwestern San Bernardino County, including the community of Bloomington. The 2015 San Bernardino Valley Regional Urban Water Management Plan (UWMP), in compliance with the UMWP Act, compared the total projected water demand with the projected water supply for the next 20 years.<sup>29</sup> According to the UWMP, water supplies are expected to exceed water demand for the next 20 years during normal, dry and multiple dry years. With approval of the GPA, the Project Site's designation would change from Single-Family Residential (AM/SP-SFR) to Medium Industrial (AM/SP-MED IND). Approval of the two separate CUPs would allow for the operation of a contractor storage yard and a pallet storage yard. Since the WVWD currently serves the Project Site and no additional demand would occur from the proposed site improvements, implementation of the Proposed Project would not lead to a substantial increase in water demand. Water supplies would therefore be sufficient to serve the Proposed Project and reasonably foreseeable future development. No significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- 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?*

The West Valley Water District (WVWD) is responsible for constructing and maintaining sewage collection facilities to serve the unincorporated portions of the Agua Mansa Specific Plan. WVWD currently has no wastewater facilities in the Specific Plan area.<sup>30</sup> The Project Site is not currently connected to sewer lines nor is it served by a wastewater treatment plant. The contractor storage yard and pallet storage yard each utilize an on-site septic system. Since the Proposed Project would not connect to an existing wastewater treatment facility, no impacts are identified or anticipated, and no mitigation measures are required.

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<sup>29</sup> <https://www.sbvmd.com/home/showdocument?id=4196>. Accessed April 7, 2020.

<sup>30</sup> <http://www.sbcounty.gov/Uploads/lus/SpecificPlans/AMSP.pdf>. Page 3-34. Accessed April 7, 2020.

### **No Impact**

- 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?*

The Project Site is currently within the refuse collection area of Burrtec Waste Industries. Solid waste generated at the Project Site is disposed of at either the San Bernardino County San Timoteo Sanitary Landfill (36-AA-0087), or other active landfills as necessary. Burrtec's operators determine the final disposal location on a case-by-case basis. The San Timoteo Sanitary Landfill has a maximum throughput of 2,000 tons per day, an expected operational life through 2043, and a remaining capacity of 11,402,000 cubic yards. The Proposed Project includes a request for a GPA and issuance of separate CUPs to allow for the operation of a contractor storage yard and a pallet storage yard; no additional demand on waste services is anticipated. The Project would be served by a landfill with sufficient permitted capacity to accommodate its solid waste disposal needs. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The purpose of California Assembly Bill 341 is to reduce greenhouse gas emissions by diverting commercial solid waste from landfills by recycling. It mandates businesses and public entities generating 4-cubic yards or more of trash to establish and maintain recycling services. The County of San Bernardino Solid Waste Management Division reviews and approves all new construction projects that require a Construction and Demolition Solid Waste Management Plan (waste management plan).

A project's waste management plan consists of two parts which are incorporated into the Conditions of Approval (COA's) by the County of San Bernardino Solid Waste Management Division. As part of the plan, proposed projects are required to estimate the amount of tonnage to be disposed and diverted during construction. Disposal/diversion receipts or certifications are required as a part of that summary.

The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan would ensure that impacts related to construction waste would be less than significant. The Proposed Project would comply with all federal, State, and local statutes and regulations related to solid waste. Solid waste produced during the construction phase or operational phase of the Proposed Project would be disposed of in accordance with all applicable statutes and regulations. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XX. WILDFIRE:</b> 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

**County of San Bernardino General Plan 2007; Agua Mansa Industrial Corridor Specific Plan; Submitted Project Materials; Bloomington Community Plan**

- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*  
 The evacuation routes nearest to the Project Site are Slover Avenue and Interstate-10.<sup>31,32</sup> The Project Site is approximately two miles from both routes. Therefore, operations and construction of the Proposed Project would not interfere with the use of these routes during an evacuation. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Furthermore, the Project Site does not contain any emergency facilities. Continued operations at the Project Site would not interfere with an adopted emergency response or evacuation plan. Existing driveways would be maintained for ingress/egress and no new driveways are proposed. No impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

<sup>31</sup> <http://www.sbcounty.gov/Uploads/lus/SpecificPlans/AMSP.pdf>. Accessed April 4, 2020.

<sup>32</sup> <http://www.sbcounty.gov/Uploads/lus/GeneralPlan/FINALGP.pdf>. Accessed April 4, 2020.

- 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?*

The Project Site is relatively flat and occurs at an average elevation of 930 feet amsl. Fire safety areas are prone to wildfires and require additional development standards. The Project Site and its vicinity are not located within a fire safety boundary, as shown on the San Bernardino County's General Plan – Hazard Overlay Map FH30B (Rialto).<sup>33</sup>

The Project Site would be developed with a contractor storage yard on one parcel and a pallet storage yard on the other and is surrounded by residential and industrial development. Due to the lack of wildfire fuel factors within the Project Area, the risk of wildfires is less than significant. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

- 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?*

The Project Site would be developed with a contractor storage yard and a pallet storage yard. Approval of the GPA and respective CUPs would authorize both sites as storage yards and allow for the construction of the 4,900-square foot building, trash enclosures, restroom and replacement of chain-link fence with block wall and installation of new lights. The Proposed Project does not include the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Therefore, no impacts are identified, and no mitigation measures are required.

#### **No Impact**

- 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?*

The Project Site and its immediate vicinity are relatively flat, no located within a Fire Safety Overlay District, and therefore post-fire slope instability is not anticipated. The implementation of associated storm water BMPs will ensure that the Proposed Project appropriately conveys storm water runoff without affecting upstream or downstream drainage characteristics. As a result, the Proposed Project would not expose people or structure to significant risks, such as downslope flooding or landslides. No significant impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

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<sup>33</sup> [http://www.sbcounty.gov/uploads/lus/hazmaps/fh30b\\_20100309.pdf](http://www.sbcounty.gov/uploads/lus/hazmaps/fh30b_20100309.pdf). Accessed April 7, 2020.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE:</b>				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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?*

Approval of the GPA and issuance of separate CUPs would allow for the operation of a contractor storage yard and a pallet storage yard and site improvements including minor demolition, building construction and removal/replacement of the existing chain link fence with block wall. According to the San Bernardino County Biotic Resources Overlay Map, the Project Site and surrounding area can support suitable habitat for the burrowing owl and Delhi sands flower loving fly. The Project Site would be developed for industrial uses and does not support habitat for any fish or wildlife species. Furthermore, as shown on the San Bernardino County Open Space Overlay Map, the Project Site and surrounding areas are not identified as wildlife corridors, areas of critical environmental concern or wilderness areas. The Project Site would be developed with



a contractor storage yard on Parcel 1 and a pallet storage yard on Parcel 2 and is surrounded by either residential development or industrial uses. Therefore, implementation of the Proposed Project would not 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, or substantially reduce the number or restrict the range of a rare or endangered plant or animal.

The Project Site encompasses two parcels with Parcel 2 including a single-family residence that was constructed in 1942. Research confirmed that the Project Site was not previously surveyed for cultural resources. A minimum of 72 cultural resources were identified within a 1.5-mile radius surrounding the Project Site. None of the resources are within or adjacent to the Project Site and only one resource has been recorded since the CRM Tech survey of 2015, including a historic Zimmerman homestead on Santa Ana Avenue at Lilac Avenue (McKenna 2020). CRM Tech reported no significant (listed) resources in the immediate area including no National Register of Historic Places resources; California Landmarks or Points of Historical Interest; California Historical Resources; or other locally recognized resources. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- 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)?*

Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

- (c) Cumulative impacts shall be discussed when the project’s incremental effect is cumulatively considerable.
- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

As concluded in the Trip Generation Assessment, the Proposed Project is anticipated to generate 26 daily trips, which is considered insignificant and would not be cumulatively considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. Similarly, the pollutant emissions from the Proposed Project are below SCAQMD thresholds and therefore, the Proposed Project would be in compliance SCAQMD’s AQMP. In addition,

greenhouse gas emissions from the Proposed Project are below County thresholds. Therefore, air quality and greenhouse gas impacts would not be cumulatively considerable.

Impacts associated with the Proposed Project would not be considered individually or cumulatively adverse or considerable. Impacts identified in this Initial Study can be reduced to a less than significant impact. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

- c) *Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?*

The Project Site is not in located in an area that is susceptible to geologic hazards. Implementation of mitigation measures GEO-1 to GEO-3 would ensure that impacts due to geologic hazards would be reduced to less than significant level. In addition, implementation of Mitigation Measure N-1 would ensure that noise impacts are reduced to a less than significant level. Therefore, implementation of the Proposed Project would not have environmental effects that would cause substantial adverse effects on human beings. At a minimum, the Project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further ensure that no potential for adverse impacts will be introduced by demolition/construction activities, and current or future land uses authorized by the Project approval. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

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

## **GENERAL REFERENCES**

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California Department of Toxic Substances Control, EnviroStor Database. Accessed April 4, 2020.

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San Bernardino Valley Municipal Water District. 2015 Urban Water Management Plan. June 2016.

Willdan Associates and Williams-Kuebelbeck & Associates. Agua Mansa Industrial Corridor Specific Plan. July 1986. Accessed periodically.

### **PROJECT-SPECIFIC REFERENCES**

Bothly Corp. Preliminary Water Quality Management Plan.

Bothly Corp. Hydraulic and Hydrology Report. April 11, 2019.

Everest Environmental, Inc. Storm Water Pollution Prevention Plan. July 8, 2020.

Everest Environmental, Inc. Water Quality Management Plan. July 22, 2020.

McKenna et al. Archaeological Records Search. June 10, 2020.

SoCal Professional Engineers. Preliminary Geotechnical Investigation. June 4, 2020.

Urban Crossroads. Noise Impact Analysis. July 23, 2020.

Urban Crossroads. Trip Generation Assessment. April 17, 2020.

# EXHIBIT B

## Conditions of Approval



# Conditions of Approval

Record: PROJ-2020-00001  
APN: 0260-051-14

Planning Commission Date: July 8, 2021  
Application Name: Allan Henderson

## On-GOING AND OPERATIONAL CONDITIONS

### LAND USE SERVICES – Planning Division

1. Project Description. The County conditionally approves the proposed Conditional Use Permit to establish a contractor storage yard, and construct a 4,900-square foot storage building with a 704-caretaker quarters, on a 2.72-acre parcel, located at 19792 El Rivino Road, in the AM/SP-SFR zoning district, in compliance with the San Bernardino County Code (SBCC), California Building Codes, San Bernardino County Fire Code, California Fire Code, the Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations and landscape plans).
2. Project Location. The Project site is located at 19792 El Rivino Road.
3. Conditions of Approval: The developer shall provide a copy of the approved conditions and the site plan to every current and future commercial tenant, lessee, and any future property owner to facilitate compliance with these conditions of approval and continuous use requirements for the Project Site with APN: 0260-051-14 And Project Number: PROJ-2020-00001.
4. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree to defend, indemnify and hold harmless the County or its “indemnities” (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 the 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’s 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 indemnitee’s “passive” negligence but does not apply to the indemnitee’s “sole” or “active” negligence” or “willful misconduct” within the meaning of Civil Code §2782.
5. Development Impact Fees: Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
6. 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.
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. Revisions: Any proposed change to the approved Project and/or conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.





## Conditions of Approval

**Record:** PROJ-2020-00001  
**APN:** 0260-051-14

**Planning Commission Date:** July 8, 2021  
**Application Name:** Allan Henderson

9. Construction Hours: Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
10. Business Hours of Operation: Monday – Sunday, 7:00 a.m. to 5:00 p.m.
11. Operational Noise: All operational noise activity associated with the project shall be limited to daytime hours of 7:00 p.m. to 10:00 p.m. No nighttime activity shall be permitted during the night hours of 10:00 p.m. to 7:00 a.m.
12. Expiration. This project permit approval shall expire and become void if it is not “exercised” within three years of the effective date of this approval unless an extension of time is granted. The permit is deemed exercised when either:
  - The permittee has commenced actual construction or alteration under a validly issued Building Permit, or
  - The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a Building Permit. [SBCC §86.06.060]

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

- Building and Safety does not issue construction permits for all or part of the project or the construction permits expire before the completion of the structure and the final inspection approval.
- The County determines the land use to be abandoned or non-conforming.
- The County determines that the land use is not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances, or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

**PLEASE NOTE:** This will be the **ONLY** notice given of the expiration date. The developer is responsible for initiation of any Extension of Time application

13. 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)
14. Lighting: Lighting shall comply with Table 83-7 “Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region” of the County’s Development Code (i.e., “Dark Sky” requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.
15. Underground Utilities: No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.
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.
17. 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 are not limited to: a. FEDERAL: none. b. STATE: Regional Water Quality Control Board (RWQCB- Santa Ana Region. c. COUNTY: Land Use Services – Planning/Building and Safety/Code Enforcement/Land Development, County Fire, Environmental Health Services, and Public Works. d. REGIONAL: South Coast Air Quality Management District. e. LOCAL: City of Rialto.



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18. GHG - Operational Standards: The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project: a. Waste Stream Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services. b. Vehicle Trip Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides. c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric powered.
19. Construction Noise: The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with manufacturer’s specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g., residences and schools) nearest the project site.
20. Project Account: The Project account number is PROJ-2020-00001. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g., Land Use Services, Public Works, and County Counsel). Upon notice, the “developer” shall deposit additional funds to maintain or return the account to a positive balance. The “developer” is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy, and operation of the approved use.
21. Continuous Maintenance: The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety, and general welfare of both on-site users (e.g., employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but not limited to:
  - a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
  - b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance.
  - c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated, it shall be done in a manner designed to conserve water, minimizing aerial spraying.
  - d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
  - e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
  - f) External Storage: The developer shall maintain external storage, loading, recycling, and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
  - g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals. h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
  - i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g., “No Trespassing”) in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.
  - j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not



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project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules.

k) **Parking and on-site circulation:** The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space, and access path of travel, directional designations, and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations.

l) **Fire Lanes:** The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.

## **LAND USE SERVICES - Land Development - Drainage**

22. **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.
23. **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.
24. **Continuous BMP Maintenance:** The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to ensure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.
25. **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.
26. **Natural Drainage:** The natural drainage courses traversing the site shall not be occupied or obstructed.
27. **Tributary Drainage:** Adequate provisions should be made to intercept and conduct the tributary off-site and 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.

## **DEPARTMENT OF PUBLIC WORKS – Traffic Division**

28. **Vehicle Movements:** Project vehicles shall not back up into the project site nor shall they back out into the public roadway.
29. **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.

## **PUBLIC HEALTH– Environmental Health Services**

30. **Refuse Storage and Disposal:** All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 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.



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31. Noise Levels: 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. 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.
32. Septic System Maintenance: The septic system shall be maintained so as not to create a public nuisance and shall be serviced by an EHS permitted pumper. For information, please call EHS/Wastewater Section at: 1-800-442-2283.

### DEPARTMENT OF PUBLIC WORKS - Solid Waste Management Division

33. 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-Edco Disposal).
34. 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 2176.
35. 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.
36. Mandatory Trash Service. This property falls within a Uniform Handling Service area. All owners of a dwelling or a commercial or industrial unit within the uniform handling area 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.
37. Mandatory Commercial Organics Recycling. As of January 1, 2019, AB 1826 (Enacted October 2014) requires businesses that generate four (4) cubic yards of solid waste per week to recycle their organic waste. 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.

### Prior to Grading/Land Disturbance

#### LAND USE SERVICES – Planning Division

38. AQ – Operational Standards. The developer shall implement the following air quality measures, during operation of the approved land use: All on-site equipment and vehicles (off-road/ on-road), shall comply with the following:
  - a) County Diesel Exhaust Control Measures [SBCC § 83.01.040 (c)]. Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use. All engines shall not idle more than five minutes in any one-hour period on the project site. This includes all equipment and vehicles.
  - b) On-site electrical power connections shall be provided.
  - c) All transportation refrigeration units (TRU's) shall be provided electric connections, when parked on-site.
  - d) The loading docks shall be posted with signs providing the telephone numbers of the building facilities manager and the California Air Resources Board to report violations.





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39. AQ – Coating Restriction Plan. The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a condition that the contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of County Building and Safety:
- Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.
  - Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs. /day, and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
  - High-Volume, Low Pressure (HVLP) spray guns shall be used to apply coatings.
  - Precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings shall be used, if practical.
  - Comply with SCAQMD Rule 1113 on the use or architectural coatings.
40. AQ – 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 vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:
- Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.
  - Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.
  - Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.
  - All gasoline-powered equipment shall have catalytic converters.
  - Provide onsite electrical power to encourage use of electric tools.
  - Minimize concurrent use of equipment through equipment phasing.
  - Provide traffic control during construction to reduce wait times.
  - Provide on-site food service for construction workers to reduce offsite trips.
  - Implement the County approved Dust Control Plan (DCP)
41. AQ – Dust Control Plan. The developer shall prepare, submit for review, and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:
- Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.
  - During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.
  - Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic, or revegetated.
  - Storm water control systems shall be installed to prevent off-site mud deposition.
  - All trucks hauling dirt away from the site shall be covered.
  - Construction vehicle tires shall be washed, prior to leaving the project site.
  - Rumble plates shall be installed at construction exits from dirt driveways.
  - Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.
  - Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.
42. Tribal Cultural Resource Monitoring CR-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



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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.

43. 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.
44. CR-3: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project.
45. Geology and Soils Monitoring GEO-1: The Project Proponent shall ensure that grading of areas outside of the structures shall be accomplished such that positive drainage exists away from all footings in accordance with 2019 CBC and local governing agency requirements. Run-off shall be directed in a non-erosive manner toward approved drainage devices per approved plans. No run-off shall be allowed to concentrate and flow over the tops of slopes.
46. GEO-2: The recommendations listed in a Final Geotechnical Investigation as approved by the County Geologist shall be incorporated into the final design and implemented during construction.
47. GEO-3: At the completion of rough grading, additional testing of engineering characteristics such as expansion potential and ancillary testing should take place.
48. GEO-4: During construction, the Contractor shall monitor the depth of excavations. Any substantial excavations below three (3) feet of the uppermost soil layers shall require the applicant to retain a qualified paleontologist as approved by the County.
49. GEO-5: In the event excavations exceed three (3) feet, the approved paleontologist shall collect sediment samples to determine the small fossil potential in the Project Site.
50. GEO-6: Any fossils recovered shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.
51. Tribal Cultural Resources Monitoring 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.
52. TCR-2: 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.

### **LAND USE SERVICES – Building and Safety Division**

53. A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.
54. Submit plans and obtain separate building permits for any required retaining walls.

### **LAND USE SERVICES - Land Development - Drainage**

55. 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 \$750 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.



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56. FEMA Flood Zone, 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 \$750 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.
57. 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.
58. NPDES Permit: An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. [www.swrcb.ca.gov](http://www.swrcb.ca.gov)
59. On-site Flows: On-site flows need to be directed to the nearest drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
60. 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.
61. Topo Map: A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
62. WQMP: A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana/Mojave Watershed Region. Copies of the WQMP guidance and template can be found at: <http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>
63. WQMP Inspection. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

### **COUNTY FIRE DEPARTMENT – Community Safety Division**

64. Additional Requirements. In addition to the Fire requirements stated herein, other onsite and offsite 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.
  1. Hammer Head Turnaround required per San Bernardino County Standard A-1.
  2. 26ft. drive aisle required for access on the property, show the Fire Access to the Turnaround.
65. Standard A-1: Fire Apparatus Access Road Design, Construction and Maintenance. This standard shall apply to the design, construction, and maintenance of all new fire apparatus access roads within the jurisdiction, as well as fire apparatus access roads at existing facilities when applied at the discretion of the fire code official.
66. Standard A-3: Gates and Other Obstructions to Fire Department Access. This standard shall apply to all obstructions, access control devices, traffic calming devices, or other similar systems within any roadways that serve as fire access in all new or existing residential, commercial, and industrial development. This standard does not apply to obstructions within parking aisles that do not serve as fire apparatus access roads.
67. Standard B-1: Premise and Building Identification and Addressing. This standard applies to the marking of all buildings with address numbers for identification.





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## DEPARTMENT OF PUBLIC WORKS – Surveyor

- 68. 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:
  - a. Monuments set to mark property lines or corners;
  - b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
  - c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.
- 69. 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.

## PUBLIC HEALTH – Environmental Health Services

- 70. Vector Control Requirements. 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 PERMIT

## LAND USE SERVICES – Planning Division

- 71. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code, as well as the Blooming Community Plan requirements. The developer shall submit four copies of a landscape and irrigation plan to County Planning.

## LAND USE SERVICES – Building and Safety Division

- 72. 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.
- 73. Obtain permits for all structures located on site and all work done without a permit.
- 74. A Temporary Structures (TS) permit for non-residential structures for use as office, retail, meeting, assembly, wholesale, manufacturing, and/ or storage space will be required. A Temporary Use Permit (PTUP) for the proposed structure by the Planning Division must be approved prior to the TS Permit approval. A TS permit is renewed annually and is only valid for a maximum of five (5) years.

## LAND USE SERVICES - Land Development - Roads

- 75. Construction Permits. Prior to installation of road and drainage improvements, a construction permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.
- 76. 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.
- 77. Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Rialto Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid by a cashier's check to the Land Use Services Department. The Plan Fee shall be computed in accordance with the



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Plan Fee Schedule in effect as of the date that the building plans are submitted, and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$1.89 per square foot for Industrial Use, which includes the 4,900 square foot building and the fee is \$7,895 per unit for the 704 square foot caretaker quarters per the site plan dated September 21, 2020.

Therefore, the estimated Regional Transportation Fees for the Project is \$17,156 [(\$1.89x4,900) + \$7,895]. The current Regional Transportation Development Mitigation Plan can be found at the following website: <http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>

78. Road Dedication/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.

El Rivino Road (Secondary Highway – 88')

- Road Dedication. A 14-foot grant of easement is required to provide a half-width right-of-way of 44 feet.
- Street Improvements. Design curb and gutter with match up paving 32 feet from centerline.
- Sidewalks. Design sidewalks per County Standard 109 Type "C".
- Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, and located per San Bernardino County Standard 130.

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

80. Slope Easements. Slope rights shall be dedicated, where necessary.

81. Slope Tests. Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of County Public Works.

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

83. Street Gradients. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.

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

85. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required, as necessary.

86. Utilities. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.

## **PUBLIC HEALTH– Environmental Health Services**

87. Existing OWTS: 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.



# Conditions of Approval

**Record:** PROJ-2020-00001  
**APN:** 0260-051-14

**Planning Commission Date:** July 8, 2021  
**Application Name:** Allan Henderson

88. Existing 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.
89. Sewer Connection. 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.
90. Preliminary Acoustical Information: 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.
91. Sewage Disposal. Method of sewage disposal shall be EHS approved onsite wastewater treatment system (OWTS).
92. Water Purveyor. Water purveyor shall be West Valley WD or EHS approved.
93. Water Service Verification Letter: 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.

## **PRIOR TO ISSUANCE OF FINAL INSPECTION/OCCUPANCY**

### **LAND USE SERVICES - Planning**

94. Shield Lights. Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).
95. Landscaping/Irrigation: All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.
96. Installation of Improvements: All required on-site improvements shall be installed per approved plans.
97. Fees Paid: Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ- 2020-00001.

### **LAND USE SERVICES - Land Development – Drainage**

98. 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.
99. WQMP Improvements. All required WQMP improvements shall be completed by the applicant, inspected, and approved by County Public Works. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.



## Conditions of Approval

**Record:** PROJ-2020-00001  
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**Planning Commission Date:** July 8, 2021  
**Application Name:** Allan Henderson

### **LAND USE SERVICES - Land Development - Roads**

100. LDD Requirements: All LDD requirements shall be completed by the applicant prior to occupancy.
101. 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.
102. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected, and approved by County Public Works.
103. 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.

**END OF CONDITIONS**

# EXHIBIT C

## Findings

**FINDINGS:** Agua Mansa Specific Plan Amendment

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 86.14.070 (a) and supporting facts for the Specific Plan Amendment to the Agua Mansa Industrial Corridor Specific Plan (Agua Mansa Specific Plan) to amend the land use designation from Single-Family Residential (AM/SP-SFR) to Medium Industrial (AM/SP-MED IND) on a 2.72-acre parcel at 19792 El Rivino Road (Project):

**1. The proposed development is generally in compliance with the actions, goals, objectives, and policies of the Policy Plan.**

The Specific Plan Amendment to the Agua Mansa Specific Plan, to amend the land use designation from Single-Family Residential (AM/SP-SFR) to Medium Industrial (AM/SP-MED IND) is internally consistent with all other provisions of the Agua Mansa Specific Plan and the Policy Plan. The Policy Plan allows the Agua Mansa Specific Plan to establish development standards and policies that are different from those specified in the Policy Plan and San Bernardino County Code (Development Code). The Agua Mansa Specific Plan is intended to supplement the provisions of the countywide development standards in order to address the unique needs of properties within the specific plan area. The proposed change in the zoning designation and proposed development will be consistent with the Policy Plan by fostering greater economic development and design opportunities that could not be achieved through the use of conventional zoning and development standards. The proposed amendment will specifically assist in the implementation of the following Policy Plan goals and policies:

**Goal LU-2 Land Use Mix and Compatibility**

An arrangement of land uses that balances the lifestyle of existing residents, the needs of future generations, opportunities for commercial and industrial development, and the value of the natural environment.

**Policy LU-2.1 Compatibility with existing uses**

We require that new development be located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.

**Policy LU-2.4 Land Use Map consistency**

We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

**2. The design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities (e.g., drainage, fire protection, sewers, water, etc.), would ensure that the proposed development would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning designation in which the property is located.**



The proposed change in the land use zoning designation will be consistent with the land use zoning designation to the north and southeast of the Project site, and will be fully in compliance with all applicable Agua Mansa Specific Plan and Development Code requirements. The proposed amendment will facilitate the establishment of a contractor's storage yard in order to promote land use consistency and economic development that is compatible with adjacent land uses, to assist in the implementation of the following Policy Plan goal:

**Goal ED-3 Countywide Business and Employment Growth**

Growth of new businesses, improved profitability of existing businesses, and an increased number and quality of jobs in the County.

**3. The proposed development would:**

- (A) Ensure quality development by encouraging greater flexibility with more creative and aesthetically pleasing designs for major developments;**
- (B) Ensure the timely provision of essential public services and facilities consistent with the demand for the services and facilities; and**
- (C) Promote a harmonious variety of housing choices and commercial and industrial activities; attain a desirable balance of residential and employment opportunities; and result in a high level of amenities and the preservation of the natural and scenic qualities of open space.**

The proposed development will establish a contractor's storage yard and a 4,900-square foot metal storage building in compliance with the AM/SP-MED IND land use zoning designation. The Project design, site landscaping, and parking is compatible with industrial development to the north, east and southeast of the site. The retention of the 940-square foot administrative modular office building is consistent and compatible with the existing residential structures to the south, promoting a consistent architectural theme along El Rivino Road. An Initial Study has been prepared to analyze public services and facilities and concluded that the proposed development will not result in substantial adverse physical impacts associated with public services and facilities for fire, police, schools, parks, and other public facilities.

The Project has been designed to comply with development standards of the AM/SP-MED IND, as stated in Tables 8 and 10 for Permitted Uses and Development Standards for the "Medium Industrial" Land Use Category of the Agua Mansa Specific Plan, and will facilitate the development of an industrial use and promote employment opportunities in support of the following Policy of the Agua Mansa Specific Plan:

- It is the goal of the Plan to facilitate growth in the industrial sector to balance the provisions of jobs and housing in the Inland Empire region and to provide employment for a wide range of individuals and income groups (Section 4.1.5 (1) – Regional Planning Issues).

**4. The subject site is physically suitable for the proposed land use zoning district designation.**

The Project is in compliance with all applicable AM/SP-MED IND Development Standards as noted in Table "1" – Project Code Compliance in the Staff Report. There are no physical constraints on the site that would limit establishment of the contractor's storage yard as proposed. Moreover, there is adequate access to the Project site, and the site design

incorporates appropriate street and highway characteristics to serve the proposed use. All necessary infrastructure and public service are available and already serve the Project site.

**5. The Project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the County’s Environmental Review Procedures.**

An Initial Study/Mitigated Negative Declaration has been prepared to analyze all potential impacts related to approval of the Specific Plan Amendment and Conditional Use Permit in compliance with CEQA and the County’s environmental review procedures. Mitigation measures formulated to reduce potential impacts on noise, hydrology and water quality, and transportation/traffic are recommended as conditions of approval of the Project, to be implemented through the proposed Mitigation Monitoring and Reporting Plan.

**6. There would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored.**

An environmental review analysis has been completed for the Project pursuant to the CEQA in order to determine the presence and extent of any environmental impacts, as discussed in the Initial Study/Mitigated Negative Declaration. The Initial Study/Mitigated Negative Declaration determined that the Project will not have a significant adverse impact on the environment with the implementation of all the required Conditions of Approval and mitigation measures. The Project will be subject to mitigation measures included in the Mitigation Monitoring/Reporting Program to mitigate any potential adverse impacts.

**FINDINGS:** Conditional Use Permit

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040 and supporting facts for the Conditional Use Permit to establish a contractor’s storage yard and construct a 4,900-square foot building on a 2.72-acre parcel at 19792 El Rivino Road (Project):

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

All setbacks meet the requirements of the Agua Mansa Specific Plan and Development Code for the proposed land use. The Project’s plans provide adequate design, parking, landscaping, circulation, access, and setbacks and is compatible with the existing industrial development to the north and southeast of the Project site.

**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.**

Access to the Project site is provided with one standard commercial/industrial driveway located on El Rivino Road, which will provide legal and physical access to the site and appropriate regional circulation mitigation has been required. On-site circulation drive aisles and pallet stacking/storing meet San Bernardino County Fire Protection District standards.

**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.**

The Project was evaluated through an Initial Study (IS), which concluded that the Project will not have a significant adverse impact on the environment with the implementation of all the required Conditions of Approval and mitigation measures. The Project design includes a 25-foot landscape buffer and office structures for screening truck, staging, and loading activities that further enhance the overall aesthetic quality of the development.

**4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the Policy Plan and any applicable community or specific plan.**

The proposed Conditional Use Permit site plan, together with the provisions for its design and improvement are consistent with the Policy Plan and the Agua Mansa Specific Plan. The Project specifically implements the following Policy Plan goals and policies:

**Policy LU-1.3. Fiscal sustainability**

When determining fiscal impacts, we consider initial capital investments, long-term operations and maintenance, desired levels of service for public facilities and services, capital reserves for replacement, and impacts to existing uses in incorporated and unincorporated areas.

**Policy LU-2.1. Compatibility with existing uses**

We require that new development be located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.

The proposed site is also located within the boundary of the Agua Mansa Specific Plan. The following circulation and site design standards and guidelines of the Agua Mansa Specific Plan support approval of the Project.

- To maximize the generation of employment opportunities in a region which has a significant imbalance of housing versus employment opportunities.... (Section 4.1.1 (1) – Environmental Issues).
- To promote the maximization of employment generation in the Agua Mansa Corridor.... (Section 4.1.3 (1) - Special and Design Issues).
- To maximize the utility of the existing vehicular transportation system. Of particular significance is the project's proximity to major freeways. The San Bernardino Freeway (I-10) comprises the Project's northerly boundary and four on and off ramps from this freeway serve the project area. State Highway 60 and Interstate 215 are located within minutes of the project area and supplement the region wide east-west access afforded by I-10. (Section 4.1.3 (2) - Special and Design Issues).
- To expand upon the existing industrial character of the Corridor to ultimately create a compatible cohesive enclave where industry can locate and operate without the encroachment of other noncompatible urban uses. The fact that the project is bounded at most peripheries by either the Santa Ana River or major

transportation arteries provides tangible boundaries identifying the limits of the project and affords protection for industrial development. (Section 4.1.3 (4) - Special and Design Issues).

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

The developer will be required to construct road improvements, as well as contribute to the Regional Transportation Mitigation Facilities Fee Plan to provide other needed improvements in the area. The use will not substantially interfere with the present or future ability to use solar energy systems.

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

The conditions of approval include measures to reduce air quality and traffic impacts and enforce performance standards of the Agua Mansa Specific Plan and Development Code.

**7. The design of the Project site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities,**

The orientation and design of the Project includes adequate building setbacks and the future ability to construct rooftop solar facilities.

**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 for the above referenced Project. The Initial Study determined that the Project will not have a significant adverse impact on the environment with the implementation of the required mitigation measures, which have been incorporated into the conditions of approval. A Mitigated Negative Declaration (MND) will be adopted and a Notice of Determination (NOD) will be posted in the San Bernardino County Clerk's office. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

# EXHIBIT D

## Applicant's Letter of Intent

# Letter of Intent

**Applicant:** Andrea E. Harley-Bianchini  
**Mailing Address:** P.O. Box 666  
Fontana, CA 92334  
**Phone Number:** (909) 702-8042 or 238-1668  
**Business Name:** All Cities Permit Services  
mr\_permit@yahoo.com

**Date:** \_\_\_\_\_  
**Primary Contact:** James J. Harley  
(909)238-1668  
**APN(s):** 0260-051-14

*If needed, you may attach additional documents to provide more detailed information.*

**Brief description of proposed use:**

American Asphalt South proposes to construct a Contractor Storage Facility upon the partially developed property located at 19792 El Rivino Road in Agua Monsa area. The property is 118,653 SqFt or 2.72 acres. The facility proposes to use the existing office, carport, garage, and covered loading & unloading structure and constructing a 4,900 SqFt metal single story industrial building and a 1,512 SqFt wood framed storage building. The facility proposes 8 full time employees working seven days a week from 7:00AM to 5:00PM. Approximately 15 pieces of heavy equipment and pick up trucks will be on site from time to time when asphalt work traditionally slows down.

A General Plan Amendment is proposed to change zone from SP-SFR to IC This irregular shaped property abutts IC Zoned parcel.

**Brief Description of proposed location and surrounding properties as they currently exist:**

The location is in the Agua Monsa Specific Plan Area on El Rivino Road near Agua Monsa Road and La Cadena Drive south of the I0 Fwy and north of 60 Fwy. Abutting property to north is new 100,000 SqFt warehouse, to the west is a wood pallet mfg facility, to the west is a residence with trucking use, and to the south across El Rivino Rd are single family residences with commercial activity on large lots.

**Logistics (Truck trips, hours of business, parking, number of employees, etc.):**

The facility bids asphalt projects and generally most equipment during warm months is on construction sites and during wet cold weather the heavy equipment is on site. There are 15 pieces of heavy equipment and pick up trucks spending an average of 7 truck trips each work day. There will be 8 full time employees working an average of 10 hours a day 7 days a week from 7:00AM.

There are 11 parking spaces existing on paved surface including car-port. An additional 8 spaces are proposed on the west property line area. Heavy equipment parking is proposed on the north section of the property using decomposed granite paving due to the weight of the heavy equipment that would break up asphalt or concrete paving.

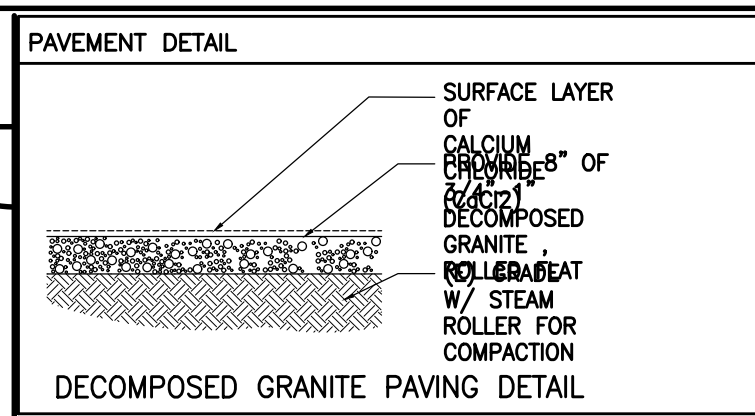
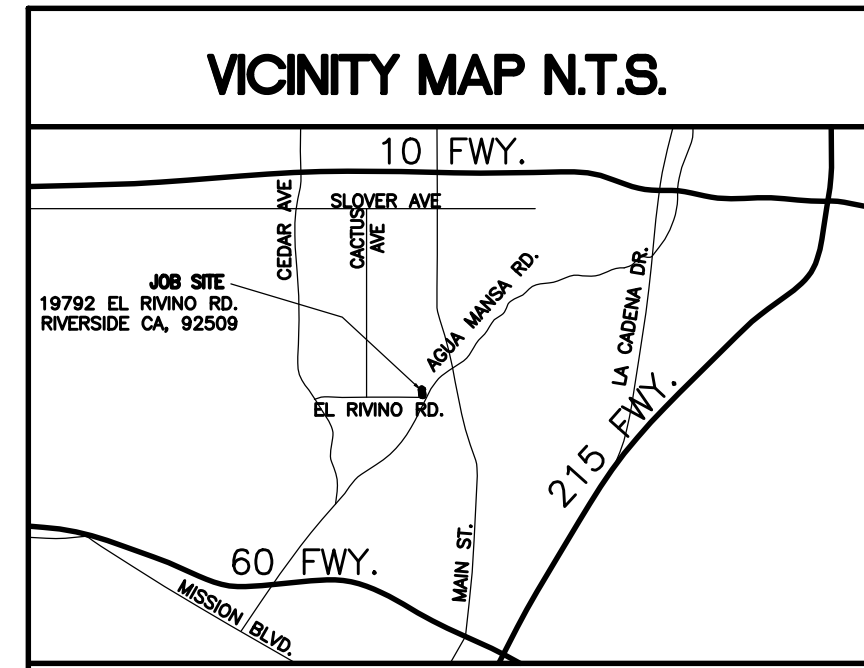
**Goals and Objectives:**

American Asphalt South is relocating to this property from their Fontana site to stay in area economy as have earned respect and competition is keen. The objective is to have relocated to an area where exposure to the passing public is not significant like the Fontana site on Slover Avenue which had significant exposure. The objective is to have such a parcel to contain all company equipment and space for all employees. Freeway accessability from this site will save a great deal of working time and the area itself is prime for new development close by to be more competitive with bidding projects.

# EXHIBIT E

## Site Plan





# AMERICAN ASPHALT SOUTH

19792 EL RIVINO RD., BLOOMINGTON, CA 92509  
 APN: 0260-051-14-0000  
**CONDITIONAL USE PERMIT & GENERAL PLAN AMENDMENT**  
**PROPOSED CONTRACTOR STORAGE YARD**

### PROJECT INFORMATION:

OWNER: AMERICAN ASPHALT SOUTH  
 19792 EL RIVINO RD.  
 BLOOMINGTON, CA 92509

APN: 0260-051-14-0000  
 LAND USE ZONE: AGUA MANSA INDUSTRIAL CORRIDOR SP-SFR

LOT SIZE: 118,653

HOURS OF OPERATION IS 10 HOURS A DAY, 7 DAYS A WEEK

EXISTING BUILDINGS:

(E) MODULAR OFFICE:	1,401 SQ. FT.
(E) 3 CAR GARAGE AND OFFICE:	1,832 SQ. FT.
(E) CARPORT 1:	391 SQ. FT.
(E) CARPORT 2:	228 SQ. FT.
(N) METAL BUILDING:	4,900 SQ. FT.
(N) LOADING/UNLOADING FT. COVERED AREA:	1,960 SQ. FT.

EXISTING LOT COVERAGE: 3,391 SQ. FT. = 2.9%

NEW TRASH ENCLOSURE: 150 SQ. FT.

NEW LOT COVERAGE: 10,862 = 9.2%

**LANDSCAPE & PAVEMENT CALCULATION:**

15% LANDSCAPE REQUIRED  
 0.15 x 118,653 SQ. FT. = 17,798 SQ. FT.  
 PROVIDED = 17,960 SQ. FT. = 15.1%

### UTILITY PURVEYORS

**WATER:** WEST VALLEY WATER DISTRICT  
 855 W BASELINE RD, RIALTO, CA 92376  
 (909) 875-1804

**ELECTRIC:** SOUTHERN CALIFORNIA EDISON COMPANY  
 P.O. BOX 6400  
 RANCHO CUCAMONGA, CA 91729  
 1-800-655-4551

**GAS:** SoCal GAS COMPANY  
 ADDRESS 7000 INDIANA AVENUE SUITE 105  
 RIVERSIDE, CA  
 1-800-427-2000

**PHONE:** VERIZON FIOS  
 3580 ORANGE ST., RIVERSIDE, CA 92501  
 (909) 491-9900

### PARKING ANALYSIS PER TABLE 83-15 COUNTY OF SAN BERNARDINO MUNICIPAL CODE

(E) OFFICE (1/250 SQ. FT.)	2,127	9
(N) FREIGHT STORAGE (1/1,000 SQ. FT.)	4,900	5
<b>TOTAL</b>		<b>14</b>

ADA PARKING REQ. = 1  
 TOTAL PARKING SPACES REQ. = 14  
 TOTAL PARKING SPACES PROVIDED = 14

### PROJECT DESCRIPTION

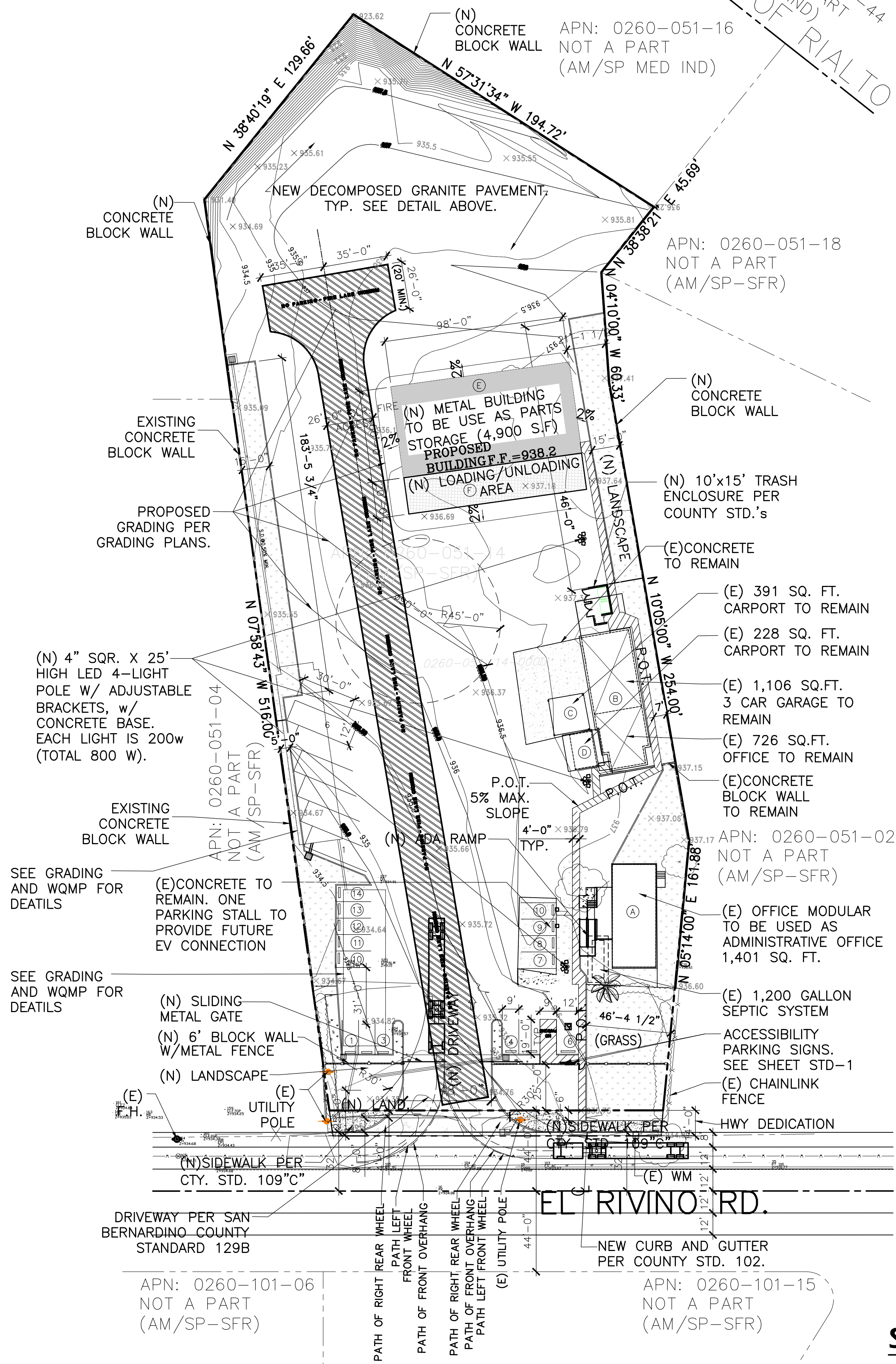
PROPOSING ZONE CHANGE TO IC FROM SFR, TO OFFICE SPACE, AND PERMIT EXISTING STRUCTURES TO ENTITLE CONTRACTORS STORAGE YARD.

**NOTES**

- PROJECT VEHICLES SHALL NOT BACK OUT INTO THE PUBLIC ROADWAY
- ACCESS: THE ACCESS POINT TO THE FACILITY SHALL REMAIN UNOBSTRUCTED AT ALL TIMES, EXCEPT A DRIVEWAY ACCESS GATE WHICH MAY BE CLOSED AFTER NORMAL WORKING HOURS.

**LEGEND**

(E) LANDSCAPE
(N) LANDSCAPE
PROPERTY LINE
ADA P.O.T.
TO BE REMOVED
(E) EXISTING
(N) NEW
(P) PROPOSED



OFFICIAL USE ONLY

PROJECT INFORMATION	
A.P.N.:	0260-051-14-0000
SITE ADDRESS:	19792 EL RIVINO RD. RIVERSIDE CA 92509
APPL'N TYPE C.U.P. R.G.P.A.:	For AMERICAN ASPHALT SOUTH /BLDG(s) size: 4,900
EXISTING LOT AREA:	118,653 S.F.
EXISTING LOT COVERAGE:	2.9%
PROPOSED LOT COVERAGE:	9.2%
OCCUPANCY:	S-I, B
ZONE:	AM/SP/SFR
APPLICANT:	ALL CITIES PERMITS
PHONE NO.:	(909) 238-1668
ADDRESS:	P.O. BOX 666, FONTANA, CA 92334
OWNER:	ALLAN HENDERSON
PHONE NO.:	(415) 215-2600
ADDRESS:	24200 CLAWITER RD. HAYWARD, CA 94545
LEGAL DESC.:	A PORTION OF LOT 20 OF TRACT NO. 2501
PREPARED BY:	ALL CITIES PERMIT SERVICES
PHONE NO.:	(909) 238-1668
ADDRESS:	P.O. BOX 666, FONTANA, CA 92335
DATE PREPARED:	6-22-21

REVISIONS	
NO	DATE
BY	REMARKS
Δ	-

**LANDIN & ASSOCIATES**  
DESIGN CONSULTANTS

16689 E Foothill Blvd. #205  
 Fontana, Ca. 92335  
 landin.associates@gmail.com

5594 Western Ave.  
 San Bernardino Ca. 92407  
 (909) 489-0466 T.

DRAWING TITLE		DRAWN BY: M.S.	
SITE PLAN		CHECKED: A.L.	
		DATE: 6-22-21	
		SCALE: AS NOTED	
		JOB NO.	

A-1