



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: August 6, 2020

AGENDA ITEM #2

<u>Project Description</u>	<u>Vicinity Map -</u>
<p>APN: 0232-061-19</p> <p>Applicant: Scott Heaviside / Transwestern Development Company</p> <p>Community: Fontana/2nd Supervisorial District</p> <p>Location: West side of Almeria Avenue, 1,071 feet north of Arrow Route</p> <p>Project No: PROJ-2020-00099/CUP</p> <p>Staff: Aron Liang</p> <p>Rep: Jeremy Krout</p> <p>Proposal: Conditional Use Permit to construct a 235,894-square foot industrial high-cube warehouse with 10,000 square feet of office space for a high-cube warehouse distribution center, on 10.28 acres.</p>	

18 Hearing Notices Sent on : July 24, 2020

Report Prepared By: Aron Liang, Senior Planner

SITE INFORMATION:

Parcel Size: 10.28 acres
 Terrain: Relatively flat vacant site
 Vegetation: Non-native grasses

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

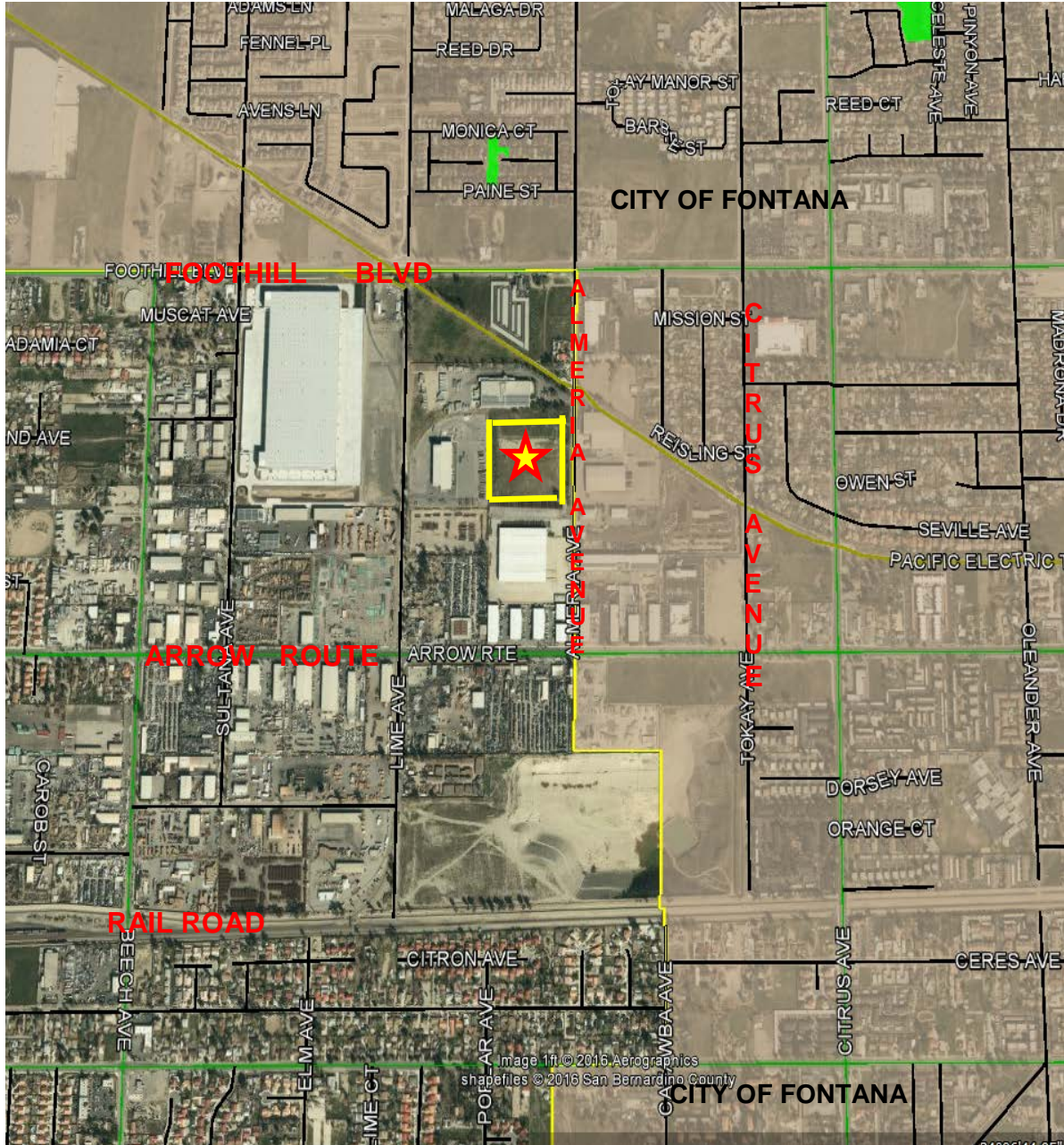
AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Vacant Land	Regional Industrial (IR)
North	Industrial Warehouse	Regional Industrial (IR)
South	Industrial Warehouse	Regional Industrial (IR)
East	Industrial Warehouses	City of Fontana
West	Industrial Warehouse	Regional Industrial (IR)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	City of Fontana	Compatible with the City's Pre-Zoning Designation
Water Service:	Fontana Water Co.	Will Serve
Sewer Service:	On-site Septic	EHS Approval

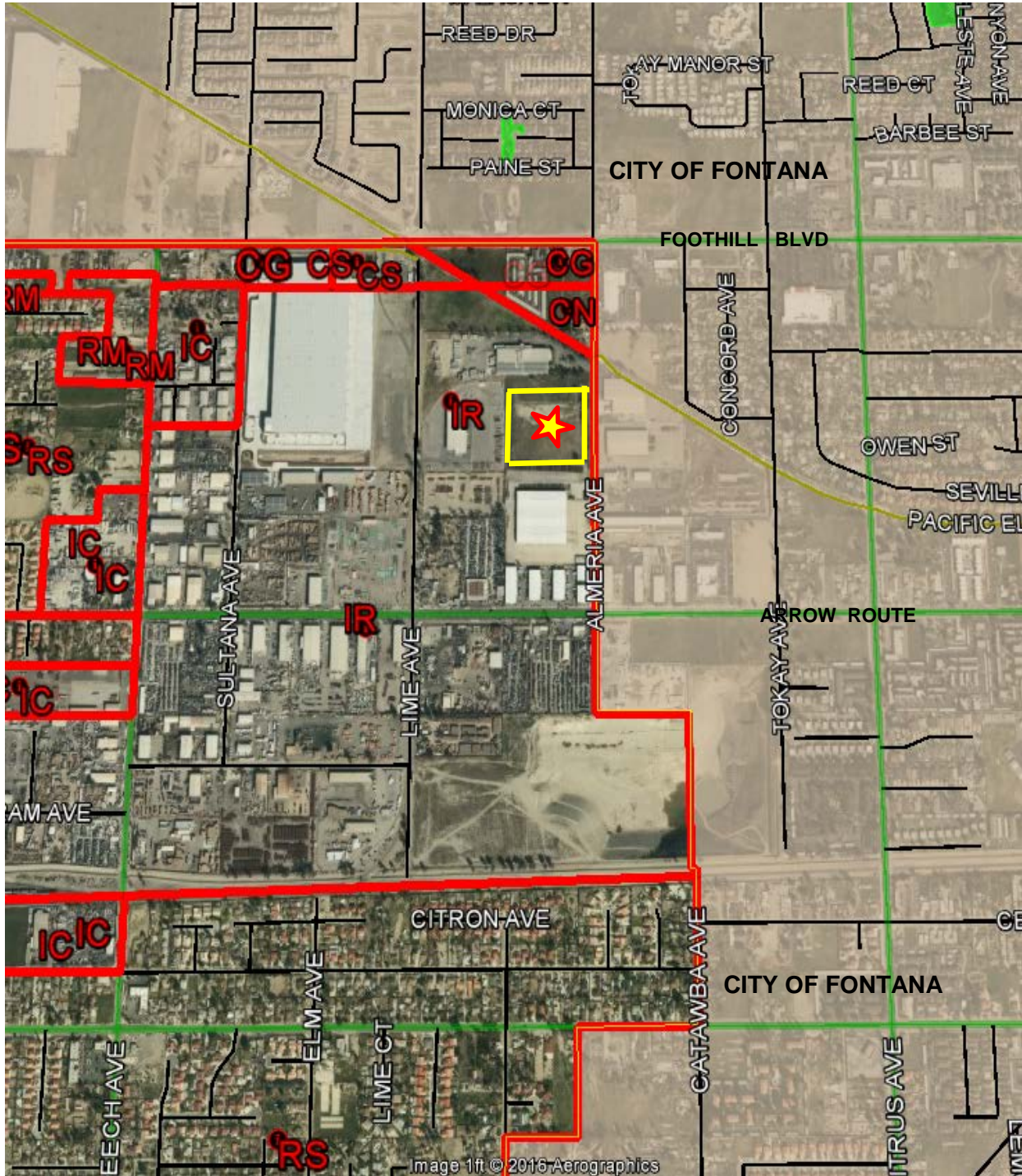
STAFF RECOMMENDATION: That the Planning Commission **ADOPT** the proposed Mitigated Negative Declaration, **ADOPT** the Findings as contained in the Staff Report, **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval, and **DIRECT** staff to file a Notice of Determination.¹

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

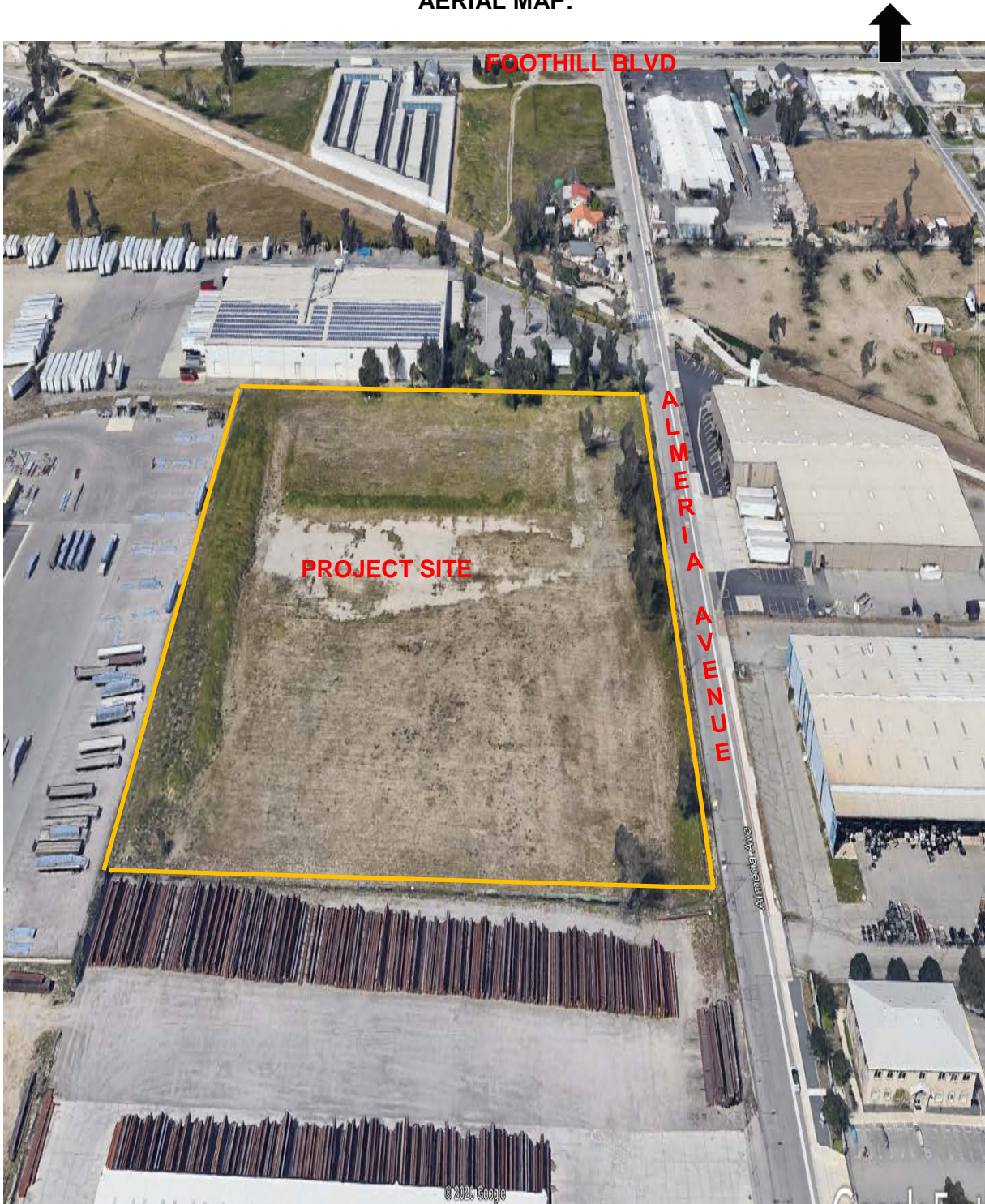
VICINITY MAP:
Aerial view of the Project Site



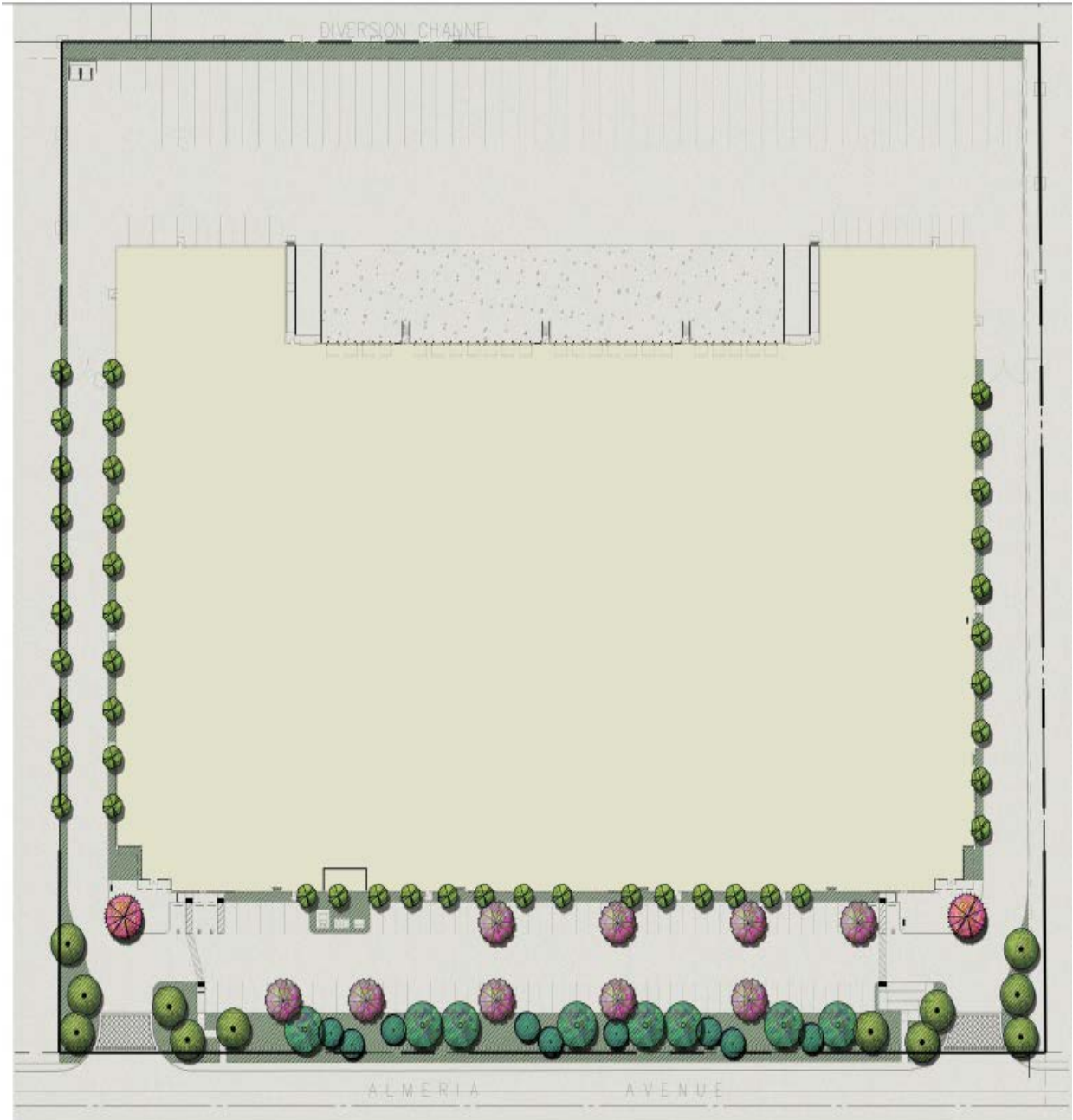
LAND USE DISTRICT MAP:



AERIAL MAP:



CONCEPTUAL LANDSCAPE PLAN



BUILDING ELEVATIONS:

NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SITE PHOTOS

South view from Almeria Avenue



North view from Almeria Avenue



SITE PHOTOS

West view from Almeria Avenue (from Northeast Corner Site)



South view from Almeria Avenue (Site Southeast Corner Site)



PROJECT DESCRIPTION:

The applicant requests approval of a Conditional Use Permit (CUP) to construct a 235,894-square foot industrial building with 10,000 square feet of office space for a high-cube warehouse center (Project). The Project site is approximately 10.28 acres, located on the west side of Almeria Avenue, approximately 1,071 feet north of Arrow Route, in the Regional Industrial (IR) zoning district. The applicant, Transwestern Development Company, has presented a detailed Project description in a letter of intent (Exhibit A).

The Project site is currently vacant and is relatively flat, with slopes of less than two percent. The surrounding area is urbanized; developed with industrial uses to the north, east, west, and south. The scope of the proposed development will consist of site clearing, site preparation, appurtenant improvements, and construction of the proposed warehouse building, with on-site parking and loading areas, circulation, landscaping and water quality management improvements. Off-site street and drainage improvements will also be constructed. The truck loading and staging areas on the west side of the warehouse would be surrounded by the warehouse building and 6-foot block walls along the north, west, and south for screening and noise attenuation. The Project perimeter will be landscaped. Access to the site for passenger cars, trucks, and other vehicles will be provided by two commercial driveways on Almeria Avenue.

PROJECT ANALYSIS:

Site Planning: The Project is proposed on a speculative basis, with no tenant identified at this time. The building is designed as a concrete tilt-up cross-dock facility with vertical lift, dock-high roll up doors. There would be a total of 24 dock doors on the west side. The truck loading and staging areas on the west side of the warehouse would be screened from public view from Almeria Avenue with the combination of the warehouse building and 6-foot block walls along the north, west, and south property boundaries. The Project site plan (Exhibit B) provides adequate area to accommodate all parking, loading areas, access and circulation requirements needed to comply with County requirements (See Table 2 below).

Code Compliance Summary: As noted above, the Project satisfies all applicable standards of the Development Code for development in the IR Land Use District, as illustrated in Table 2:

Table 2: PROJECT CODE COMPLIANCE

Project Component	Development Code Standard		Project Plans
Warehouse Facility	CUP		CUP
Parking	127		179
Landscaping	Trees Minimum Landscaping	13 in parking lot 15%	84 15.9% (52,500 sq. ft.)
Building Setbacks	Front	25'	100'
	Street Side	25'	N/A
	Rear	20'	186'
Building Height	50 feet maximum		42 feet
Floor Area Ratio	.55:1		.55:1
Drive Aisles	26'		30'

Landscaping: The conceptual landscape plan provides 15% site coverage in drought-tolerant landscaping, with a variety of trees, groundcover and shrubs, in compliance with Development Code Section 83.10.060, Landscape Area Requirements. The Development Code only specifies a minimum number of trees in the parking area (one tree per 10 spaces). The Project exceeds that requirement and has ample tree planting in the perimeter landscaping, with a total of 84 trees.

Hours of Operation: The operator/tenant of the Project has not yet been identified, so the precise nature of the facility operation cannot be specified at this time. Technical studies performed for the environmental analysis assume a relatively intensive operation of seven days per week in two eight-hour shifts, with an estimated total of 75 employees.

California Environmental Quality Act Compliance:

An Initial Study (IS) has been completed in compliance with the California Environmental Quality Act (CEQA) (Exhibit C). The IS concludes that the Project will not have a significant adverse impact on the environment with the implementation of recommended Conditions of Approval and mitigation measures contained in the IS, which have been incorporated in the Conditions of Approval (Exhibit D). 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, which concluded on June 30, 2020. Two comment letters to the NOA/NOI (Exhibit E) were received from the City of Fontana (City). The City requested that the right-of-way street improvements for Almeria Avenue be designed to match the 68' right-of-way width per the City's Master Circulation Plan and that the project traffic truck route map be submitted for their review. The 68' right-of-way width requirement for Almeria Avenue has been incorporated as part of Condition of Approval No. 103 in Exhibit D - Conditions of Approval, and upon further careful review of the project traffic truck route map, the City had no further comment on the proposed MND (Exhibit F).

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

Aesthetics: The proposed Project will include a concrete, tilt-up structure, painted in shades of white and gray, with blue glazing on the windows facing Almeria Avenue, all of which are complementary to the existing warehouse facilities in the vicinity. The single-story building will be 42 feet tall, with an office tower at the southeast corner of the building with design features to provide for vertical articulation. The Project design includes a landscape buffer and building features that will hide truck staging and loading activities and dock doors.

Air Quality: The Project air quality analysis shows that the Project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use would not exceed thresholds of concern as established by the SCAQMD. A dust control plan will be required as a standard condition to regulate short-term construction activities that could create windblown dust. Painting activities will be restricted as needed to comply with SCAQMD standards.

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 an underground corrugated metal pipe infiltration system 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 (Exhibit D).

Traffic: The Project trip generation was evaluated using trip rates from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. The Project is estimated to generate 522 Passenger Car Equivalent (PCE) trips on a daily basis, with 30 PCE trips (23 inbound and 7 outbound) in the AM peak hour and 37 PCE trips (10 inbound and 27 outbound) in the PM peak hour.

The County of San Bernardino Transportation Impact Study Guidelines indicate that projects that generate 100 or more trips during any peak hour have the potential to create a traffic impact and would be required to prepare a Transportation Impact Study (TIS). Since the trip generation of the Project is less than 100 trips during any peak hour, a TIS was not required.

Vehicle Miles Traveled: A Vehicle Miles Traveled (VMT) analysis was prepared and evaluated for the Project, consistent with the San Bernardino County Guidelines, which state that a project should be considered to have a significant impact if the project VMT per person/employee is greater than 4% below the existing VMT per person/employee for the unincorporated County. Based on the County threshold, the Project will have a significant impact if the VMT/Employee is greater than 18.3 Vehicle Miles Traveled per Employee. As proposed, the Project VMT/Employee is 17.8 Vehicle Miles Traveled per Employee, which is less than the 18.3 Vehicle Miles Traveled per Employee, and; therefore not considered to be significant.

Public Comments:

Project notices were sent to surrounding property owners within 300 feet of the Project site, as required by Development Code Section 85.03.080. No comments were received in response to the Project notice.

RECOMMENDATION:

That the Planning Commission:

1. **ADOPT** the Mitigated Negative Declaration (Exhibit C);
2. **ADOPT** the recommended Findings for approval of the Project (Exhibit G);
3. **APPROVE** the Conditional Use Permit for the construction of a 235,894 sq. ft. warehouse building with 10,000 square feet of office space, subject to the recommended Conditions of Approval (Exhibit D); and
4. **DIRECT** staff to file a Notice of Determination.

ATTACHMENTS:

- EXHIBIT A: Letter of Intent
- EXHIBIT B: Site Plan
- EXHIBIT C: Initial Study/Mitigated Negative Declaration
- EXHIBIT D: Conditions of Approval
- EXHIBIT E: Comment Letters from City of Fontana
- EXHIBIT F: Responses to Comment Letters
- EXHIBIT G: Findings

EXHIBIT A

Letter of Intent

Letter of Intent & Project Description

Almeria Avenue Commerce Center

1 ENVIRONMENTAL SETTING

1.1 PROJECT LOCATION

The Project site is located in unincorporated southwestern San Bernardino County, within the Sphere of Influence for the City of Fontana, approximately 1.5 miles west from downtown Fontana, 10 miles west from downtown San Bernardino, and 10 miles northwest from downtown Riverside. The site is within the United States Geological Survey (USGS) Fontana Quadrangle 7.5-Minute Series. Regional access to the Project site is available via Historic Route 66 (Foothill Boulevard) to the north, Interstate 10 (I-10) to the south, and Interstate 15 (I-15) to the west.

The Project site is located at 8432 Almeria Avenue, consisting of a portion of one parcel identified as Assessor Parcel Number (APN) 0232-061-19 (existing parcel). The Project site fronts Almeria Avenue, and is generally bound by Arrow Route to the south, Foothill Boulevard to the north, and Almeria Avenue to the east.

1.2 EXISTING LAND USES

The Project site is located on the approximately 10-acre northern portion of the above-referenced existing parcel, which is about 18.8 acres. An existing industrial warehouse facility is operating on the southern portion of the existing parcel and will remain in place. The Project site portion of the existing parcel is vacant land. The Project site is generally characterized by exposed soil and an area of crushed aggregate base, with sparse to moderate grass and weed growth that has been actively maintained by the current owners. Several ornamental trees are located along the northern and eastern perimeters of the site. A soil berm of approximately three to five feet in height is present along the western and northern perimeters of the Project site. The Project site portion of the existing parcel is surrounded by chain-link fencing. Along the southern boundary of the Project site, north of the existing building on southern portion of the existing parcel is a storage area for steel decking.

There is an existing 12-foot wide BNSF Railroad easement along the northern property line that is likely an old non-operational spur easement.

1.3 EXISTING GENERAL PLAN AND ZONING DESIGNATIONS

The County of San Bernardino Countywide Plan designates the Project site within the Regional Industrial land use district and as Regional Industrial (IR), which provides sites for heavy industrial uses that have the potential to generate severe negative impacts, incidental commercial uses, agricultural support services, salvage operations, and similar and compatible uses per the San Bernardino County Code, Title 8, Section 82.01.020(c)(4)(b).

1.4 SURROUNDING LAND USES

The Project site is located within a developed, urbanized area within San Bernardino County, as described below:

North: Immediately north is an industrial building, zoned Regional Industrial. North of the industrial building is the Pacific Electric Trail and north of the trail, are single-family residential homes; however, the home sites are existing nonconforming uses due to the current Regional Industrial zoning.

West: Abutting the Project site to the west is an industrial building, the owner of which is using the Project site for storage of steel beams. Their site is also zoned Regional Industrial.

South: An industrial building is on the southern portion of the existing parcel and south of that building are service-commercial buildings that front Almeria and Arrow Route. Those sites are zoned Regional Industrial.

East: Properties to the east are within the municipal boundaries for the City of Fontana. The City of Fontana designates the land as General Industrial (I-G) and zones it as General Industrial (M-2). Existing uses include industrial buildings.

2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The Project proposes to develop the 10.3-acre site with one speculative industrial warehouse building consistent with the County land uses and development standards. The proposed building would include a loading dock area, mezzanine office space, and trailer and automobile parking. The proposed Project will require a Conditional Use Permit (CUP).

2.2 PROJECT FEATURES

Development Summary

The proposed Project will construct one approximately 235,894 square foot industrial warehouse. A prospective tenant has not been identified for the proposed building at this time, but the project is proposed to be a high cube distribution use.

The building will include 225,894 square feet of warehouse and 10,000 square feet of office. Table 1 details the proposed building’s breakdown:

Building Components	Square Feet
Warehouse	225,894
First Floor Office	5,000
Second Floor Office	5,000
Total Building Area (Gross)	235,894
Building Footprint (Net)	230,894
Floor Area Ration (FAR)	.55

The proposed building will be a concrete tilt-up structure and painted with shades of blue, white, and gray. The building’s maximum height will be 150 feet, per San Bernardino County Development Code, section 82.06.

In addition, a proposed trash enclosure will be located on the southwest corner of the Project site, a transformer and generator located adjacent to the building facing Almeria Avenue, and an 8-foot-high perimeter wrought iron fence.

The proposed Project will include the installation of an onsite private septic system to manage the sanitary sewer discharge from the speculative building, as the site is not currently served by County of San Bernardino or City of Fontana sewer services. In addition, the Project site is located within the jurisdiction boundary of Fontana Water Company (FWC) and will need to coordinate any necessary design improvements with FWC in order to adequately serve the site.

Parking and Circulation

A total of 24 loading dock doors will be located on the western side of the building. The building will be supported by 52 trailer parking stalls along the west portion of the site, along with 127 standard automobile parking stalls along the east portion.

There are two entrances to the Project site, one on the northeast and another on the southeast, both along Almeria Avenue. The two proposed driveways will be 40 feet in width. Internal site circulation will include two pathways to the loading dock area, each separated by a manually operated metal gate.

Landscaping

The proposed Project will have a minimum landscaped area of 15% as per the San Bernardino County Development Code, Section 83.10.060 and will comply with the design standards outlined in Section 83.10.070.

Offsite Improvements

Street improvements will include new curb and gutter along Almeria Avenue, two new driveway entrances, signage, striping and parkway improvements, including streetlights, sidewalks, landscaping, a parkway drain and a fire hydrant.

There are two areas of off-site drainage to the Project site. There is a 24-inch storm drain which daylight into the proposed northern driveway of the Project site. This storm drain conveys runoff from the landscape swale from the Pacific Electric Trail to the north. A proposed storm drain will connect to this existing line and convey run-off further down the street, where a bubbler catch basin will be installed which will connect to a parkway culvert to convey this flow to Almeria Avenue.

2.3 PROJECT CONSTRUCTION

Construction activities for the Project would occur over one phase that would occur within 12 months and include the following activities: site preparation, grading, building construction, architectural coating, offsite street improvements and landscaping. Project construction is anticipated to start in December 2020 and be completed in December 2021.

2.4 PROJECT OPERATIONS

The proposed building is planned as a speculative high cube distribution use. Therefore, to allow flexibility for the future tenant, the proposed Project is anticipated to operate up to 7 days a week and 24 hours a day. Operations would primarily be conducted within the enclosed buildings, except for traffic movement, parking, and the loading and unloading of trucks at designated loading bays.

2.5 PROJECT BENEFITS

The Project proposes a state-of-the-art industrial warehouse that will incorporate the new California 2020 Building Code and current San Bernardino County Development Standards, incorporating all energy and landscaping efficiencies.

2.6 DISCRETIONARY ACTION REQUESTED

The proposed Project requires several permits and approvals from various agencies with jurisdiction over the project. These include, but may not be limited to, the permits and approvals described below.

As part of the proposed Project, the following discretionary action is being requested by the Project Applicant:

Approval of a Conditional Use Permit. The proposed Project requires the approval of a Conditional Use Permit per County Development Code standards and regulations on “storage – warehouse, indoor storage” land use within the Regional Industrial (IR) zone. A Conditional Use Permit is required because the proposed Project does not qualify for a Minor Use Permit, per Section 85.06.050 of the County Code, which states “Projects greater than 80,000 square feet of structure area in a ... IR (Regional Industrial) land use zoning district...” require a Conditional Use Permit. The proposed Project is a 235,894 square foot building, which is more than 80,000 square feet.

In addition, project development will require a number of ministerial approvals, including the following:

- Issuance of grading permit
- Issuance of building permits

As part of the proposed Project, approvals by other agencies are anticipated to include, but are not limited to:

- Santa Ana Regional Water Quality Control Board for approval of a Stormwater Pollution Prevention Plan (SWPPP) and a Water Quality Management Plan (WQMP).
- Fontana Water District

2.7 FINDINGS

The proposed Project requests the approval of a Conditional Use Permit for the construction of an industrial warehouse within a Regional Industrial Land Use Zoning District. In accordance with the County of San Bernardino Development Code Section 85.06.040, the general findings, below, need to be met for approval of a Conditional Use Permit:

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

The Project site is adequate for the proposed use in terms of shape and size because all required landscaping, open space, setbacks, walls and fences, yards, and other required features pertaining to zone and use can be accommodated onsite. The submitted Project plans show adequate design, parking, landscaping, circulation, access, and setbacks and is compatible with the existing development in the area.

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

The site has adequate access for the proposed use, which means the site design incorporates street and highway characteristics to serve the proposed use. Access to the Project site is provided with two standard commercial/industrial driveways located on Almeria Avenue, which will provide legal and physical access to the site. On-site circulation drive aisles meet County Fire Department standards.

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

The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, because the adjacent uses are subject to the same land use standards and are similar in nature. The Project will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance because the Project will not only be subject to the County development and land use standards which place noise, lighting restrictions on the proposed use similar to the adjoining uses, but the CUP will also have additional use restrictions for compatibility purposes. The Project design includes perimeter landscaping that enhances the street-facing edge condition along Almeria Ave.

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

The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan. The proposed CUP site plan, together with the provisions for its design and improvements are consistent with County General Plan. The Project specifically implements the following goals and policies:

General Plan Goal LU 4: The unincorporated communities with the County will be sufficiently served by the industrial land uses.

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

General Plan Goal LU 9.1: Encourage infill development in unincorporated areas and sphere of influence areas.

General Plan Goal ED 1: The County will have a vibrant and thriving local economy that spans a variety of industries, services, and other sectors.

General Plan Goal ED 4: The County will assist development of small businesses and encourage new businesses of all sizes.

General Plan Policy ED 19.1: Retain and expand trucking, warehousing, and distribution opportunities.

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

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

The Project will not conflict with any applicable adopted land use plan, policy, or regulation or an agency with jurisdiction over the Project.

Bloomington Community Plan Goal BL/LU 3L Ensure that commercial and industrial development within the plan area is compatible with surrounding uses and meets the needs of local residents.

Bloomington Community Plan Goal BL/CI 1: Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the rural character of the community.

Bloomington Community Plan Goal BL/CI 2: Ensure safe and efficient non-motorized traffic circulation within the community.

Bloomington Community Plan Goal HV/ED 1: Promote economic development that is compatible with the character of the Bloomington community.

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

There is supporting infrastructure, existing or available to the Project site. The Project is consistent with the uses and intensity of the surrounding development; therefore, the Project will not significantly lower service levels. The developer will be responsible to perform conditioned street improvements, as well as contribute to the Regional Transportation Mitigation Facilities Fee Plan to provide other needed improvements in the area.

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

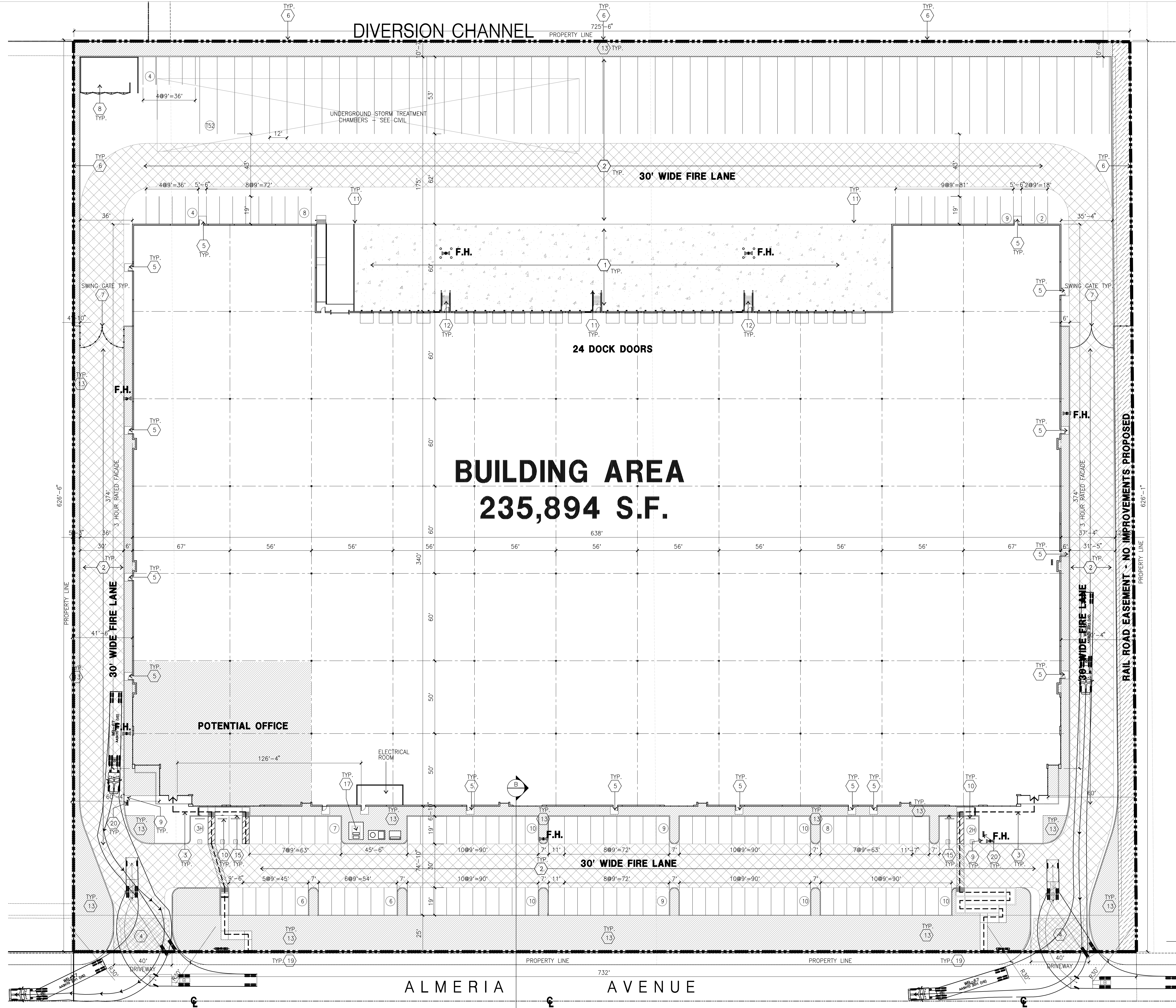
The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety, and general welfare because the conditions of approval include measures to reduce air quality and traffic impacts and enforce performance standards of the County Development Code.

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

The proposed Project will construct a new building onsite and the potential for use of solar energy systems and passive or natural heating and cooling opportunities are available. The future ability to construct solar panels could be accommodated and the proposed use will not substantially interfere with the present or future ability to use solar energy systems.

EXHIBIT B

Site Plan



PROPERTY OWNER
 TRANSWESTERN DEVELOPMENT
 20250 ACACIA STREET, SUITE 260
 NEWPORT BEACH, CA 92660
 T: 949.351.5186
 CONTACT: STEVE BATCHELLER

APPLICANT'S REP
 HPA
 18831 BARDEEN AVE SUITE 100
 IRVINE, CA 92612
 TEL: 949-862-2110
 ATTN: YONG NAM

ADDRESS OF THE PROPERTY
 TBD, INTERSECTION OF ALMERIA AVE. AND ARROW ROUTE
 SAN BERNARDINO, CA

ASSESSOR'S PARCEL NUMBER
 0232-061-19 AND A 12' WIDE PORTION OF 0232-061-27 (RR EASEMENT)

LEGAL DESCRIPTION
 APN: 0232-061-19 AND A 12' WIDE PORTION OF APN:
 0232-061-27 (RR EASEMENT)

LOTS 157, 164, 173 AND 180 ETIWANDA VINEYARDS IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTE: THE AREA AND DISTANCES OF THE ABOVE-DESCRIBED PROPERTY ARE COMPUTED TO THE CENTER OF THE ADJOINING STREETS SHOWN ON SAID MAP.

PROPERTY NOW KNOWN AS PARCEL 1 OF PARCEL MAP 76, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 52 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Tabulation

SITE AREA		
Total Site Area:	10.45 Acres	455,268 s.f.
Rail Road Easement Area	0.17 Acres	7,501 s.f.
Net Site Area	10.28 Acres	447,767 s.f.

BUILDING AREA		
Office - 1st floor		5,000 s.f.
Office - 2nd floor		5,000 s.f.
Warehouse		225,894 s.f.
TOTAL		235,894 s.f.

COVERAGE		
		50.7%

AUTO PARKING REQUIRED		
Office: 1/250 s.f.		40 stalls
Whse: 1st 40K @ 1/1,000 s.f.		40 stalls
Whse: above 40K @ 1/4,000 s.f.		47 stalls
TOTAL		127 stalls

AUTO PARKING PROVIDED		
Standard (9' x 19')		127 stalls

TRAILER PARKING PROVIDED		
Trailer (12' x 53')		52 stalls

BIKE PARKING PROVIDED		
Short term bike parking		18 stalls
Long term bike parking		9 stalls
TOTAL		27 stalls

ZONING ORDINANCE FOR CITY		
Zoning Designation - Regional Industrial (IR)		

SETBACKS		
Front - 25'		

MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 150'		

MAXIMUM FLOOR AREA RATIO		
FAR - .55		

LANDSCAPE REQUIREMENT		
15% of lot area subtracting the parking area		49,515 s.f.

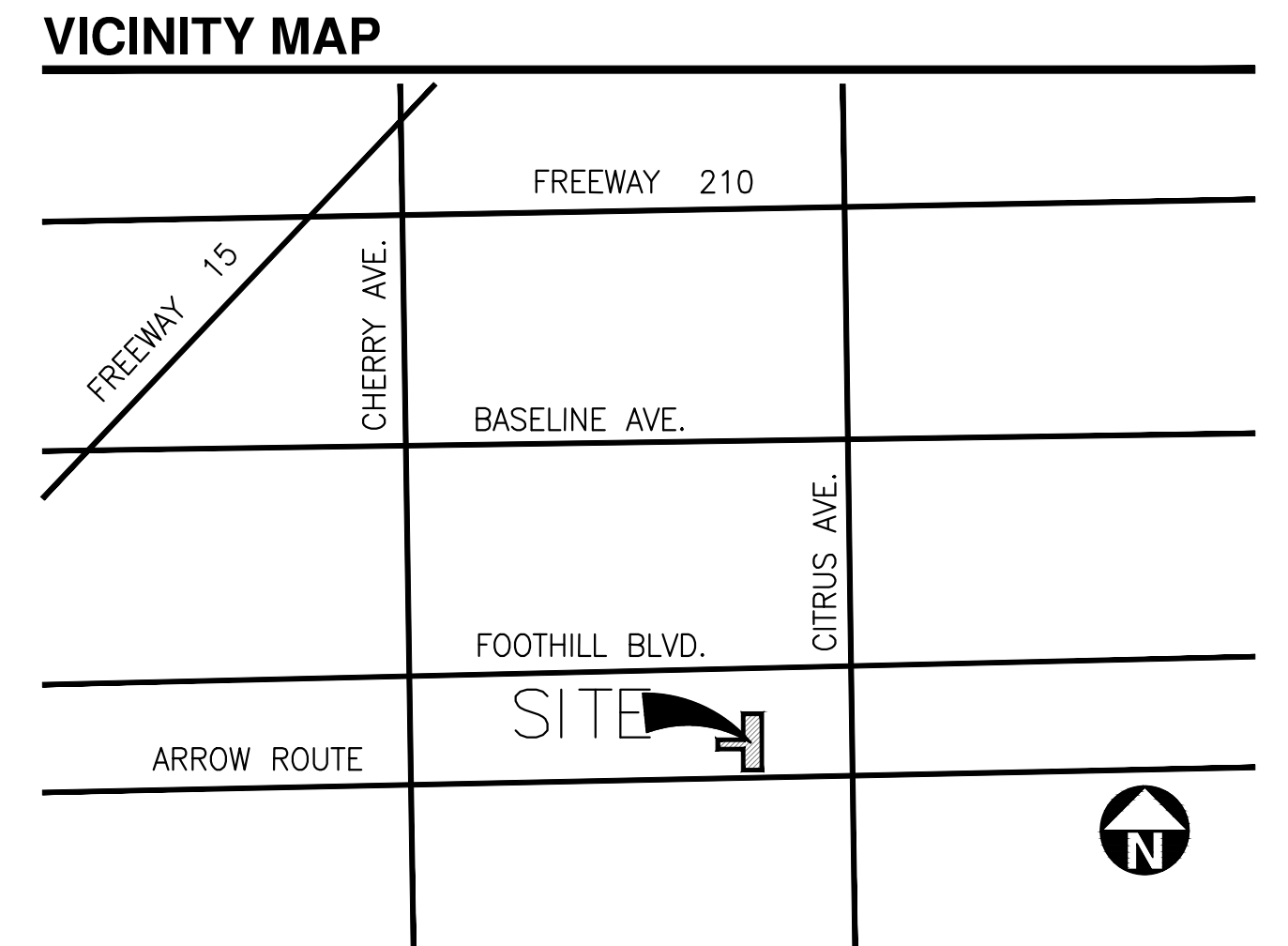
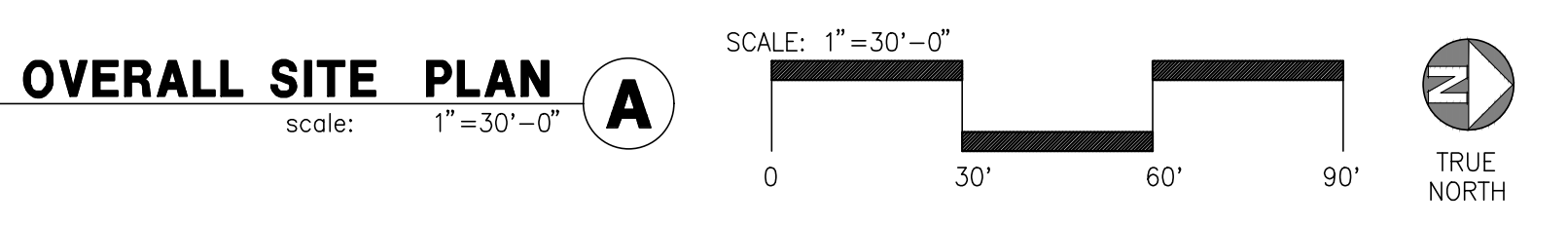
LANDSCAPE PROVIDED		
Percentage -		15.9%
In s.f.		52,500 s.f.

- SITE PLAN KEYNOTES**
- HEAVY BROOM FINISH CONC. PAVEMENT.
 - PAVING PER CIVIL
 - CONCRETE WALKWAY
 - DRIVEWAY PER STD129 AND LOCATED PER STD 130
 - 5'-6"x5'-6"x4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" = 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
 - 8" WROUGHT IRON FENCE
 - PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
 - TRASH ENCLOSURE - 983 SF
 - SMOKING AREA.
 - PRE-CAST CONC. WHEEL STOP
 - CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H.
 - EXTERIOR CONC. STAIR.
 - LANDSCAPE. SEE "L" DWGS. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
 - HANDICAPPED ENTRY SIGN
 - HANDICAPPED PARKING STALL SIGN
 - NOT USED.
 - APPROXIMATE LOCATION OF THE TRANSFORMER AND GENERATOR
 - NOT USED.
 - CONCRETE SIDEWALK. SEE CIVIL PLAN.
 - BIKE RACK.

- SITE LEGEND**
- LANDSCAPED AREA
 - PAVING - SEE "C" DWGS. FOR THICKNESS
 - CONCRETE PAVING - SEE "C" DWGS. FOR THICKNESS
 - STANDARD PARKING STALL (9' X 19')
 - HANDICAP PARKING STALL (9' X 19')

NOTE:
 THIS PROJECT SITE IS NOT LISTED AS A HAZARDOUS OR SUBSTANCE SITE PUSUANT TO GOVERNMENT CODE SECTION 65962.5

- SITE PLAN GENERAL NOTES**
- NOT USED.
 - IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
 - ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
 - SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.
 - THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
 - SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
 - CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
 - SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
 - CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
 - NOT USED.
 - PAIN CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
 - CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
 - ALL NEW UTILITY CONNECTIONS WITHIN THE ROAD RIGHT OF WAY ARE PER SEPARATE REVIEW AND PERMIT
 - ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
 - NOT USED.
 - LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
 - APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT



HPA architecture

hpa, inc.
 18831 bardeen avenue, - ste. #100
 irvine, ca
 92612
 tel: 949-863-1770
 fax: 949-863-0851
 email: hpa@hparchs.com

LONG ARCHITECT
 2-29451
 3-31-21
 RENEWAL
 DATE

Owner:

TRANSWESTERN DEVELOPMENT COMPANY

TRANSWESTERN DEVELOPMENT COMPANY
 20250 ACACIA STREET, SUITE 260
 NEWPORT BEACH, CA 92660
 Tel: 949.351.5186

Project:

ALMERIA AVE.

ALMERIA AVE & ARROW ROUTE
 SAN BERNARDINO, CA

Consultants:

CIVIL THIENES
 STRUCTURAL
 MECHANICAL
 PLUMBING
 ELECTRICAL
 LANDSCAPE
 FIRE PROTECTION
 SOILS ENGINEER

HUNTER

Title: overall site plan

Project Number: 19285
 Drawn by: S.L.M
 Date: 05/07/20
 Revision:

Sheet:

DAB-A1.1

EXHIBIT C

Initial Study/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:

APNs: 0232-061-19
Applicant: Transwestern Development Company 20250 Acacia Street, Suite 260 Newport Beach, CA 92660
Project No: PROJ-2020-00099
Staff: Aron Liang, Senior Planner Rep: Jeremy Krout, EDP Solutions
Proposal: Conditional Use Permit for the construction of a 235,894-square foot high-cube warehouse, with 10,000 square feet office area, to be used as a distribution center, in the Regional Industrial (IR) zoning district, on 10.28 acres.

USGS Quad: Fontana
T, R, Section: Township 1S, Range 6W, Section 12
Community Plan: N/A
LUZD: Regional Industrial (IR)
Overlays: Biotic Resources Overlay, Regional Fees

PROJECT CONTACT INFORMATION:

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

Contact person: Aron Liang, Senior Planner
Phone No: (909) 387-0235 **Fax No:** (909) 387-7911
E-mail: Aron.Liang@lus.sbcounty.gov

Project Sponsor Transwestern Development Company
20250 SW Acacia Street, Suite 260
Newport Beach, CA 92660
Phone: (949) 351-8147

PROJECT DESCRIPTION:

Summary

The proposed project would allow for the construction and operation of a 235,894-square-foot high-cube warehouse distribution center inclusive of 10,000 square feet of office/administrative uses, with a Floor Area Ratio (FAR) of 0.55, on a 10.28-acre parcel, in the Regional Industrial (IR) zoning district.

Proposed Development

The proposed 235,894 square foot industrial building would include 230,894 square feet of warehouse space and 10,000 square feet of office space. As shown in Figure 3, Site Plan, an automobile parking lot would be located in the front of the building, with loading docks located in the rear. The building would have a maximum height of 42 feet, consistent with the 150-foot maximum building height per San Bernardino County Development Code Section 82.06.

The building would consist of a concrete tilt-up structure that would be painted with shades of blue, white, and gray. The sides of the building would be articulated with different setbacks and heights and windows would consist of blue reflective glass with storefront canopies providing shade and focus to the office entrance.

Infrastructure

Water. The project site is located within the jurisdiction boundary of Fontana Water Company (FWC) and would connect to the existing 10-inch water line that is located within Almeria Street.

Wastewater. The proposed project would include installation and operation of an onsite septic system to provide wastewater treatment, as the site is not in the vicinity of existing sewer systems. The proposed septic system would include a septic tank and distribution box that would discharge to underground seepage pits.

Storm Water Drainage. Stormwater runoff from the developed site would be routed to either landscaped areas or an underground retention system for treatment by infiltration. The project includes improvements to off-site drainage. An existing 24-inch storm drain daylights at the location of the proposed northern driveway and conveys runoff to Almeria Avenue from a landscape swale in the Pacific Electric Trail to the north of the development area. The project includes extending this storm drain to convey storm water further down the street to a bubbler catch basin that would be installed and would connect to a proposed parkway culvert that would convey flows to Almeria Avenue.

Parking and Circulation

A total of 23 loading dock doors would be located on the western side of the building. In addition, 53 trailer parking stalls would be located on the west portion of the site, 127 standard automobile parking stalls would be located on the east portion of the site, and bicycle racks that would accommodate 27 bicycles would be provided.

The project would develop two driveway entrances at the northern and southern portions of the development area along Almeria Avenue. The driveways would be 40 feet in width to accommodate both truck and automobile access. Internal site circulation would be provided by 30-foot wide fire lanes that would circle the proposed building, as shown in Figure 3, Site Plan.

The circulation would allow the loading dock area at the rear of the building to be accessed from both sides of the building through manually operated metal security gates.

Landscaping

The proposed project would have a minimum landscaped area of 15 percent as per the San Bernardino County Development Code, Section 83.10.060 and would comply with the design standards outlined in Section 83.10.070. This totals approximately 49,515 square feet of landscaped area that includes 24 and 36-inch box trees within landscaped setbacks along Almeria Avenue and along the eastern and western boundaries of the development area and adjacent to the proposed building, as shown in Figure 3, Site Plan. In addition, a variety of drought tolerant 5-gallon shrubs would be installed in the landscape setback areas, adjacent to the proposed building and along the boundary of the development area.

Street Improvements

Street improvements will include new curb and gutter along Almeria Avenue, including striping, streetlights, sidewalks, street trees, a parkway drain, and a fire hydrant.

Construction

Construction activities for the project would occur over one phase that would occur within 12 months and include the following activities: site preparation, grading, building construction, architectural coating, offsite street improvements, and landscaping. Grading would balance on-site soils and no import or export of soils would be required. Table 1, *Construction Schedule*, provides the anticipated construction schedule.

Table 1: Construction Schedule

Construction Activity	Work Days
Site Preparation	10
Grading	30
Building Construction	200
Architectural Coating	20
Paving	20
Total	12 months

Operation

The tenant of the proposed building is currently unknown. Therefore, the proposed project is anticipated to operate up to 7 days a week and 24 hours a day. Operations would primarily be conducted within the enclosed buildings, except for vehicular and truck movements, parking, and the loading and unloading of trucks at designated loading bays.

Discretionary Approvals

The County of San Bernardino is the Lead Agency under CEQA and is responsible for reviewing and approving this Initial Study/Mitigated Negative Declaration. In addition, as part of the proposed project, the following discretionary actions are being requested and/or required by the County's Development Code:

Conditional Use Permit. The proposed project requires approval of a CUP per County Development Code standards and regulations as the proposed industrial warehouse would consist of a “storage – warehouse, indoor storage” facility on a site that is zoned as Regional Industrial (IR). Section 85.06.050 of the County Code states that “projects greater than 80,000 square feet of structure area in a ... IR (Regional Industrial) land use zoning district...” require a CUP.

Ministerial Approvals

The project would require ministerial approvals from the County, including the following:

- Issuance of grading permit
- Issuance of building permits

The project would require approvals from other agencies that are anticipated to include, but are not limited to:

- Santa Ana Regional Water Quality Control Board for approval of a Stormwater Pollution Prevention Plan (SWPPP) and a Water Quality Management Plan (WQMP).
- Fontana Water District infrastructure and service approvals

Surrounding Land Uses and Setting

The project site is located within a developed, urbanized area of San Bernardino County, as detailed below:

North: Immediately north of the site is an industrial building. North of the industrial building the Pacific Electric Trail runs in a north-west and southeast direction. Three residential properties and, vacant land, and a storage facility are located north of the trail.

West: Abutting the project site to the west is an industrially developed site that includes an industrial warehouse building, trailer parking, and exterior storage of steel beams.

South: Light industrial buildings and adjacent parking areas are located to the south of the project site. These buildings are located adjacent to Almeria Avenue and Arrow Route.

East: Almeria Avenue is located to the east of the site. Areas beyond Almeria Avenue are developed for industrial warehouse uses and are located within the City of Fontana.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Industrial Warehouse, Vacant Land	Regional Industrial (IR)
North	Industrial Warehouse	Regional Industrial (IR)
South	Light Industrial	Regional Industrial (IR)
East	Industrial Buildings (City of Fontana)	General Industrial (I-G) Land Use and General Industrial (M-2) zoning (City of Fontana)
West	Industrial Warehouse	Regional Industrial (IR)

Project Site Location, Existing Site Land Uses and Conditions

Project Location

The project site is located at 8432 Almeria Avenue, which is in the southwestern portion of unincorporated San Bernardino County, adjacent to the City of Fontana. Regional access to the project site is provided by Interstate 15 (I-15) and Foothill Boulevard to the west and north; and Interstate 10 (I-10) and Citrus Avenue to the south and east. Local access to the project site is provided by Almeria Avenue and by Arrow Route to the south of the site.

The site is identified as Assessor’s Parcel Number 0232-061-19 and is located within the United States Geological Survey (USGS) Fontana Quadrangle 7.5-Minute Series.

Existing Land Uses

The project site currently vacant and consist of 10.28 acres. The ground consists of exposed soil, an area of crushed aggregate base, and sparse to moderate grass and weeds. In addition, several ornamental trees are located along the northern and eastern perimeters of the site, and a soil berm of approximately three to five feet in height is located along the western and northern perimeters of the project site. The site is surrounded by chain-link fencing. There is also an existing non-operational 12-foot wide BNSF Railroad easement along the northern boundary of the site.

Existing General Plan and Zoning Designations

The County of San Bernardino Countywide Plan designates the project site as Regional Industrial (IR) land uses, which provides sites for heavy industrial uses, incidental commercial uses, agricultural support services, salvage operations, and similar and compatible uses per the San Bernardino County Code, Title 8, Section 82.01.020(c)(4)(b).

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

State of California: None.

County of San Bernardino: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, Special Districts, and Public Works.

Regional: Santa Ana Regional Water Quality Control Board; South Coast Air Quality Management District (SCAQMD).

Local: Fontana Water District.

Site Photographs



West view from the North Boundary



South View from the Northwest Corner

Figure 1 Project Site and Vicinity Aerial

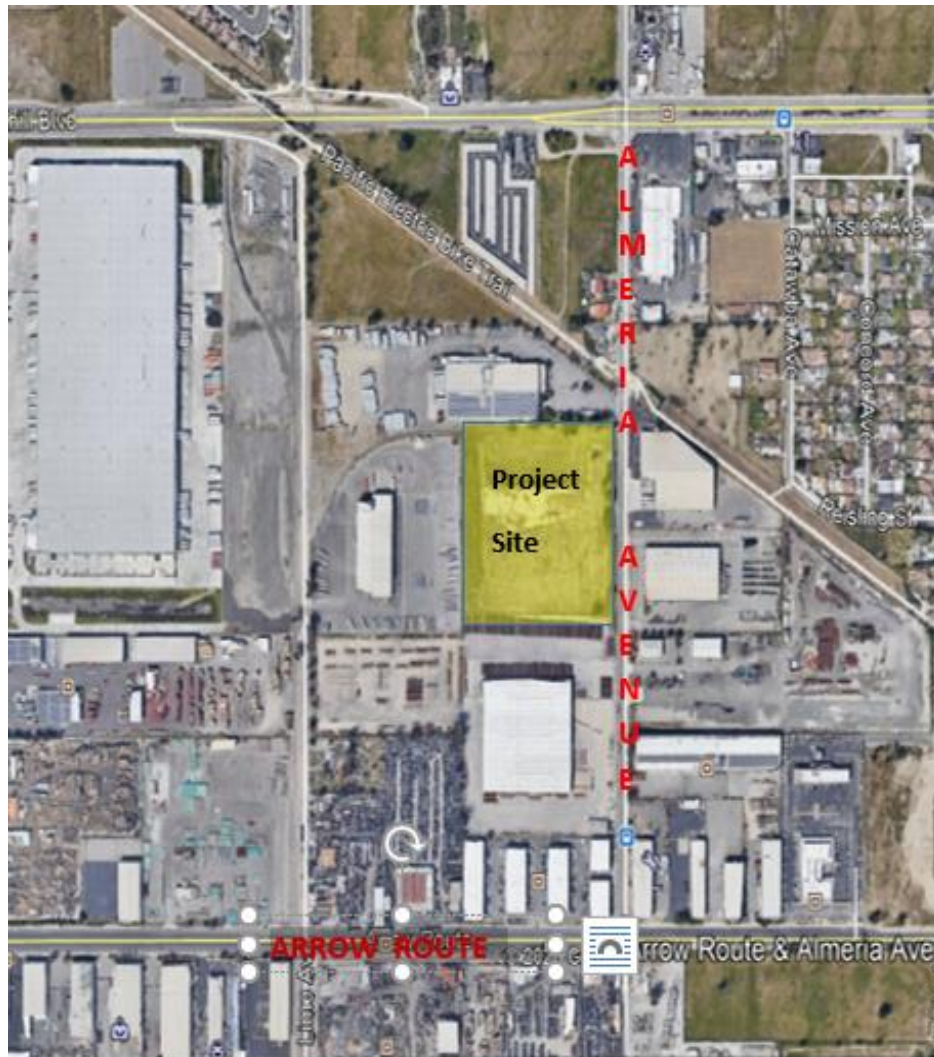


Figure 2 Site Plan

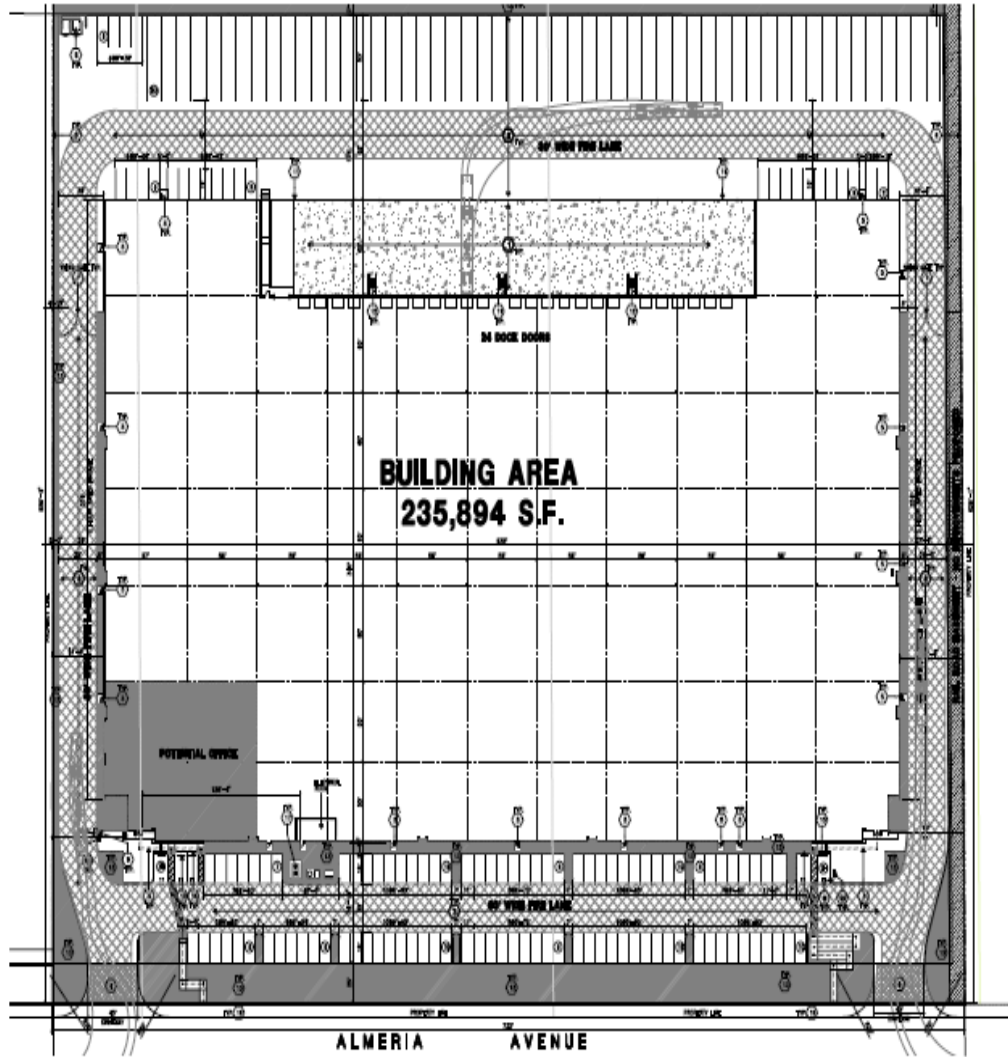


Figure 3 Proposed Project Elevations

Project Elevations



All Elevations at 42'

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

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

As part of the Cultural and Paleontological Resources Assessment prepared for the project site, the Native American Heritage Commission (NAHC) provided contact information for 24 tribes/individuals to reach out to for information related to potential tribal cultural resources within the development area. On November 21, 2019 letters were sent to all 24 Native American contacts, and additional attempts at contact by letter, email, or phone call were made on December 5, and December 17, 2019. As a result of this outreach effort, MCC received seven responses from Native American Tribes or individuals. No specific tribal cultural resources (TCRs) were identified in the responses.

In addition, on February 26, 2020, the County of San Bernardino mailed notification pursuant to AB 52 to the tribes identified in Table 2. Requests for consultations were due to the County by March 27, 2020. Table 2: AB 52 Consultation Results, shows a summary of comments and responses, in Table 2, below:

Table 2: AB 52 Consultation

Tribe	Comment Letter Received	Summary of Response	Conclusion
San Gabriel Band of Mission Indians	No	-	-
Colorado River Indian Tribes	No	-	-
Twenty-Nine Palms Band of Mission Indians	No	-	-
Morongo Band of Mission Indians	Yes	No comments.	-
San Manuel Band of Mission Indians	Yes	No substantial evidence of TCRs at the site; requested mitigation for inadvertent discoveries	Mitigation provided herein as CUL-1 and TCR-1
Soboba Band of Luiseno Indians	No	-	-
Gabrieleno Band of Mission Indians - Kizh Nation	Yes	No substantial evidence of TCRs at the site; requested mitigation construction monitoring and inadvertent discoveries.	Mitigation provided herein as CUL-1 and TCR-1

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

System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

EVALUATION FORMAT

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

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

SUBSTANTIATION: (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

a) **Less Than Significant Impact.** Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a view or visual setting. A scenic vista can be impacted in 2 ways: a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or “vista” of the scenic resource. Important factors in determining whether the proposed project would block scenic vistas include the project’s proposed height, mass, and location relative to surrounding land uses and travel corridors.

The San Bernardino County General Plan does not designate specific scenic vistas throughout the County; however, General Plan Policy OS 5.1 states that a scenic resource includes “vista[s] that provide relief from less attractive views of nearby features (such as views of mountain backdrops from urban areas)” (SB County, 2007a, pp. VI-12 - VI-13).

The public views near the project site and surrounding area consist of view corridors along roadways. The scenic views along Almeria Avenue to the north contain distant views of the San Gabriel Mountains, and to the south include distant views of the Jurupa Hills. Similarly, distant views along Arrow Route to the east include the San Bernardino Mountains, and to the east include hillsides.

The proposed project would result in the development of an industrial warehouse building on a vacant parcel that is surrounded by developed parcels that are used for industrial, storage, or warehousing uses. The building would be a maximum of 150 feet high and would have a FAR of 0.55, which is consistent with the existing zoning of the site. The project includes a 25-foot landscaped setback from Almeria Avenue. With addition of the parking spaces and 30-foot wide fire lane, the proposed building setback from Almeria Avenue would be approximately 100 feet.

Although the proposed project would change public views of the site, the project would not encroach into existing public views of a scenic vista. The proposed setbacks would maintain the existing public views of the mountains and hills from the roadways. Therefore, impacts related to a substantial adverse effect on a scenic vista would be less than significant.

- b) **No Impact.** The project site does not contain scenic resources, such as trees of scenic value, rock outcroppings, or historic buildings. There are no State-designated or eligible scenic highways within the vicinity of the project site (Caltrans 2020). Accordingly, the project site is not located within a state scenic highway corridor and implementation of the proposed project would not have a substantial effect on scenic resources within a state scenic highway corridor. Thus, no impacts to state scenic highways would occur from implementation of the proposed project.
- c) **Less than Significant Impact.** The project site is within an urbanized area that includes industrial uses, warehousing and storage facilities, roadways, and trails. As described previously, implementation of the proposed project would develop a 235,894 square foot industrial warehouse building on the undeveloped portion of the project site. The development would consist of infill development that would be located in between existing industrial/warehouse type uses and adjacent to a roadway.

As shown on Figure 4, Project Elevations, the proposed building has been designed with architectural projections, areas of windows that vary in location on the building, and horizontal canopies that visually reduce the size and bulk of the structure. The sides of the building would be articulated with different setbacks and heights to provide separation and visual interest between different portions of the building. As described previously, the building would be setback approximately 100-feet from the street and set behind landscaping that includes trees and shrubs that would reduce the visual scale. In addition, the project is designed in consistency with the County Code standards for the Regional Industrial (IR) zone, which would be verified during the permitting process. Therefore, the proposed project would not conflict with the applicable zoning regulations governing scenic quality. In addition, the project structure would be similar to the surrounding industrial and warehousing uses and would not substantially degrade the existing visual character or quality of the site and its surroundings, and impacts would be less than significant.

- d) **Less than Significant Impact.** Under existing conditions, the northern portion of the project site is undeveloped and does not produce lighting or glare. However, the southern portion of the project site is developed, and the site is surrounded by developed parcels and Almeria Avenue. Thus, the proposed development area is currently subject to light from the existing security lighting, parking lot lighting, street lighting, vehicular lighting, and interior lighting that passes through windows.

Development of the currently undeveloped area would generate an incremental amount of additional nighttime lighting from exterior security and parking lot light fixtures, vehicular lights, and additional interior lighting passing through windows. However, the project would comply with the provisions of the County of San Bernardino Municipal Code Section 83.07.030, which requires that outdoor lighting to be shielded to preclude light pollution, light trespass, or glare. With compliance with the County's Municipal Code, that is included as a County Condition of Approval and verified through the County's plan check and permitting process, impacts related to increased sources of light would be less than significant.

Glare can emanate from many different sources, some of which include direct sunlight, sunlight reflecting from cars or buildings, and bright outdoor or indoor lighting. Glare from reflective surfaces occurs as a result of the addition of large expanses of glass, metal, and other reflective surfaces for building façades with new construction.

The proposed building would generally be constructed of concrete and would include limited areas of glass windows, metal, or other reflective materials that would be mostly located at the main entrance locations. The proposed landscape design would also reduce the potential for glare by including 24 to 36-inch box trees that would be up to approximately 25-85 feet tall once matured. In addition, the 100-foot building set back from Almeria Avenue would prevent glare sources. Furthermore, implementation of the County Condition of Approval, which is Municipal Code Section 83.07.030 that requires outdoor lighting to be shielded would prevent glare. Thus, impacts related to increased sources of glare would be less than significant.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The project would be conditioned to comply with all applicable County of San Bernardino regulations and Conditions of Approval.

Conditions of Approval

AE – Glare and Outdoor Lighting: The project is required to comply with the provisions of the County of San Bernardino Municipal Code Section 83.07.030 to reduce light spillage that includes directing light fixtures downward and having them shielded so that light and glare is confined within the boundaries of the project site.

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
II.	AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SUBSTANTIATION: (Check <input type="checkbox"/> if project is located in the Important Farmlands Overlay):					
<i>San Bernardino County General Plan, 2007; San Bernardino County Land Use Services Zoning Look up; California Department of Conservation Important Farmland Finder</i>					

- a) **No Impact.** The development area of the project site is identified by the California Department of Conservation Important Farmland Finder as “Other Land” and states that land included in this category is not used for agriculture (CDC 2020). Therefore, the project site is not designated as Prime, Unique, or Farmland of Statewide Importance. Thus, the proposed project would not result in impacts related to conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) **No Impact.** The project site has an existing zoning designation of Regional Industrial (IR). No agriculture exists on or adjacent to the project site. In addition, the project would not result in a zone change, so the existing zoning would remain. Furthermore, the site is not subject to a Williamson Act contract. Thus, the proposed project would not result in impacts related to conflict with an existing agricultural zoning or Williamson Act contract.
- c) **No Impact.** The project site consists of vacant land. No forest land exists on or adjacent to the project site. The project site is zoned for Regional Industrial (IR) uses and not zoned for forest land or timberland uses. Thus, the proposed project would not result in impacts related to conflict with an existing forest land or timberland zoning.
- d) **No Impact.** The project site contains a limited number of ornamental trees, no native trees or forest exists on or nearby the project site. Thus, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use, and impacts would not occur.
- e) **No Impact.** As described previously, the project area does not include farmland or forest land. In addition, the proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use. Therefore, no impacts would occur.

No significant adverse impacts are identified, 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>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: *Air Quality, Greenhouse Gas, and Energy Assessment Report prepared by Vince Mirabella, 2020 (AQ 2020) (Appendix A); and the Health Risk Assessment (HRA) prepared by Vince Mirabella, 2020 (HRA 2020) (Appendix B).*

a) **No Impact.** The project site is located in the South Coast Air Basin (Basin), which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and/or a vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's trip generation is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

The project site is partially developed with industrial land uses and is designated as Regional Industrial (IR). The Regional Industrial (IR) land use zoning district provides sites

for heavy industrial uses, incidental commercial uses, agricultural support services, salvage operations, and similar and compatible uses, as identified in Section 82.01 of the County’s Municipal Code. The project proposes the construction of a 235,778 square-foot industrial warehouse on the undeveloped portion of the site, which would result in a FAR of 0.55, which is consistent with County Code Section 82.06.060. Therefore, the development density of the proposed project would be consistent with the assumptions in the AQMP, and the growth related to the project would not conflict with SCAQMD’s attainment plans.

In addition, emissions generated by construction and operation of the project would not exceed thresholds as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. Therefore, the emissions generated from the project would not conflict with the AQMP. As a result, impacts related to conflict with the AQMP from the project would not occur.

- b) **Less Than Significant Impact with Mitigation Incorporated.** As described in the previous response, the project site is within the SCAQMD. Thus, the methodologies from the SCAQMD CEQA Air Quality Handbook and SCAQMD thresholds are used in evaluating project impacts. The SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1. Should construction or operation of the proposed project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

Table AQ-1: SCAQMD Regional Emission Significance Thresholds

Air Pollutant	Maximum Daily Emissions (pounds/day)	
	Construction	Operation
Carbon Monoxide	550	550
Oxides of Nitrogen	100	55
Sulfur Oxides	150	150
PM ₁₀	150	150
PM _{2.5}	55	55
Reactive Organic Gases	75	55

Source: SCAQMD

Construction

Construction activities associated with the proposed project would generate pollutant emissions from the following: (1) grading and excavation; (2) construction workers traveling to and from project site; (3) delivery and hauling of construction supplies to, and debris from, the project site; (4) fuel combustion by onsite construction equipment; (5) building construction; application of architectural coatings; and paving. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring. Although CalEEMod emissions modeling for the project assumed soils

would be imported for the project, grading would balance on-site soils and no import or export of soils would be required. Thus, construction emissions are based on conservative assumptions.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM₁₀, and PM_{2.5} emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas.

Compliance with Rule 403 is included as a County Condition of Approval and was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113 that governs the VOC content in architectural coating, paint, thinners, and solvents, is included as a County Condition of Approval and was accounted for in the construction emissions modeling.

Table AQ-2: Maximum Daily Construction Emissions

Construction Activity	Emissions (pounds/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2020						
Site Preparation	5.7	83.9	23.2	0.1	10.0	6.6
Grading	6.1	92.8	38.0	0.2	10.7	5.0
Maximum Emissions	6.1	92.8	38.0	0.2	10.7	6.6
2021						
Grading	5.7	86.0	36.6	0.2	9.6	4.6
Building Construction	3.0	25.0	16.6	0.0	3.6	1.6
Paving	1.8	12.9	25.3	0.0	0.9	0.6
Architectural Coating	112.6	1.6	3.4	0.0	0.5	0.2
Maximum Emissions	112.6	86.0	36.6	0.2	9.6	4.6
Maximum Emissions	112.6	92.8	38.0	0.2	10.7	6.6
SCAQMD Thresholds	75	100	550	150	150	55
Emissions Exceed Thresholds?	Yes	No	No	No	No	No

Notes: ROG = reactive organic gases; NO_x = oxides of nitrogen; PM₁₀ = particulate matter 10 microns or less in diameter; PM_{2.5} = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide; SO_x = sulfur oxides
 Source: Appendix A

As shown in Table AQ-2, the construction of the project would not exceed the SCAQMD's regional emission significance thresholds except for ROG emissions. To reduce ROG levels, MM AQ-1 would be implemented, which requires all interior/exterior and parking area architectural coatings to be limited to coatings with a VOC content of 50 g/L. This would reduce the ROG regional emission level to 56.3 pounds per day, which is less than

the SCAQMD regional significance threshold of 75 pounds/day. Thus, with implementation of MM AQ-1, the project’s regional construction ROG emissions would remain less than significant.

Operations

Implementation of the industrial warehouse building would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. However, operational vehicular emissions would generate a majority of the emissions generated from the project.

Operational emissions associated with the proposed project were modeled using CalEEMod and are presented in Table AQ-3 below. As shown, the proposed project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD’s applicable thresholds. Therefore, the project’s operational emissions would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and operational impacts would be less than significant.

Table AQ-3: Maximum Daily Regional Operational Emissions

Operational Activity	Emissions (pounds/day)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Area	5.4	0.0	0.0	0.0	0.0
Energy	0.0	0.1	0.1	0.0	0.0
Mobile – Passenger Cars	0.4	0.6	6.8	2.0	0.5
Mobile - Trucks	0.6	19.1	4.0	1.8	0.0
Total Emissions	6.4	19.8	10.9	3.8	1.0
SCAQMD Threshold	55	55	550	150	55
Exceed Threshold?	No	No	No	No	No

Notes: NO_x = oxides of nitrogen; PM₁₀ = particulate matter 10 microns or less in diameter; ROG = reactive organic gases; PM_{2.5} = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide
 Source: Appendix A

- c) **Less Than Significant Impact.** The SCAQMD recommends the evaluation of localized NO₂, CO, PM₁₀, and PM_{2.5} construction-related impacts to sensitive receptors in the immediate vicinity of the project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. The impacts were analyzed pursuant to the SCAQMD’s Final Localized Significance Threshold Methodology. SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts.

The SCAQMD has divided the SCAQMD into 37 SRAs, each with a set of LSTs that depend on the air pollutant, project size, and distance to the nearest sensitive receptor. The project

site is located within SRA 34, Central San Bernardino Valley. The LSTs for this SRA were applied to the project

The specification of LSTs is also dependent on the distance to the nearest sensitive receptor. The location of the nearest sensitive receptor is dependent not only on the distance to the project but also the duration for which a receptor may be exposed to air pollution. The SCAQMD considers a sensitive receptor to be a location such as a residence, hospital, convalescent facility where it is possible than an individual could remain for 24 hours or longer. Commercial and industrial facilities are not included in the definition of a sensitive receptor because employees do not typically remain onsite for a full 24 hours, but are present for shorter periods, such as eight hours.

The project location is surrounded by numerous industrial land uses. The closest sensitive receptor where such a receptor could reside for 24 hours or longer is located at an existing residence approximately 500 feet (152.4 meters) north of the project along Almeria Avenue. Therefore, the distance for sensitive receptors in the LST assessment was set at 150 meters for estimating PM₁₀ and PM_{2.5} impacts. The closest worker receptor where such a receptor could be exposed for 8 hours is located adjacent to the project site. The receptor distance for a worker receptor was set at 25 meters, the shortest distance contained in the SCAQMD’s LST emission look-up tables for estimating NO₂ and CO impacts.

Construction

The SCAQMD has published a “Fact Sheet for Applying CalEEMod to Localized Significance Thresholds” (SCAQMD 2011). The CalEEMod model calculates construction emissions based on the number and types of construction equipment, equipment hours, rates of emission, and the maximum daily disturbance activity possible for each piece of equipment for several land use projects and their developmental intensity. The maximum daily area disturbed during construction of the 10.28-development area is 4.0 acres that occurs during the grading activity.

As shown in Table AQ-5, with implementation of SCAQMD Rules 403 and 1113 (included as County Conditions of Approval), the maximum daily construction emissions from the proposed project would not exceed the applicable SCAQMD LST thresholds. Therefore, impacts would be less than significant.

Table AQ-5: Maximum Daily Construction LST Emissions

Construction Activity	Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
2020				
Site Preparation	83.8	22.4	9.8	6.5
Grading	60.9	32.4	5.9	3.7
Maximum Daily Emission	83.8	32.4	9.8	6.5

2021

Grading	56.5	31.2	5.7	3.5
Building Construction	17.4	16.6	1.0	0.9
Paving	12.9	24.7	0.7	0.6
Architectural Coating	1.5	1.6	0.1	0.1
Maximum Daily Emission	56.5	31.2	5.7	3.5
Maximum Daily Emissions	83.8	32.4	9.8	6.5
SCAQMD Thresholds	237	1,488	78	24
Exceed Thresholds?	No	No	No	No

Notes: NO_x = oxides of nitrogen; PM₁₀ = particulate matter 10 microns or less in diameter; PM_{2.5} = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide
 Source: Appendix A

Operations

The SCAQMD has defined LSTs based on a 5-acre site, which can be used to determine if impacts have the potential to result on larger sites. This approach is conservative (in terms of over-predicting impacts) as it assumes that all onsite emissions associated with the project would occur within a concentrated 5-acre area rather than over the actual 10.28-acre site.

As shown on Table AQ-6, operational emissions would not exceed the SCAQMD's LST thresholds for any criteria pollutant at the nearest sensitive receptor. Therefore, the project would result in a less than significant impact related to localized emissions from operational activities.

Table AQ-6: Maximum Daily Localized Operational Emissions

Operational Activity	Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Area	5.4	0.0	0.0	0.0
Energy	0.0	0.1	0.1	0.0
Mobile – Passenger Cars	0.1	0.9	0.0	0.0
Mobile - Trucks	9.0	1.0	0.0	0.0
Total Operational Emissions	14.5	2.0	0.1	0.0
SCAQMD Threshold	183	1,253	21	4
Exceed Threshold?	No	No	No	No

Notes: NO_x = oxides of nitrogen; PM₁₀ = particulate matter 10 microns or less in diameter, PM_{2.5} = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide
 Source: Appendix A

Diesel Mobile Source Health Risk

A Health Risk Assessment (HRA), included as Appendix B, was prepared for the project to evaluate the health risk impacts as a result of exposure to diesel particulate matter (DPM) as a result of heavy-duty diesel trucks entering and leaving the site during operation of the

proposed project and exposing nearby sensitive receptors.

Onsite truck idling was estimated to occur as trucks enter and travel through the facility. Although the proposed uses are required to comply with CARB's idling limit of 5 minutes, SCAQMD recommends that the onsite idling emissions should be estimated for 15 minutes of truck idling, which takes into account onsite idling that occurs while the trucks are waiting to pull up to the truck bays, idling at the bays, idling at check-in and check-out, etc. As such, this analysis estimated truck idling at 15 minutes, consistent with SCAQMD's recommendation, although the project would be required to limit truck idling to no more than five minutes.

SCAQMD recommends using a 10 in one million is used as the cancer risk threshold. A risk level of 10 in one million implies a likelihood that up to 10 people, out of one million equally exposed people would contract cancer if exposed continuously (24 hours per day) to the levels of toxic air contaminants over a specified duration of time.

The nearest sensitive receptors to operation of the proposed project are the existing residences north of the development area along Almeria Avenue. The HRA modeled the cancer risk and chronic non-cancer risk of the sensitive receptors at this location and determined that the maximum cancer risk is 1.6 in one million, which is less than the 10 in one million significance threshold. In addition, the estimated non-cancer hazard is <0.01, which is less than the 1.0 threshold. As such, the project would not cause a significant human health or cancer risk to adjacent residences, and impacts would be less than significant.

Table AQ-7: Health Risk at Closest Sensitive Receptor

Project Cancer Risk (per million)		Exceeds Threshold?
Maximum Lifetime Risk	Threshold	
1.6	10	No
Project Chronic Non-Cancer Hazard Index		Exceeds Threshold?
Estimated Hazard Index	Threshold	
<0.01	1.0	No

Source: Appendix B

- d) **No Impact.** According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed project would implement mechanization to the existing manufacturing functions that would not emit objectionable odors affecting a substantial number of people. In addition, odors generated by land uses are required to be in compliance with SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

During construction, emissions from diesel equipment, use of volatile organic compounds from architectural coatings (parking lot striping), and paving activities may generate some nuisance odors. However, these odors would be temporary and are not expected to affect a substantial number of people. Operation of the industrial warehousing operations would generate limited odors from vehicle and truck operations. However, these are not considered objectionable odors. In addition, the project site is not near a residential tract, and any odors would not affect a substantial number of people. Furthermore, as discussed above, the proposed project would also be required to comply with SCAQMD Rule 402 (included as a County Condition of Approval) to prevent odor nuisances on sensitive land uses. Based on the proposed industrial warehousing use of the site, and with compliance with SCAQMD Rule 402, impacts related to odors would be less than significant.

No significant impacts are identified or anticipated. The project would be conditioned to comply with all applicable SCAQMD requirements, the County of San Bernardino Conditions of Approval, and the mitigation measures listed below.

Conditions of Approval

AQ - SCAQMD Rule 403: The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.

AQ - SCAQMD Rule 1113: The project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only "Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.

AQ - SCAQMD Rule 402: The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Mitigation Measures

Mitigation Measure AQ-1: Construction plans and specifications shall require that all interior/exterior and parking area architectural coatings shall be limited to coatings with a VOC content of 50 g/L.

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

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

San Bernardino County General Plan, 2007; General Biological Assessment prepared by Hernandez Environmental Services, 2020 (BIO 2020) (Appendix C)

- a) **Less Than Significant with Mitigation Incorporated.** The development area is currently vacant and contains disked ruderal habitat, scattered ornamental trees and shrubs. A General Biological Assessment (Hernandez 2020) was completed to identify the potential for the project to impact sensitive species and related habitat.

The CNPS Rare Plant Inventory included in the General Biological Assessment identified 15 plant species listed as state and/or federal Threatened, Endangered, or Candidate species, or 1B.1 that have the potential to exist in the project region. However, no special-status plant species were detected or are expected to occur on the project site due to lack of suitable habitat. The General Biological Assessment determined that previous weed abatement/discing and other anthropogenic disturbances the project site does not provide suitable habitat for special status plant species. Therefore, impacts related to special status plant species would not occur.

The General Biological Assessment also describes that a total of 17 animal species listed as state and/or federal Threatened, Endangered, Candidate have the potential to occur in the project region. No special-status wildlife species were observed on site during biological surveys. However, it was determined that potentially suitable habitat for burrowing owls (*Athene cunicularia*), a CDFW Species of Special Concern, exists. Therefore, protocol burrowing owl surveys were conducted to determine the presence and use of the site by burrowing owls.

In addition, because the species is migratory and could use/occupy the site prior to ground-disturbing construction activities, potential impacts to burrowing owl could occur. Thus, Mitigation Measure BIO-1 is provided to require preconstruction surveys to ensure that construction of the project would not result in impacts to burrowing owl. With implementation of Mitigation Measure BIO-1, impacts related to burrowing owl would be less than significant.

Therefore, impacts related to candidate, sensitive, or special status species from implementation of the project would be less than significant with implementation of mitigation.

- b) **No Impact.** Riparian habitats occur along the banks of rivers, streams, or wetland areas. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies or are known to provide habitat for sensitive animal or plant species. The project site does not contain any drainage, riparian, riverine, or wetland features. There are no CDFW, United States Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters within the project site boundaries, and no other sensitive natural community exists on the project site (Hernandez, 2020). Thus, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations and impacts would not occur.
- c) **No Impact.** As described in the previous response, the project site does not contain any drainage, riparian, riverine, or wetland features. There are no CDFW, United States Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters within the project site boundaries, and no other sensitive natural

community exists on the project site (Hernandez, 2020). Therefore, the project would not result in impacts to state or federally protected wetlands.

- d) **Less Than Significant with Mitigation Incorporated.** Wildlife corridors are linear features that connect areas of open space and provide avenues for the migration of animals and access to additional areas of foraging. The project site does not contain, or is not adjacent to, any wildlife corridors. The project site is surrounded by roadways and developed areas. Development of the site would not result in impacts related to established native resident or migratory wildlife corridor.

However, the project site contains ornamental trees and shrubs provide potentially suitable habitat for birds and raptors. Therefore, if vegetation is required to be removed during nesting bird season, Mitigation Measures BIO-2 through BIO-4 have been included to require a nesting bird survey to be conducted within 100-feet of areas proposed for vegetation removal. With the implementation of Mitigation Measures BIO-2 through BIO-4, impacts related to nesting birds would be reduced to a less than significant level.

- e) **No Impact.** There are no local biological related policies or ordinances, such as a tree preservation policy or ordinance that is applicable to the proposed project. The San Bernardino County Development Code (SBCDC) Section 88.01.070, Tree Removal Permits, stipulates that the removal of native trees and row-planted palm trees requires a tree or plant removal permit if native trees are 6-inch diameter at 4.5 feet above grade, and if planted palm trees are least three trees in a row. The project site does not contain trees that meet these criteria. Therefore, implementation of the proposed project would not conflict with local polices or ordinances protecting trees and no impact would occur.
- f) **No Impact.** The project site is not within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Thus, no impact related to this type of plan would occur.

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

Mitigation Measures

BIO-1: Burrowing Owl. Protocol burrowing owl surveys are recommended to determine the presence and use of the site by burrowing owls. The survey methods should be in accordance with those outlined in the CDFW Staff Report on Burrowing Owl Mitigation (CDFW, 2012). Specifically, the protocol surveys consist of four site visits to be conducted on four separate days as follows: 1) at least one site visit between 15 February and 15 April, and 2) a minimum of three survey visits, at least three weeks apart, between 15 April and 15 July, with at least one visit after 15 June. Surveys should be conducted within suitable burrowing owl habitat located on the site and within a 500-foot buffer of the site.

BIO-2: Nesting Bird Survey. It is recommended that vegetation removal be conducted outside of the nesting season (February 1 through September 15) for migratory birds to avoid direct impacts.

BIO-3: Nesting Bird Survey. Should vegetation removal be conducted during the nesting season (February 1 through September 15), pre-construction nesting bird surveys should be conducted within three days prior to any disturbance of the site, including staging, site preparation, disking, demolition activities, and grading. The pre-construction nesting bird survey should consist of a pedestrian survey of the entire project site and a 500-foot buffer around the site. All trees, shrubs, and herbaceous vegetation should be surveyed for active or inactive bird nests or indirect evidence of nesting.

BIO-4: Nesting Bird Survey. If active nests are found, they shall be flagged and the biologist shall establish suitable buffers around the nest (generally a minimum of 200 feet up to 500 feet for raptors and a minimum of 50 feet up to 300 feet for passerine species, with specific buffer widths to be determined by a qualified biologist). The buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

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

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

San Bernardino County General Plan, 2007; Cultural and Paleontological Resources Assessment, Prepared by Material Culture Consulting, 2020 (MCC 2020) (Appendix D).

- a) **No Impact.** The cultural resources records search conducted for the project identified sixteen previously recorded cultural resources within a 1-mile radius of the project site, none of which are located within the project site itself. Historical aerial photographs and maps show the project site was used for agricultural activities as early as the 1930s and that development in the project area starting in the 1970s. Two roads, Lime Avenue (to the west of the site) and Almeria Avenue have existed since the late 1930s, but have undergone significant improvements, including paving and commercial landscaping, and neither retain the requisite historic integrity to be considered a significant historical resource (MCC 2020). Therefore, the proposed project, including street improvements along Almeria Avenue involving: curb, gutter, striping, streetlights, sidewalks, street trees, a parkway drain, and a fire hydrant, would not result in impacts to a historic resource.
- b) **Less than Significant Impact with Mitigation Incorporated.** The project site has been previously disturbed and was used for agricultural activities as early as the 1930s. The Cultural and Paleontological Resources Assessment prepared for the project did not identify any previously recorded resources within the project site and the field survey yielded negative results for newly discovered resources. However, previous resources have been identified within a 1-mile radius of the project site. Therefore, Mitigation Measure CUL-1 has been included to require a qualified professional archeologist to be present at the pre-grade meeting to detail an inadvertent discovery plan and for contractors to halt work within 50 feet in the event of uncovering a potential archaeological resource and to have the find evaluated by a qualified archaeologist. Because the Cultural Resources Assessment (including field survey) did not identify any previously recorded or new resources within the project site, no evidence exists of the presence of archaeological resources on the project site. Further, implementation of

Mitigation Measure CUL-1 would ensure the proper treatment of any unknown resources that might be identified during construction activities. Therefore, impacts to archaeological resources would be less than significant with implementation of mitigation.

- c) **No Impact.** The project site has not been previously used as a cemetery. Thus, human remains are not anticipated to be uncovered during project construction. In addition, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code and included as a County Condition of Approval. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Compliance with existing law would ensure that significant impacts to human remains would not occur.

No significant impacts are identified or anticipated. The project would be conditioned to comply with all applicable regulations, Conditions of Approval, and the mitigation measure listed below.

Conditions of Approval

CULT- Human Remains: Should human remains be discovered during project construction, the project would be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.

Mitigation Measures

Mitigation Measure CUL-1: Inadvertent Discoveries. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee, from a qualified professional archeologist meeting the Secretary of Interior's Professional Qualifications for Archaeology as defined at 36 CFR Part 61, Appendix A stating that the archeologists have been retained will be present at pre-grade meetings to detail an inadvertent discovery plan. In addition, the developer shall provide an executed pre-excavation agreement for a Native American monitor during grading, protocols for treatment of Native American human remains, and the repatriation of Native American sacred items and artifacts.

In the event a previously unrecorded archaeological deposit is encountered during construction, all activity within 50 feet of the area of discovery shall cease and the County shall be immediately notified. The archeologist shall be contacted to flag the area in the field and shall determine if the archaeological deposits meet the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique archaeological resource (Public Resources Code 21083.2(g)).

If the find is considered a “resource” the archaeologist in coordination with the Native American monitor shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4 in consultation with the County. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C). If unique archaeological resources cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the developer/applicant’s expense.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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; Air Quality and Greenhouse Gas Assessment Report prepared by Vince Mirabella, 2020 (AQ 2020) (Appendix A).*

a) **Less than Significant Impact. Construction**

During construction of the proposed project, energy would be consumed in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the project site, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Based on these uses of energy during construction activities, the proposed building and the associated infrastructure would not be expected to result in demand for fuel greater on a per-unit-of-development basis than other development projects in Southern California. Construction does not involve any unusual or increased need for energy. In addition, the extent of construction activities that would occur is limited to a 12-month period, and the demand for construction-related electricity and fuels would be limited to that time frame.

Construction contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment as part of the County’s construction permitting process. In addition, compliance with existing CARB idling restrictions would reduce fuel combustion and energy consumption. Table E-1 shows that the construction equipment used to develop the proposed project is estimated to result in the need for 16,429 gallons of diesel fuel.

Table E-1: Estimated Construction Equipment Fuel Consumption

Activity/ Duration	Equipment	HP Rating	Quantity	Load Factor	Total HP-hrs	Total Fuel Consumption (gal. diesel fuel)
Site Preparation (10 days)	Rubber Tired Dozers	247	3	0.40	23,712	485
	Crawler Tractors	212	4	0.43	29,171	647
Grading (30 days)	Excavators	158	2	0.38	28,819	570
	Graders	187	1	0.41	18,401	389
	Rubber Tired Dozers	247	1	0.40	23,712	485
	Crawler Tractors	212	2	0.43	43,757	970
	Scrapers	367	2	0.48	84,557	2,112
Building Construction (200 days)	Cranes	231	1	0.29	93,786	1,397
	Forklifts	89	3	0.20	85,440	1,632
	Tractors/Loaders/Backhoes	97	3	0.37	150,738	3,612
	Welders	46	1	0.45	33,120	974
	Generator Sets	84	1	0.74	99,456	2,383
Paving (20 days)	Pavers	130	2	0.42	17,472	376
	Paving Equipment	132	2	0.36	15,206	279
	Rollers	80	2	0.38	9,728	189
Architectural Coating (20 days)	Air Compressors	78	1	0.48	4,493	108
Total						16,429

Source: Appendix A

Table E-2 shows that construction related vehicular and truck trips would use approximately 23,403 gallons of diesel fuel and 20,737 gallons of gasoline to travel to and from the project site. This is in addition to the construction equipment fuel listed in Table E-1 would result in use of 39,832 gallons of diesel fuel and 20,737 gallons of gasoline used during construction of the proposed project, as shown in Table E-3.

Table E-2: Estimated Construction Vehicle Usage

Fuel Use	Gallons of Diesel Fuel	Gallons of Gasoline
Haul Trucks	11,475	0
Vendor Trucks	11,928	0
Worker Vehicles	0	20,737
Total	23,403	20,737

Source: Appendix A

Table E-3: Total Construction Fuel Usage

Fuel Use	Gallons of Diesel Fuel	Gallons of Gasoline
Construction Vehicles	23,403	20,737
Off-road Construction Equipment	16,429	0
Total	39,832	20,737

Source: Appendix A

Overall, construction activities would comply with all existing regulations, and would therefore not be expected to use fuel in a wasteful, inefficient, and unnecessary manner. Thus, no impacts related to construction energy usage would occur

Operation

Once operational, the project would generate demand for electricity, natural gas, as well as gasoline for motor vehicle trips. Operational use of energy includes the heating, cooling, and lighting of the building, water heating, operation of electrical systems and plug-in appliances, parking lot and outdoor lighting, and the transport of electricity, natural gas, and water to the areas where they would be consumed. This use of energy is typical for urban development, no additional energy infrastructure would be required to be built to operate the project, and no operational activities would occur that would result in extraordinary energy consumption.

The proposed project would be required to meet the current CALGreen Building Code as included in the County Code as Section 63.1501. The County’s administration of the CALGreen Building Code includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical CALGreen measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. In complying with the CALGreen standards, impacts to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced. Thus, operation of the project would not use large amounts of energy or fuel in a wasteful manner, and no operational energy impacts would occur. As detailed in Table E-4, operation of the proposed project is estimated to result in the annual use of 115,306 gallons of fuel, 556,441 Thousand Kilowatt-Hours of electricity, and 478,633 Thousand British Thermal Units of natural gas.

Table E-4: Operational Energy Usage

Fuel Use	Annual VMT	Annual Gallons of Gasoline
Vehicular and Truck Trips	1,661,850	115,306
Electricity Use	Thousand Kilowatt-Hours	
Building Electricity	556,441	
Natural Gas Use	Thousand British Thermal Units	
Building Natural Gas	478,633	

Source: Appendix A

- b) **No Impact.** The proposed project would be required to meet the CALGreen energy efficiency standards in effect during permitting of the project. The County’s administration of the CALGreen requirements included in the County Code as Section 63.1501. The County includes review of design components and energy conservation measures during the permitting process, which ensures that all requirements are met. In addition, the project would not conflict with or obstruct opportunities to use renewable energy, such as solar energy, as the project includes a solar ready roof system. As such, development of the site would not result in obstruction of opportunities for use of renewable energy. Thus, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would not occur.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The project would be conditioned to comply with all applicable County of San Bernardino regulations and Conditions of Approval.

Conditions of Approval

E - CALGreen Code. The project is required to comply with the CALGreen Building Code as included in the County Code as Section 63.1501 to ensure efficient use of energy. CALGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

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

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

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

ii. Strong seismic ground shaking?

iii. Seismic-related ground failure, including liquefaction?

iv. Landslides?

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

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

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

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

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

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

San Bernardino County General Plan, 2007; Geotechnical Investigation, Prepared by Southern California Geotechnical, 2019 (GEO 2019) (Appendix E); Cultural and Paleontological Resources Assessment, Prepared by Material Culture Consulting, 2020 (MCC 2020) (Appendix D)

a) i) **No Impact.** The project site is not located within an Alquist-Priolo Earthquake Fault zone (GEO 2019). Additionally, the Geotechnical Investigation did not identify any evidence of faulting during the site investigation. Therefore, impacts related to rupture of a known fault would not occur from implementation of the proposed project.

ii) **Less than Significant Impact.** The project site, like most of southern California, could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. There are numerous faults in the region that are capable of producing significant ground motion at the site. However, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) included in the County Code as Section 63.0101. These regulations provide provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

The San Bernardino County Department of Building and Safety permitting process would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC as included as a County Condition of Approval and verified by the County's review process, would reduce impacts related to strong seismic ground shaking to a less than significant level.

iii) **Less than Significant Impact.** Liquefaction occurs when vibrations or water pressure causes soil particles to lose its friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

The Geotechnical Investigation describes that that the site is not identified as an area of liquefaction susceptibility. The Geotechnical Investigation describes that no groundwater was encountered during onsite borings to a depth of approximately 30 feet below the ground surface, and that the nearest groundwater monitoring well (located 2,985 feet southwest) indicates a high groundwater level of 725 feet below the ground surface in 2017. Thus, groundwater is not anticipated to be within 50 feet of the ground

surface. Therefore, the Geotechnical Investigation determined that the project site has a low liquefaction susceptibility potential (GEO 2019).

In addition, the Geotechnical Investigation details that the project would over excavate soils within the proposed building area to a depth of at least 3 feet below the proposed building pad subgrade elevation and extend to a depth sufficient to remove all the artificial, undocumented fill soils. The soils would then be compacted, which reduces the potential for seismic related ground failure, including liquefaction.

All structures built in the County are required to be developed in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is adopted as County Code as Section 63.0101, and included as a County Condition of Approval. Compliance with the CBC would require proper construction of building footings and foundations so that it would withstand the effects of potential ground movement, including liquefaction.

The San Bernardino County Building and Safety Division reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Therefore, impacts related to seismic related ground failure, including liquefaction are less than significant.

iv) **No Impact.** Landslides are the downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The project site and the adjacent parcels are relatively flat and do not contain any hills or steep slopes. The Geotechnical Investigation describes that the topography of the site ranges from 1,275 feet mean sea level (msl) in the northeast portion of the site to 1,256 feet msl in the southeast portion of the site. Due to the lack of hills or substantial changes in topography, no landslides on or adjacent to the project site would occur. Therefore, impacts related to landslides would not occur from implementation of the proposed project.

- b) **Less than Significant Impact.** Construction of the proposed project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the project would expose and loosen topsoil, which could be eroded by wind or water. However, the County Code Section 35.0120, *Construction Activity Requirements*, implement the requirements of the California Regional Water Quality Control Board, Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-2010-0033 (MS4 Permit) that establishes minimum stormwater management requirements and controls that are required to be implemented for the project.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by these County and RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer), which is also included as a County Condition of Approval. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of: silt fencing, fiber rolls, or gravel

bags, stabilized construction entrance/exit, hydroseeding, etc. With compliance with the County's Municipal Code stormwater management requirements, RWQCB SWPPP requirements, and installation of BMPs, which are included as a County Condition of Approval and implementation would be assured by the County's Building and Safety Division during permitting. Thus, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed project includes installation of landscaping adjacent to the proposed building and throughout the proposed parking areas. With this landscaping, areas of loose topsoil that could erode by wind or water, would not exist upon operation of the proposed project. In addition, as described in Section X, *Hydrology and Water Quality*, the hydrologic features of the proposed project have been designed to slow, filter, and retain stormwater within landscaping and the proposed detention basin, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the project requires County approval of a Water Quality Management Plan (WQMP) included as a County Condition of Approval, which would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements, impacts related to substantial soil erosion or loss of topsoil would be less than significant.

- c) **Less than Significant Impact.** As described previously, due to the lack of hills or substantial changes in topography, no landslides on or adjacent to the project site would occur. In addition, it was previously described that the Geotechnical Investigation determined that the project site has a low liquefaction susceptibility potential (GEO 2019).

Lateral spreading is a type of liquefaction induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures. As described previously, high groundwater does not exist in the project vicinity and the development area soils would be over excavated and compacted soils would be installed. The Geotechnical Investigation determined that the project site has a low liquefaction susceptibility potential (GEO 2019). Similarly, the susceptibility for lateral spreading is also low, and less than significant with implementation of the CBC requirements that are included as a County Condition of Approval.

Ground subsidence is the gradual settling or sinking of the ground surface with little or no horizontal movement, and occur in areas with subterranean oil, gas, or groundwater. Effects of subsidence include fissures, sinkholes, depressions, and disruption of surface drainage. Due to the lack of high underlying the site, the potential for subsidence to occur on this site is low. Also, groundwater extraction is managed by groundwater management plans, which limits the allowable withdrawal of water and potential of subsidence, and the project does not involve extraction of gas or groundwater. As detailed in the Geotechnical Investigation with implementation of the CBC requirements

that are included as a County Condition of Approval, impacts related to subsidence or soil collapse would be less than significant.

- d) **No Impact.** Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The Geotechnical Investigation prepared for the project conducted soils testing, which determined that onsite soils consist of sands, silty sands, and sandy silts with no appreciable clay content and have been classified as on-expansive (GEO 2019). In addition, as described above, compliance with the CBC is a standard County practice and is included as a County Condition of Approval. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that expansive soil related impacts would not occur.

- e) **Less than Significant Impact.** The proposed project would include installation and operation of an onsite septic system to provide wastewater treatment, as the site is not in the vicinity of any sewer systems. As described previously, the Geotechnical Investigation prepared for the project conducted soils testing, which determined that onsite soils consist of sands, silty sands, and sandy silts (GEO 2019), which have the capability to support septic systems. Therefore, the site does not have soils incapable of adequately supporting the use of septic tanks. In addition, compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that soil related impacts would be less than significant.
- f) **Less than Significant Impact with Mitigation Incorporated.** The paleontological record search conducted for the project did not identify any fossil localities within 1 mile of the project site. In addition, the project site soils comprised of younger Quaternary alluvium, derived broadly as alluvial fan deposits from the San Gabriel Mountains to the north via Lytle Creek that currently flows to the north and east, which do not typically contain significant vertebrate fossils. However, it is likely these deposits are underlain by older Quaternary deposits at relatively shallow depth as vertebrate fossils from similar sediments have been identified in the region (MCC 2020). Therefore, Mitigation Measure PAL-1 is included to require that if project excavations exceeds depths of ten feet paleontological monitoring will be implemented.

No significant impacts are identified or anticipated. The project would be conditioned to comply with all applicable regulations, Conditions of Approval, and the mitigation measure listed below.

Conditions of Approval

GEO - CBC Compliance. The project is required to comply with the California Building Standards Code as included in the County Code as Section 63.0101 to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

WQ - NPDES/SWPPP. The project site is more than one acre and is required to comply with all of the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit. Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the County Building and Safety Division evidence of submitting a Notice of Intent (NOI) and an approved Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the project.

WQ - WQMP. Prior to the issuance of grading permits, a completed Water Quality Management Plan (WQMP) shall be submitted to and approved by the County Building and Safety Division. The WQMP shall be submitted using the San Bernardino County Stormwater Program's model form and shall identify all Post-Construction, Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters

Mitigation Measures

Mitigation Measure PAL-1: Paleontological Resource Management Plan. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee, from a County Qualified Paleontologist stating that the paleontologist has been retained to oversee monitoring and the preparation of a Paleontological Resource Impact Mitigation Program (PRIMP). At a minimum, the PRIMP shall include the following items:

- A trained and qualified paleontological monitor should perform full-time monitoring of any excavations on the project that have the potential to impact paleontological resources in old alluvial fan deposits and undisturbed native sediments below 10 feet in depth. The monitor will have the ability to redirect construction activities to ensure avoidance of adverse impacts to paleontological resources.
- The project paleontologist may re-evaluate the necessity for paleontological monitoring after examination of the affected sediments during excavation, with approval from County and Client representatives.
- Any potentially significant fossils observed shall be collected and recorded in conjunction with best management practices and SVP professional standards.
- Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.
- A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils, will be prepared and submitted to the appropriate County personnel.

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

SUBSTANTIATION:

San Bernardino County General Plan, 2007; County of San Bernardino Greenhouse Gas Emissions Reduction Plan, 2011; County of San Bernardino Greenhouse Gas Emissions Development Review Process, 2015; Air Quality and Greenhouse Gas Assessment Report prepared by Vince Mirabella, 2020 (AQ 2020) (Appendix A)

Thresholds

The analysis methodologies from SCAQMD, County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the County of San Bernardino Greenhouse Gas Emissions Development Review Process are used in evaluating potential impacts related to GHG from implementation of the proposed project.

SCAQMD: SCAQMD does not have approved thresholds related to the proposed project; however, it does have draft thresholds that provides a tiered approach to evaluate GHG impacts. The current interim SCAQMD thresholds consist of the following:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project’s construction emissions are averaged over 30 years and are added to the project’s operational emissions. If a project’s emissions are below one of the following screening thresholds, then the project is less than significant:
 - Residential and Commercial land use: 3,000 MTCO₂e per year
 - Industrial land use: 10,000 MTCO₂e per year
 - Based on land use type: residential: 3,500 MTCO₂e per year; commercial: 1,400 MTCO₂e per year; or mixed use: 3,000 MTCO₂e per year
- Tier 4 has the following options:

- Option 1: Reduce BAU emissions by a certain percentage; this percentage is currently undefined.
- Option 2: Early implementation of applicable AB 32 Scoping Plan measures
- Option 3, 2020 target for service populations (SP), which includes residents and employee: 4.8 MTCO₂e/SP/year for projects and 6.6 MTCO₂e/SP/year for plans;
- Option 3, 2035 target: 3.0 MTCO₂e/SP/year for projects and 4.1 MTCO₂e/SP/year
- Tier 5 involves mitigation offsets to achieve target significance threshold.

In addition, SCAQMD methodology for project construction are to average them over 30-years and then add them to the project's operational emissions to determine if the project would exceed the screening values listed above.

County of San Bernardino Greenhouse Gas Emissions Reduction Plan: The County of San Bernardino adopted a Greenhouse Gas Reduction Plan in September 2011, which provides guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects located within the unincorporated communities of San Bernardino County. The Greenhouse Gas Reduction Plan includes a GHG Development Review Process (DRP) that specifies a two-step approach in quantifying GHG emissions.

First, a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO₂e) per year is used to determine if additional analysis is required. If a proposed project were to produce GHG emissions in exceedance of 3,000 MTCO₂e per year, then the project is required to either achieve a minimum of 100 points per the Screening Tables provided within the Greenhouse Gas Reduction Plan or achieve a 31 percent reduction in MTCO₂e emissions over 2007 emissions levels. In accordance with the Greenhouse Gas Reduction Plan, if a development project were to emit less than 3,000 MTCO₂e per year, or reach the 100-point minimum score on the screening table, or reduce emissions by 31 percent from 2007 emissions, the project would be determined to have a less-than-significant impact related to GHG emissions.

The proposed project has garnered 102 points on the Screening Tables through the application of Energy Efficient Reduction measures, Renewable Fuel/Low Emissions Vehicles Measures, Construction Debris Diversion Measures, and Per Capita Water Use Reductions, and as a result, the project is considered to be consistent with the GHG Plan and is therefore determined to have a less than significant individual and cumulative impact for GHG emissions. The GHG reduction measures proposed by the developer through the Screening Tables Review Process have been included in the project design or would be included as Conditions of Approval for the project.

- a) **Less than Significant.** Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles onsite, equipment hauling materials to and from the site, asphalt

paving, and motor vehicles transporting the construction crew. Exhaust emissions from onsite construction activities would vary daily as construction activity levels change.

In addition, operation of the proposed industrial warehouse would result in area and indirect sources of operational GHG emissions that would primarily result from vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the building would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

The estimated operational GHG emissions that would be generated from implementation of the proposed project are shown in Table GHG-1. Additionally, in accordance with SCAQMD recommendation, the project's amortized construction related GHG emissions are added to the operational emissions estimate in order to determine the project's total annual GHG emissions.

Table GHG-1: Greenhouse Gas Emissions

Emission Source	Annual GHG Emissions (MTCO₂e)
Annual construction-related emissions amortized over 30 years	30
Energy Source	161
Mobile Source (Passenger Car)	312
Mobile Source (Truck)	1,131
Waste	111
Water Usage	248
Total CO₂E (All Sources)	1,993
Screening Threshold	3,000
Exceeds Threshold?	No

Source: Appendix A

As shown on Table GHG-1, the project would result in approximately 1,993 MTCO₂e per year; which would be less than the County's screening threshold of 3,000 MTCO₂e per year. Therefore, impacts related to greenhouse gas emissions would be less than significant.

- b) **Less than Significant.** The proposed project would result in development of an industrial warehouse. The design of the building would comply with state and federal programs that are designed to be energy efficient. The proposed project would comply with all mandatory measures under the California Building Standards Code as included in the County Code as Section 63.0101, which would provide efficient energy and water consumption.

In addition, as described in the previous response, the project would not exceed the County of San Bernardino Greenhouse Gas Emissions Reduction Plan screening threshold. Therefore, the proposed project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas.

*Proj-2020-00099/CUP
Transwestern Development Company
APN: 0232-061-19
June 2020*

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

SUBSTANTIATION:
San Bernardino County General Plan, 2007; California Fire Hazard Severity Zone Map; Phase I Environmental Site Assessment, prepared by Avocet (Phase I 2019) (Appendix F); Soil Vapor Investigation, prepared by Avocet (Soils 2019) (Appendix G)

- a) **Less than Significant Impact.** A hazardous material is typically defined as any material that due to its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes, and any material that would be harmful if released.

There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Hazardous Materials Division of the San Bernardino County Fire Department is designated by the State Secretary for Environmental Protection as the Certified Unified Program Agency (CUPA). As a CUPA, San Bernardino County Fire Department manages six hazardous material and hazardous waste programs that regulate use, storage, and handling of hazardous materials, including Hazardous Materials Business Plans, per the County's standard conditions of approval, should tenants of the proposed building utilize or transport hazardous materials.

Construction

Construction activities for the proposed project would involve routine transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, routine hazardous materials would be used for fueling and serving construction equipment onsite. These types of hazardous materials routinely used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing state and federal laws that the project is required to strictly adhere to. As a result, the routine transport, use or disposal of hazardous materials during construction activities for the proposed project would be less than significant.

Operation

The proposed project would operate an industrial warehouse, which generally uses limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. Normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the project.

Also, should any future business that occupies the proposed building handle acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) the business would require a permit from the Hazardous Materials Division of the San Bernardino County Fire Department. Such businesses are also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County Fire Department regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan with the County. A Hazardous Materials Business Emergency Plan is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the Hazardous Materials Business Emergency Plan is to satisfy federal and state right-to-know laws and to provide detailed information for use by emergency responders.

Therefore, if future businesses that use or store hazardous materials occupy the proposed building, the business owners and operators would be required to comply with

all applicable federal, state, and local regulations, as permitted by the County Building and Safety Division and County Fire Department Hazardous Materials Division to ensure proper use, storage, and disposal of hazardous substances. Overall, operation of the proposed project would result in a less than significant impact related to the routine transport, use, or disposal of hazardous materials.

b) **Less than Significant with Mitigation Incorporated.**
Construction

As described previously, Construction activities for the proposed project would involve use and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials would be used for fueling and serving construction equipment onsite. These types of hazardous materials used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing state and federal laws that the project is required to strictly adhere to. Therefore, the project would not create a hazard related to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment during construction activities, and impacts would be less than significant.

Operation

The Phase I Environmental Site Assessment and Soil Vapor Investigation prepared for the project site describes that previous activities on and adjacent to the site included operation of several paint booths and an open paint spray area that used large quantities of chlorinated solvent, notably 1,1,1-trichloroethane, presumably for degreasing and equipment cleaning purposes. The paint booths are believed to have been inside the existing building on the southern portion of the site; however, the northern portion of the site was used for storage and housekeeping. In addition, it appears that a “dip tank” was operated on the site that may have contained chlorinated solvent used to degrease metal parts prior to painting.

Due to these past uses, soil vapor testing was conducted, which determined that volatile organic compounds (VOCs) were detected. PCE was detected in concentrations that exceeded the commercial/industrial Environmental Screening Levels (ESL). In addition, benzene and TCE concentrations exceeded residential ESLs (Soils 2019). As a result, of the exceedance of ESLs, mitigation is included to require inclusion of a “passive” vapor barrier beneath the office area of the proposed building. With implementation of the vapor barrier mitigation, impacts would be reduced to a less than significant level.

In addition, as described previously, operation of the proposed industrial warehouse includes use of limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. These types of hazardous materials are not acutely hazardous and regulated by existing laws that have been implemented to reduce risks related to the use of these substances. Also, should any future business that occupies the approved or proposed building handle acutely hazardous materials, it would be required to file a Hazardous Materials Business Plan and receive a permit from the Hazardous Materials Division of the San Bernardino County Fire Department to ensure proper use, storage, and disposal of hazardous substances. Therefore, operation of the proposed project would not create a reasonably foreseeable upset and accident

condition involving the release of hazardous materials into the environment, and impacts would be less than significant.

- c) **No Impact.** There are no schools located within a 0.25 mile of the project site. As such, there would be no impacts that would occur to any schools in the vicinity of the project. The closest school site is the Oleander Elementary School located at 8650 Oleander Avenue, approximately 1.1 mile southeast of the project site.

As described previously, the use of hazardous materials related to the proposed industrial warehouse uses would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment. Also, the emissions that would be generated from construction and operation of the proposed project were evaluated in the air quality analysis presented in Section III, and the emissions generated from the proposed project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed project would not emit hazardous or handle acutely hazardous materials, substances, or waste within 0.25 mile of school, and no impacts would occur.

- d) **No Impact.** The Phase I Environmental Site Assessment conducted database searches to determine if the project area or any nearby properties are identified as currently having hazardous materials. The record searches determined that although the site has a history of various uses and identified as previously utilizing hazardous wastes and underground storage tanks, the project site is not located on or near by a site which is included on a list of hazardous materials sites pursuant to Government Code Section 65962.5 (Phase I 2019).

In addition, the Phase I ESA did not identify any nearby or surrounding area sites that are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and as a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed project.

- e) **No Impact.** The project site is approximately 7.6 miles southwest of the Ontario International Airport, which is the closest airport facility. The project site is not located within the airport land use plan, and impacts related to airport safety hazards would not occur.
- f) **No Impact.** The proposed project would operate an industrial warehouse that would be permitted and approved in compliance with existing safety regulations, such as the CBC and California Fire Code to ensure that it would not conflict with emergency response to the project site or emergency evacuation from the project site.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction of the project driveways and roadway improvements along Almeria Avenue the roadway would remain open to ensure adequate emergency access to the project area and vicinity, and impacts related

to interference with an adopted emergency response of evacuation plan during construction activities would not occur.

Operation

Operation of the proposed project would also not result in a physical interference with an emergency response evacuation. Direct access to the project site would be provided by two 40-foot wide driveways along Almeria Avenue, which is adjacent to the project site. The project includes 30-foot wide drive isles that circle the proposed building. The Project is also required to provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Code and the County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements of the California Fire Code (Title 24, California Code of Regulations, Part 9). As a result, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impacts would occur.

- g) **No Impact.** The California Fire Hazard Severity Zone Mapping and the County General Plan Hazard Overlay maps show that the project site and adjacent areas are not within a High Fire Severity Zone. Additionally, the project would be required to comply with California Fire Code, as included in the County Code as Section 23.0101, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, and provision of fire flows. Compliance with these requirements would be verified during the permitting process. In addition, the proposed project structure would consist of concrete, which is a non-flammable material. Overall, the location and design of the proposed project, in addition to compliance with state and County fire regulations, would provide that no impacts related to wildland fire hazards would occur from the proposed project.

No significant adverse impacts are identified or anticipated. The project would be conditioned to comply with all applicable regulations and the mitigation measure listed below.

Mitigation Measures

Mitigation Measure HAZ-1: Construction plans and specifications shall require that a “passive” vapor barrier be installed beneath the office area of the building. The vapor barrier shall include:

- A 20-mil geomembrane of high-performance polyethylene containing an ethylene vinyl alcohol (EVOH) layer.
- At least 40 mil of spray-applied Liquid Boot®-type barrier material for a combined minimum barrier thickness of 60 mil.
- A layer of heavy-duty nonwoven geotextile to protect the underlying vapor barrier during placement of the building floor slab.

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

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Preliminary Water Quality Management Plan, Prepared by Thienes Engineering, 2019 (WQMP 2019) (Appendix H); Fontana Water Company 2015 Urban Water Management Plan (UWMP 2017); FEMA Flood Map Service Center, 2020.

- a) **Less than Significant Impact.** The project site is within the Santa Ana Watershed Region and under the jurisdiction of the Santa Ana RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific

water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan, and the regulatory program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

The ground surface throughout the majority of the development area consists of exposed soils and generally drains to the south (WQMP 2019). With implementation of the project the majority of the area would be impervious, except for landscaping areas. Stormwater runoff from the developed site would be routed to an underground retention system for treatment via infiltration.

Construction

Construction of the proposed project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer. The SWPPP (included as a County Condition of Approval) is required for plan check and approval by the County's Building and Safety Division, prior to provision of permits for the project, and would include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process would ensure that activities associated with construction would not violate any water quality standards. The project would be required to have an approved grading and erosion control plan and approval of a SWPPP, which would

include construction BMPs to minimize the potential for construction related sources of pollution, which would be implemented during construction to protect water quality. As a result, impacts related to the degradation of water quality during construction of the proposed project would be less than significant.

Operation

The proposed project would operate an industrial warehouse facility, which would introduce the potential for pollutants such as, chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the proposed project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs, included as a County Condition of Approval. The LID site design would minimize impervious surfaces and provide infiltration of runoff into landscaped areas and the underground retention system.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The proposed project would install an underground retention system to treat stormwater, which would remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). The additional types of BMPs that would be implemented as part of the proposed project are listed in Table HWQ-1.

Table HWQ-1: Types of BMPs Incorporated into the Project Design

Type of BMP	Description of BMPs
LID Site Design	<u>Optimize the site layout</u> : The site has been designed so that runoff from impervious surfaces would flow to either landscaped areas or an underground retention system for treatment by infiltration.
	<u>Use pervious surfaces</u> : Landscaping is incorporated into the project design to increase the amount of pervious area and onsite retention of stormflows.
Source Control	<u>Storm Drain Stenciling</u> : All inlets/catch basins would be stenciled with the words “Only Rain Down the Storm Drain,” or equivalent message.
	<u>Need for future indoor & structural pest control</u> : The building would be designed to avoid openings that would encourage entry of pests.
	<u>Landscape/outdoor pesticide use</u> : Final landscape plans would accomplish all of the following: <ul style="list-style-type: none"> • Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. • Consider using pest-resistant plants, especially adjacent to hardscape. • To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions

	<p><u>Roofing, gutters and trim:</u> The architectural design would avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.</p>
	<p><u>Sidewalks and parking lots:</u> Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing would be collected to prevent entry into the storm drain system. Wash water containing any cleaning agent or degreaser would be collected and discharged to the sanitary sewer and not discharged to a storm drain.</p>
<p>Treatment Control</p>	<p><u>Biofiltration Systems:</u> The underground retention system proposed for the project would detain runoff, filter it prior to discharge.</p>

With implementation of the operational source and treatment control BMPs that is outlined in the preliminary WQMP (Appendix H), included as a County Condition of Approval, that would be implemented by the County during the project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed project would not substantially degrade water quality. Therefore, impacts would be less than significant.

- b) **Less than Significant Impact.** The proposed project would not deplete groundwater supplies. The Fontana Water Company provides water services to the project site and vicinity, which receives a large portion (approximately 62.6 percent) of water from imported sources (UWMP 2017). The project area overlies the Chino Groundwater basin, which is adjudicated and managed by the Chino Basin Water Management District. The plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the project would not pump water from the project area (as water supplies would be provided by the Fontana Water Company), the proposed project would not result in a substantial depletion of groundwater supplies.

In addition, development of the proposed project would result in a large area of impervious surface on the project site. However, the project design includes underground retention system that would capture and infiltrate runoff. In addition, the project includes installation of landscaping that would infiltrate stormwater onsite. As a result, the proposed project would not decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The proposed project would have a less than significant impact.

- c) **Less than Significant Impact.** Based on implementation of the existing regulations through County Conditions of Approval that would be verified through the County's permitting process, implementation of the proposed project would not result in substantial erosion or siltation on- or off-site.
 - i. As described previously, existing RQWCB and County regulations require the project to implement a project specific SWPPP during construction activities, that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the project is required to implement

- a WQMP that would implement operational BMPs to ensure that operation of the industrial warehouse use would not result in erosion or siltation. With implementation of these regulations, impacts related to erosion or siltation onsite or off-site would be less than significant.
- ii. As detailed previously, runoff generated by the proposed project would be conveyed to either landscaping or an underground retention system, which would filter and infiltrate stormwater, such that drainage would be controlled and would not result in an increase in runoff that could result in on or off-site flooding. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process to ensure that the proposed project would meet the stormwater needs. Therefore, the proposed project would not increase the rate or amount of surface runoff in a manner which would result in flooding onsite or off-site, and impacts would be less than significant.
 - iii. As described previously, the runoff generated by the proposed project would be conveyed to either landscaping or an underground retention system. These areas have been sized to accommodate the anticipated flows, and would control drainage, such that it would not exceed the capacity of the stormwater drainage system. In addition, a WQMP is required to be developed approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process to ensure that the proposed project would not provide additional sources of polluted runoff. Therefore, impacts would be less than significant.
 - iv. The project would develop a vacant site into an industrial warehouse facility and install an underground retention system onsite that would retain and convey storm flows to the drainage system. According to the FEMA FIRM map (06071C8652H), the project site is not located within a flood zone. Thus, the proposed project would not impede or redirect flood flows, and impacts would be less than significant.
- d) **No Impact.** As described above, the project is not located within a flood zone. Therefore, the project would not potentially risk the release of pollutants due to project inundation. The project site is located over 44 miles northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the project is not located within a tsunami zone and no impacts would occur. Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water bodies near enough to the project site to pose a flood hazard to the site resulting from a seiche. The nearest water body is the Lake Mathews, which is located approximately 17 miles south of the project site. Therefore, no seiche impacts would occur.
- e) **No Impact.** As described previously, the project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for

construction related sources of pollution. For operations, the proposed project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the County during the project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed project would not obstruct implementation of a water quality control plan.

Also as described previously, the project site overlies the Chino Groundwater basin, which is adjudicated and managed by the Chino Basin Water Management District. The adjudication of the basin limits the allowable withdrawal of water from the basin by water purveyors. Additionally, the project would not pump water and water supplies would be provided by the Fontana Water Company. Thus, the proposed project would not conflict with or obstruct a groundwater management plan, and no impacts would occur.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The project would be conditioned to comply with all applicable County of San Bernardino regulations and Conditions of Approval.

Conditions of Approval

WQ - NPDES/SWPPP. As listed previously in Section VII, Geology and Soils.

WQ - WQMP. As listed previously in Section VII, Geology and Soils.

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

SUBSTANTIATION:
San Bernardino County General Plan, 2007; Submitted Project Materials

- a) **No Impact.** The development area of the site is vacant and undeveloped. The site is surrounded by urban development that includes industrial warehouses, roadways, and a trail. Land uses across Almeria Avenue consist of industrial land uses. The project would result in infill development that is consistent with the designated IR (Regional Industrial) land uses. In addition, the project does not involve development of roadways or other infrastructure that could divide a community. Therefore, the proposed project would not disrupt or divide the physical arrangement of an established community, and no impact would occur.
- b) **No Impact.** The development area is vacant and surrounded by industrial uses and Almeria Avenue. The County of San Bernardino Countywide Plan designates the project site for Regional Industrial (IR) land uses, which provides for heavy industrial uses, incidental commercial uses, agricultural support services, salvage operations, and similar and compatible uses per the San Bernardino County Code, Title 8, Section 82.01.020(c)(4)(b).

The proposed industrial warehousing facility would be compatible with the allowable IR land uses. Therefore, the proposed project would be consistent with the site's General Plan land use, and a conflict with a land use plan or policy adopted for the purpose of avoiding or mitigating an environmental effect would not occur from implementation of the project.

No significant adverse impacts are identified, 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>
XII. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

San Bernardino County General Plan, 2007; Draft County Policy Plan Natural Resources Element, 2019; Geotechnical Investigation, prepared by Southern California Geotechnical, 2019 (GEO 2019) (Appendix E).

- a) **No Impact.** The Draft County Policy Plan Natural Resources Element Mineral Resource Zone Map identifies that the project site is within an area that is designated as Mineral Resource Zone (MRZ) 2, which indicates that it is within an area where geologic information indicates that minerals or construction aggregates could be present.
- However, as described in the Geotechnical Investigation prepared for the project, onsite soils consist of artificial fill to a depth of approximately 4.5 feet, which are underlain by native alluvium. The alluvium generally consists of sands, gravelly sands, and occasional silty sands (GEO 2019), which are common throughout the region and are not considered mineral resources. Therefore, the proposed project would not result in the loss of a mineral resource that would be of value to the region or state, and no impact would occur.
- b) **No Impact.** The project site is not designated as a mineral resource recovery site. The County of San Bernardino Countywide Plan designates the project site for Regional Industrial (IR) land uses. In addition, the project site is located within an urban area and surrounded by industrial uses and roadways. There are no identified mineral resource sites within the project vicinity. Therefore, the project would not result in the loss of availability of a locally important mineral resource recovery site, and impacts would not occur.

No significant adverse impacts are identified, 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>
XIII. NOISE - Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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; Noise Impact Analysis, prepared by Urban Crossroads, 2020 (NOI 2020) (Appendix I)

County Noise and Vibration Standards

County Code Title 8: Section 83.01.080(d), Table 83-3, contains the County of San Bernardino’s mobile noise source related standards that do not include standards related to industrial warehousing uses. For residential properties, the exterior noise level shall not exceed 55 dBA Leq during the daytime hours (7:00 a.m. to 10:00 p.m.) and 45 dBA Leq during the nighttime hours (10:00 p.m. to 7:00 a.m.) for both the whole hour, and for not more than 30 minutes in any hour.

Construction Noise: Section 83.01.080 of the San Bernardino County Code exempts construction activities from the noise standard providing that such activities take place between the hours of 7:00 a.m. to 7:00 p.m. except Sundays and Federal holidays.

Vibration: Section 83.01.090(a) of the San Bernardino County Code states that vibration shall be no greater than or equal to two-tenths inches per second (0.2 in/sec) measured at or beyond the lot line.

City of Fontana Noise and Vibration Standards

The City of Fontana Municipal Code Section 30-259 limit the exterior noise level to 70 dBA Leq during the daytime hours, and 65 dBA Leq during the nighttime hours at sensitive receiver locations.

In addition, the Fontana Municipal Code Section 30-183, states that vibration levels shall not create or cause to be created any activity that causes a vibration that can be felt beyond the property line with or without the aid of an instrument.

Existing Noise Levels

To identify the existing ambient noise level environment, 24-hour noise level measurements were taken at the project site. A description of the locations and the existing noise levels are provided in Table N-1 and shown on Figure N-1.

Table N-1: Summary of 24-Hour Ambient Noise Level Measurements

Location	Description	Energy Average Noise Level (dBA Leq)		CNEL
		Daytime	Nighttime	
L1	Located north of the Project site at 8184 Almeria Avenue.	67.3	63.3	70.7
L2	Located northeast of the Project site at 8292 Concord Avenue.	55.5	51.5	58.9
L3	Located east of the Project site on at 8395 Tokay Avenue.	63.6	59.1	66.7
L4	Located southeast of the Project site at 16010 Valencia Court.	59.6	58.1	64.9

Source: Urban Crossroads, 2020.

Existing Sensitive Receiver Locations

The nearest receptor is a single-family residence located 289 feet north of the Project site. The closest sensitive receptors to the project site are listed below:

- R1: A residence on Almeria Avenue located approximately 289 feet north of the Project site.
- R2: A residence on Riesling Street located roughly 943 feet east of the Project site.
- R3: A residence on the east side of Tokay Avenue approximately 1,455 feet from the Project site.
- R4: A residence on the east side of Tokay Avenue approximately 1,902 feet from the Project site.

a) **Less than Significant Impact. Construction**

As described previously, Section 83.01.080 of the San Bernardino County Code exempts construction activities from the noise standard providing that such activities take place between the hours of 7:00 a.m. to 7:00 p.m. except Sundays and Federal holidays. The project would comply with the County's construction hour's regulations. A construction-

related noise level threshold is applied from the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health (NIOSH). A division of the U.S. Department of Health and Human Services, NIOSH identifies a noise level threshold based on the duration of exposure to the source. To evaluate whether the project would generate potentially significant short-term noise levels at off-site sensitive receiver locations a construction-related the NIOSH noise level threshold of 85 dBA Leq is used.

Noise generated by construction equipment would include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. Construction is expected to occur in the following stages: site preparation, excavation and grading, building construction, architectural coating, paving. Noise levels generated by heavy construction equipment can range from approximately 65.2 dBA to 75.3 dBA when measured at 50 feet, as shown on Table N-1.

Table N-1: Construction Reference Noise Levels

Construction Stage	Reference Construction Activity	Reference Noise Level @ 50 Feet (dBA Leq)	Highest Reference Noise Level (dBA Leq)
Site Preparation	Scraper, Water Truck, & Dozer Activity	75.3	75.3
	Backhoe	64.2	
	Water Truck Pass-By & Backup Alarm	71.9	
Grading	Rough Grading Activities	73.5	73.5
	Water Truck Pass-By & Backup Alarm	71.9	
	Construction Vehicle Maintenance Activities	67.5	
Building Construction	Foundation Trenching	68.2	71.6
	Framing	62.3	
	Concrete Mixer Backup Alarms & Air Brakes	71.6	
Paving	Concrete Mixer Truck Movements	71.2	71.2
	Concrete Paver Activities	65.6	
	Concrete Mixer Pour & Paving Activities	65.9	
Architectural Coating	Air Compressors	65.2	65.2
	Generator	64.9	
	Crane	62.3	

Source: Urban Crossroads, 2020.

The closest sensitive receiver is a single-family residence located 289 feet north of the Project site, shown in Figure N-2. Construction noise would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day, and equipment would be turned off when not in use. The typical operating cycle for a piece of construction equipment involves one or two minutes of full power operation followed by three or four minutes at lower power settings. As shown on Table N-2, the highest construction noise at the nearby receiver locations would range from 57.5 to 68.4 dBA Leq, which would not exceed the 85 dBA Leq construction noise level threshold for the County or the 70 dBA Leq construction noise level threshold for the City of Fontana. Therefore, construction impacts would be less than significant.

Table N-2: Construction Noise Levels at Sensitive Receptors

Receiver Location	Construction Noise Levels (dBA Leq)					
	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels
R1	68.4	66.6	64.7	64.3	58.3	68.4
R2	63.3	61.5	59.6	59.2	53.2	63.3
R3	59.8	58.0	56.1	55.7	49.7	59.8
R4	57.5	55.7	53.8	53.4	47.4	57.5

Source: Urban Crossroads, 2020.

Operation

Compliance with Noise Regulations. The Noise Impact Analysis prepared for the project evaluated potential impacts to ambient noise levels at the nearest sensitive receptors resulting from the proposed on-site noise sources such as idling trucks, delivery truck activities, backup alarms, loading and unloading of trucks, and roof-top air conditioning units. The operational noise source locations are shown in Figure N-3. As shown in Table N-3, the noise levels generated in the daytime by the project would range from 33.6 to 43.4 dBA Leq.

Table N-3: Project Onsite Daytime Operational Noise Levels

Noise Source	dBA Leq			
	R1	R2	R3	R4
Loading Dock Activity	41.3	24.5	30.4	30.4
Entry Gate & Truck Movements	38.2	31.6	27.9	25.3
Roof-Top Air Conditioning Units	32.1	32.8	29.9	28.8
Trash Enclosure Activity	9.9	5.8	21.6	20.1
Total (All Noise Sources)	43.4	35.6	34.5	33.6

Source: Urban Crossroads, 2020.

Table N-4 shows the project operational noise levels during the nighttime hours between 10:00 p.m. and 7:00 a.m. The nighttime hourly noise levels at the off-site receiver locations would range from 32.9 to 43.2 dBA Leq. The differences between the daytime and nighttime noise levels is largely related to the duration of noise activity.

Table N-4: Project Onsite Nighttime Operational Noise Levels

Noise Source	dBA Leq			
	R1	R2	R3	R4
Loading Dock Activity	41.3	24.5	30.4	30.4
Entry Gate & Truck Movements	38.2	31.6	27.9	25.3
Roof-Top Air Conditioning Units	29.6	30.4	27.5	26.4
Trash Enclosure Activity	8.9	4.9	20.6	19.2
Total (All Noise Sources)	43.2	34.5	33.8	32.9

Source: Urban Crossroads, 2020.

As shown in Table N-5, the noise levels generated by the project would be less than the County of San Bernardino 55 dBA daytime maximum noise level and the 45 dBA nighttime maximum noise level at the closest sensitive receptors. It would also be less

than the City of Fontana’s 70 dBA daytime maximum noise level and the 65 dBA nighttime maximum noise level at the closest sensitive receptors in the City. Therefore, noise generated from operation of the proposed project would not exceed noise standards and impacts would be less than significant.

Table N-5: Operational Noise Level Compliance

Receiver	Project Operational Noise Levels (dBA Leq)		Noise Level Standards (dBA Leq)		Noise Level Standards Exceeded?	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	43.4	43.2	55	45	No	No
R2	35.6	34.5	70	65	No	No
R3	34.5	33.8	70	65	No	No
R4	33.6	32.9	70	65	No	No

Source: Urban Crossroads, 2020.

Increase in Ambient Noise. The To describe the Project operational noise level increases, the Project operational noise levels are combined with the existing ambient noise levels measurements for the nearby receiver locations. The difference between the combined Project and ambient noise levels describe the Project noise level increases to the existing ambient noise environment. As indicated on Tables N-6 and N-7, the Project will generate a daytime and nighttime operational noise level increases ranging from 0.0 to 0.1 dBA Leq at the receiver locations, which would be less than significant.

Table N-6: Project Daytime Operational Noise Level Increases

Receiver	Total Project Operational Noise Level	Reference Ambient Noise Levels	Combined Project and Ambient	Project Increase	Impact?
R1	43.4	67.3	67.3	0.0	No
R2	35.6	55.5	55.5	0.0	No
R3	34.5	63.6	63.6	0.0	No
R4	33.6	59.6	59.6	0.0	No

Source: Urban Crossroads, 2020.

Table N-7: Project Nighttime Operational Noise Level Increases

Receiver	Total Project Operational Noise Level	Reference Ambient Noise Levels	Combined Project and Ambient	Project Increase	Impact?
R1	43.2	63.3	63.3	0.0	No
R2	34.5	51.5	51.6	0.1	No
R3	33.8	59.1	59.1	0.0	No
R4	32.9	58.1	58.1	0.0	No

Source: Urban Crossroads, 2020.

b) **Less than Significant Impact.**
Construction

Construction activity can cause varying degrees of ground vibration, depending on the equipment and methods used, the distance to receptors, and soil type. Construction vibrations are intermittent, localized intrusions. The use of heavy construction equipment, particularly large bulldozers, and large loaded trucks hauling materials to or from the site generate construction-period vibration impacts.

The Noise Impact Analysis prepared for the project evaluated construction equipment vibration levels at the closest sensitive receptors. As shown in Table N-8 and Figure N-2, at the closest sensitive receptor, which is 289 feet north of the project site, construction activity vibration levels are expected to be 0.002 in/sec and would not exceed the County's threshold of 0.2 in/sec. Therefore, construction-related vibration impacts would be less than significant.

In addition, the project-related construction vibration levels do not represent levels capable of causing building damage to nearby residences. The FTA identifies construction vibration levels capable of building damage ranging from 0.12 to 0.5 in/sec PPV. The peak project-construction vibration level of 0.002 in/sec PPV, is below the FTA vibration levels for building damage. Furthermore, the vibration at the closest sensitive receivers would be limited and intermittent when heavy construction equipment is operating adjacent to the project site perimeter closest to the sensitive receiver.

Table N-8: Construction Equipment Vibration Levels

	Distance (Feet)	Receiver Vibration Levels PPV (in/sec)					Threshold PPV (in/sec)	Threshold Exceeded
		Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Highest Vibration Levels		
R1	289'	0.000	0.001	0.002	0.002	0.002	0.2	No
R2	943'	0.000	0.000	0.000	0.000	0.000	0.2	No
R3	1,455'	0.000	0.000	0.000	0.000	0.000	0.2	No
R4	1,902'	0.000	0.000	0.000	0.000	0.000	0.2	No

Source: Urban Crossroads, 2020.

Operation

Operational vibration from the project is limited to truck movements. Truck vibration levels are dependent on vehicle characteristics, load, speed, and pavement conditions. According to the FTA Transit Noise Impact and Vibration Assessment, trucks rarely create vibration that exceeds 70 VdB or 0.003 in/sec RMS (unless there are frequent potholes in the road). Trucks transiting on site would be travelling at very low speeds so it is expected that truck vibration impacts at nearby sensitive uses would satisfy the vibration threshold of 0.02 in/sec. Therefore, operational vibration impacts would be less than significant.

c) **No Impact.** The project site is approximately 7.6 miles southwest of the Ontario International Airport, which is the closest airport facility. The project site is not located within the airport land use plan, and impacts related to exposure people working in the project area to excessive noise levels would not occur.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The project would be conditioned to comply with all applicable County of San Bernardino regulations and Conditions of Approval.

Conditions of Approval

NOI – Construction Hours. Section 83.01.080 of the San Bernardino County Code exempts construction activities from the noise standard providing that such activities take place between the hours of 7:00 a.m. to 7:00 p.m. except Sundays and Federal holidays.

Figure N-1: Noise Measurement Locations



LEGEND:
▲ Measurement Locations

Figure N-2: Construction Noise Source and Receiver Locations






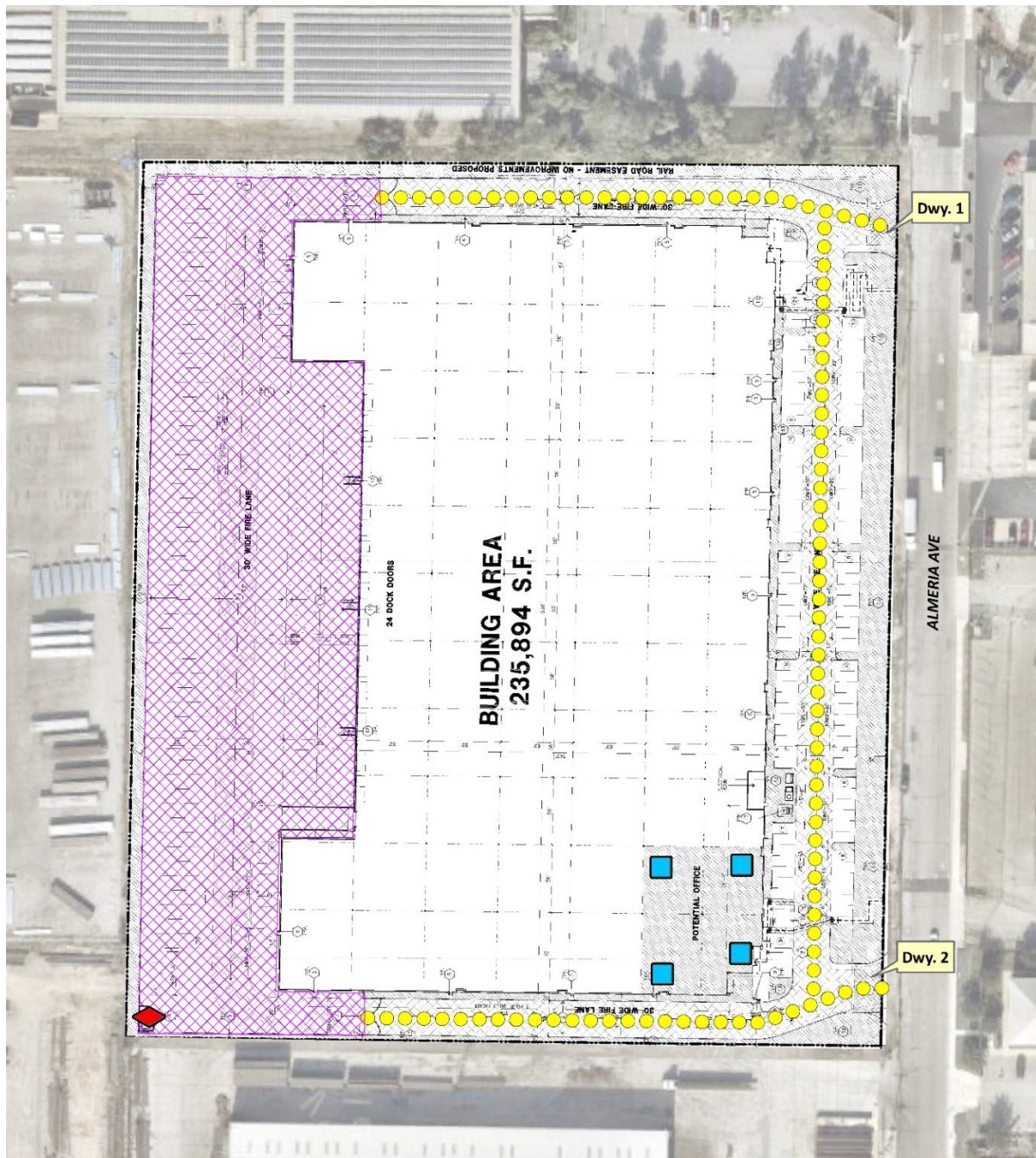




- LEGEND:**
-  Receiver Locations
 -  Distance from receiver to Project site boundary (in feet)
 -  Construction Activity

Figure N-3: Operational Noise Source Locations



LEGEND:

-  Roof-Top Air Conditioning Unit
-  Loading Dock Activity
-  Trash Enclosure Activity
-  Entry Gate & Truck Movements

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

SUBSTANTIATION:

San Bernardino County General Plan, 2007; California Employment Development Department Unemployment Rate and Labor Force, January 2020; California Department of Finance. E-5 Population and Housing Estimates for Cities, May 2019.

a) **Less than Significant Impact.** The proposed project would develop a 235,894 square-foot industrial warehouse. The project would generate the need for employees, which are anticipated to come from the region. The 2019 annual average unemployment rate for San Bernardino County was 3.8 percent. Similarly, the unemployment rates for the City of Fontana was 3.6 percent, City of Ontario was 3.4 percent, City of Rialto 4.5 percent, and the City of Chino was at 3.2 percent (State Employment Development Department, 2020). Thus, it is anticipated that new employees at the project site would be within commuting distance and would not generate needs for any housing.

In addition, should project employees relocate to work at the proposed project, sufficient vacant housing is available within the region to fill the project’s need. The County of San Bernardino had a vacancy rate of 11.9 percent in January 2019 (State Department of Finance 2019). The vacancy rate for the Cities of City of Fontana was 6.6 percent, City of Ontario was 6.8 percent, City of Rialto was 4.4 percent, and the City of Chino was at 5.1 percent, in January 2019 (State Department of Finance 2019). Thus, the proposed project would not create a demand for any housing, and any new employees to the region that would work at the proposed project would be accommodated by the existing vacant housing in the region.

Additionally, the project site has been planned for Regional Industrial (IR) uses. As a result, growth related to development of the project site for employment generating uses is included in County planning projections. Thus, direct impacts related to population growth in an area would be less than significant.

Furthermore, the proposed project does not include the extension of roads or other infrastructure. The project would be served by an onsite septic system, the existing adjacent roadway system, and the existing infrastructure that is located adjacent to the site. Therefore, the proposed project would not extend roads or other infrastructure that could indirectly induce population growth. Overall, direct and indirect impacts related to population growth would be less than significant.

- b) **No Impact.** The proposed project is partially undeveloped and partially used for industrial uses. The site does not contain any housing and has not been historically used for housing. The County of San Bernardino Countywide Plan designates the project site for Regional Industrial (IR) land uses, which does not provide for housing. Thus, the project would not displace any housing and would not necessitate the construction of replacement housing. As a result, no impact would occur.

No significant adverse impacts are identified, 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>
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:
San Bernardino County General Plan, 2007; Submitted Project Materials

a) **Less than Significant Impact.**
Fire Protection

The project site is located within 2.5 miles of four County Fire Stations, listed below:

- Station 71, located at 16980 Arrow Boulevard, 1.7 miles from the project site
- Station 72, located at 15380 San Bernardino Avenue, 2.5 miles from the project site
- Station 73, located at 8143 Banana Avenue, 2.5 miles from the project site
- Station 78, located at 7110 Citrus Avenue, 2.0 miles from the project site

Implementation of the proposed project would be required to adhere to the California Fire Code, as included County Code Section 23.0101 and would be reviewed by the County’s Department of Building and Safety to ensure that the project plans meet the fire protection requirements.

The new industrial warehouse and increase in employees that would occur from implementation of the proposed project would result in an incremental increase in demand for fire protection and emergency medical services. However, as there are four existing fire stations within 2.5 miles of the project site that currently serve the project vicinity. The closest station is 1.7 miles from the site. The increase in fire service demands from the project would not require construction of a new or physically altered fire station that could cause environmental impacts. Therefore, impacts related to fire protection services would be less than significant.

Police Protection

The project site is located 2.8 miles from the San Bernardino County Sheriff Station at 17780 Arrow Boulevard. The proposed project would result in additional onsite employees and goods that could create the need for sheriff services. Crime and safety issues during project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. Operation of the industrial warehouse may generate a typical range of sheriff service calls, such as burglaries, thefts, and employee disturbances.

However, to reduce the need for law enforcement services, security concerns are addressed in the project design by providing low-intensity security lighting and security cameras. Pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment.

Although an incremental increase could occur from implementation of the project, the need for law enforcement services from the project would not result in the need for, new or physically altered sheriff facilities. Thus, impacts related to sheriff services would be less than significant.

Schools

The project would develop and operate an industrial warehouse facility that would not directly generate students. As described previously, the proposed project is not anticipated to generate a new population, as the employees needed to operate the project are anticipated to come from within the project region due to the steady unemployment rate; and substantial in migration of employees that could generate new students is not anticipated to occur. As required by all projects within the County, the proposed project is required to pay School Mitigation Impact fees. Impacts would be less than significant.

Parks

The proposed project would develop and operate an industrial warehouse facility, which would not result in an influx of new residents, as the employees needed to operate the project are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would generate the need for new or expanded park facilities, and impacts would be less than significant.

Other Public Facilities

As described previously, the proposed project would develop and operate an industrial warehouse facility, which would not result in an influx of new residents, as the employees needed to operate the project are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would generate the need for new or expanded public facilities, such as libraries, and impacts would be less than significant.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The project would be conditioned to comply with all applicable County of San Bernardino regulations.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:
San Bernardino County General Plan, 2007; Submitted Project Materials

- a) **Less than Significant Impact.** The proposed project would develop and operate an industrial warehouse facility, which would not result in an influx of new residents, as the employees needed to operate the project are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would generate significant use of existing neighborhood or regional parks and recreation facilities, such that substantial physical deterioration would occur or be accelerated, and impacts would be less than significant.
- b) **Less than Significant Impact.** As described previously, the project would develop and operate an industrial warehouse facility. The project does not include development of recreational facilities. In addition, as described previously, the proposed project is not anticipated to result in an influx of new residents, as the employees needed to operate the project are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would require construction or expansion of recreational facilities, and impacts would be less than significant.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The project would be conditioned to comply with all applicable County of San Bernardino regulations.

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

SUBSTANTIATION:
San Bernardino County General Plan, 2007; Transportation Memo, prepared by EPD Solutions, 2020 (TRA 2020) (Appendix K)

- a) **Less than Significant Impact.** As discussed in the project description, the project proposes construction of a 235,894 square-foot high-cube warehouse. The County of San Bernardino Transportation Impact Study (TIS) Guidelines indicate projects that generate 100 or more trips during any peak hour have the potential to create a traffic impact and would be required to prepare a TIS.

As shown in Table TR-1, the proposed project would generate 19 trips during the a.m. peak hour, 24 trips during the p.m. peak hour, and 330 daily trips. When a passenger car equivalent (PCE) factor is applied to the trip generation to account for heavy vehicles, the project would generate 522 daily trips, including 30 trips during the a.m. peak hour and 37 trips during the p.m. peak hour.

As the proposed project would generate a maximum of 37 peak hour PCE trips, which is below 100 PCE, the project would not have the potential to create a traffic impact and potential traffic impacts from the project would be less than significant.

Table TR-1: Project Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<u>Trip Rates</u>									
High-Cube Transload and Short-Term Storage Warehouse ¹	TSF	1.40	0.06	0.02	0.08	0.03	0.07	0.10	
<u>Total Vehicle Trip Generation</u>									
Almeria Avenue Warehouse	235.894 TSF	330	15	4	19	7	17	24	
<u>Vehicle Mix²</u>		<u>Percent</u>							
Passenger Vehicles		67.80%	224	10	3	13	4	12	16
2-Axle Trucks		4.26%	14	1	0	1	0	1	1
3-Axle Trucks		4.26%	14	1	0	1	0	1	1
4+-Axle Trucks		23.66%	78	3	1	4	2	4	6
		100%	330	15	4	19	7	17	24
<u>PCE Trip Generation³</u>		<u>PCE Factor</u>							
Passenger Vehicles		1.0	224	10	3	13	4	12	16
2-Axle Trucks		2.0	28	1	0	2	1	1	2
3-Axle Trucks		2.5	35	2	0	2	1	2	3
4+-Axle Trucks		3.0	234	10	3	13	5	12	17
Total PCE Trip Generation			522	23	7	30	10	27	37

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

¹ Trip rates from the Institute of Transportation Engineers, *Trip Generation, 10th Edition, 2017*. Land Use Code 154 - High-Cube Transload and Short-Term Storage Warehouse.

² Vehicle Mix from the Institute of Transportation Engineers, *High-Cube Warehouse Vehicle Trip Generation Analysis*, October 2016. Data Site Subset: All

³ Passenger Car Equivalent (PCE) factors from the City of Fontana Traffic Impact Analysis (TIA) Guidelines, October 2019.

b) **Less than Significant Impact.** CEQA Guidelines section 15064.3 subdivision (b) states that Vehicle Miles Traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact for land use projects. The project is not within one-half mile of an existing major transit stop or a stop along an existing high-quality transit corridor and would therefore not be considered exempt from preparation of a VMT analysis. Thus, a VMT analysis was prepared for the project using the methodology and thresholds prescribed in the County of San Bernardino Transportation Impact Study (TIS) Guidelines. The TIS Guidelines provide the following thresholds:

- A project should be considered to have a significant impact if the project VMT per person/employee is greater than 4 percent below the existing VMT per person for the unincorporated County.
- A project would have a less than significant cumulative impact if it is consistent with the RTP/SCS. If the project is inconsistent with the adopted RTP/SCS, then a significant impact would occur if the project increases the regional VMT per person/employee compared to the RTP/SCS assumptions.

The project VMT analysis was prepared using the San Bernardino County Traffic Analysis Model (SBTAM). A new traffic analysis zone (TAZ) was added for the project incorporating the project’s non-residential (industrial) use and a full model run was completed. The VMT/Employee from the SBTAM project zone was compared to the VMT/Employee for San Bernardino County. Table TR-2 shows the results of the VMT analysis.

Table TR-2: Project VMT Analysis

	Total Homebased Work VMT	Total Employees	VMT/Employee
Almeria Ave Commerce	3,255	183	17.8
Entire San Bernardino County	15,289,330	800,080	19.1

As shown in Table TR-2, the VMT/Employee for the project is 1.3 less than the VMT/Employee for San Bernardino County. In addition, the project is consistent with the site zoning and General Plan land use designation; and therefore, would be consistent with the RTP/SCS. As a result, the project would have a less than significant impact on existing and cumulative VMT.

- c) **No Impact.** The proposed project includes only an industrial warehouse facility. There are no proposed uses that would be incompatible. The project would also not increase any hazards related to a design feature. Operation of the proposed project would involve trucks entering and exiting the project site from two 40-foot wide driveways along Almeria Avenue and 30-foot wide drive isles that circle the proposed building providing access to the loading bays and trailer parking at the back of the site (on the northern portion of the project site). Passenger vehicles would use a separate parking area at the front (or southern portion) of the site along Almeria Avenue. The onsite circulation design prepared for the project provides fire truck accessibility and turning ability throughout the site. Thus, no impacts related to vehicular circulation design features would occur from the proposed project.

- d) **No Impact.**
Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction of the project driveways along Almeria Avenue and connections to infrastructure, the roadway would remain open to ensure adequate emergency access to the project area and vicinity, and impacts related to inadequate emergency access during construction activities would not occur.

Operation

Operation of the proposed project would also not result in inadequate emergency access or access to nearby uses. Direct access to the project site would be provided from two 40-foot wide driveways along Almeria Avenue and 30-foot wide drive isles that circle the proposed building. The project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the included in the California Fire Code included in the County Code

as Section 23.0101. The County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to these requirements. As a result, the proposed project would not result in inadequate emergency access or access to nearby uses, and no impacts would occur.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The project would be conditioned to comply with all applicable County of San Bernardino regulations.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVIII. TRIBAL CULTURAL RESOURCES				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Cultural and Paleontological Resources Assessment, Prepared by Material Culture Consulting, 2020 (MCC 2020) (Appendix D).

- a) **Less than Significant with Mitigation Incorporated.** Assembly Bill (AB) 52 requires meaningful consultation between lead agencies and California Native American tribes regarding potential impacts on tribal cultural resources (TCRs). TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (PRC Section 21074). To identify if any tribal cultural resources are potentially located within the project site, a Sacred Lands File search was requested from the California Native American Heritage Commission (NAHC) on November 18, 2019. The NAHC responded on November 21, 2019, stating that there are no known sacred lands within a 1-mile radius of the project site and requested that 24 Native American tribes or individuals be contacted for further information regarding the general area vicinity. Thus, letters were sent to these individuals on November 22, 2019 to request information Cultural and Paleontological Resources Assessment prepared by Material Culture Consulting. On February 26, 2020 the County sent letters requesting consultation pursuant to AB 52. Responses were received from two Native American tribes, the Gabrieleno Band of Mission Indians – Kizh Nation (Kizh Nation) and the San Manuel Band of Mission Indians (SMBMI). Both tribes sent letters indicating that the project is located in their ancestral territory and is of interest to them. SMBMI stated

due to the nature and location of the proposed project, and given their knowledge of the site, they do not have any concerns with the project's implementation. The Kizh Nation likewise did not provide substantial evidence of potential TCRs at the site. Both tribes submitted suggested mitigation measures. No additional consultation pursuant to CEQA was requested.

The project site is undeveloped; but has been extensively disturbed through previous agricultural activities and activities related to adjacent sites that are utilized for industrial uses. There are no known historic resources or TCRs within the project site that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

However, earthmoving activities have the potential to expose unknown TCRs during construction. Therefore, Mitigation Measure TCR-1 is included to require a Native American Monitor to be present for all initial ground disturbing activities to monitor for any unexpected resources that may be unearthed during ground disturbing activities, impacts to a tribal cultural resource would be less than significant.

b) **Less than Significant with Mitigation Incorporated.** According to Public Resources Code (PRC) Section 5024.1(c), a resource is considered historically significant if it meets at least one of the following criteria:

- 1) Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
- 2) Associated with the lives of persons important to local, California or national history;
- 3) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values;
or
- 4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The project site does not meet any of the criteria listed above from PRC Section 5024.1(c). As described in the previous response, there are no known historic resources or tribal cultural resources on the project site. As discussed in Section 18a above, AB 52 consultations did not result in substantial evidence that there is a potential for resources on the project site. However, Mitigation Measure TCR-1 is included to require a Native American Monitor to be present for all initial ground disturbing activities to monitor for any unexpected resources that may be unearthed during ground disturbing activities. With implementation of Mitigation Measure TCR-1 impacts to tribal cultural resources would be less than significant.

Also, in the unlikely event that human remains are encountered during grading or soil disturbance activities, the California Health and Safety Code Section 7050.5 requires that disturbance of the site shall halt until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to

the person responsible for the excavation or to his or her authorized representative (included as a County condition of approval). The Coroner would also be contacted pursuant to Sections 5097.98 and 5097.99 of the Public Resources Code. Should the Coroner determine the human remains to be of Native American descent, the coroner must notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would then be required to contact the most likely descendant of the deceased Native American, who would then serve as a consultant on how to proceed with treatment of the remains. Compliance with the established regulatory framework (i.e., California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98) included as a Condition of Approval, would provide that any potential impacts to human remains and tribal cultural resources would be less than significant.

No significant impacts are identified or anticipated. Implementation of Mitigation Measures (MM) TCR-1 through MM TCR-7 would ensure the proper identification and subsequent treatment of any tribal cultural resources that may be encountered during ground-disturbing construction activities associated with the proposed project. With implementation of the required mitigation, the project's potential impact to tribal cultural resources would be reduced to less-than-significant.

Mitigation Measures:

TCR-1 - Retain a Native American Monitor/Consultant: *The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.*

TCR-2 – Unanticipated Discovery of Tribal Cultural and Archaeological Resources: *Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall*

be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and, **Public Resources Code Sections 21083.2(b)** for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

TCR-3 – Unanticipated Discovery Of Human Remains and Associated Funerary Objects : Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

TCR-4 – Resource Assessment and Continuation of Work Protocol: Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).

TCR-5 – Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

TCR-6 – Treatment Measures: Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work

closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

TCR-7 – Professional Standards: *Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:
 County of San Bernardino General Plan 2007; Preliminary Hydrology Study, prepared by Thienes Engineering, 2019 (HYD 2019) (Appendix J); Fontana Water Company 2015 Urban Water Management Plan (UWMP 2017); CalRecycle Facility Database 2020.

a) **Less than Significant Impact. Water Infrastructure**
 The proposed project would develop the site for a new industrial warehouse facility. An existing 10-inch water line is located in Almeria Avenue. The proposed project would connect to the existing water infrastructure, and existing off-site water infrastructure would not be required be constructed to serve the proposed project. Installation of the onsite water infrastructure and connection to the existing water supply lines is part of

construction of the proposed project would not result in any physical environmental effects beyond those described throughout this document.

The Fontana Water Company provides water supplies to the project area and operates various pumping, transmission and treatment facilities that includes: groundwater wells, pipeline interconnections, reservoirs, Sandhill Plant that can treat up to 29 million gallons per day (MGD), and approximately 690 miles of pipelines to transport water. The proposed project consists of an infill development within an area that is currently served and is consistent with the land use designations. Likewise, the planned capacity of the regional water treatment facilities that supplies the water is adequate, and new or expanded water treatment facilities would not be required as a result of the proposed project. Therefore, impacts related to water infrastructure would be less than significant.

Wastewater Treatment

The proposed project would include installation and operation of an onsite septic system to provide wastewater treatment, as the site is not in the vicinity of existing sewer lines. The proposed septic system would include a septic tank and distribution box that would discharge to onsite seepage pits. Because all wastewater would be treated onsite, the project would not require capacity from a wastewater treatment provider or require or result in the relocation or expansion of off-site sewer lines. Therefore, no impacts related to existing off-site wastewater infrastructure would occur. Additionally, the proposed onsite septic system is included as part of the construction of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this document.

Stormwater Drainage

The project includes installation of an onsite drainage system that would route storm water runoff to either landscaped areas or an underground retention system for treatment by infiltration. The project includes improvements to off-site drainage. An existing 24-inch storm drain daylights at the location of the proposed northern driveway and conveys runoff to Almeria Avenue from a landscape swale in the Pacific Electric Trail to the north of the development area. The project includes extending this storm drain to convey storm water further down the street to a bubbler catch basin that would be installed and would connect to a proposed parkway culvert that would convey flows to Almeria Avenue. From Almeria Avenue, the existing off-site drainage systems would be able to accommodate the proposed project. Thus, the project would not require or result in the relocation or construction of new or expanded off-site drainage systems. The proposed stormwater drainage infrastructure is included as part of the construction of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this document. Therefore, impacts related to drainage infrastructure would be less than significant.

Electric, Natural Gas, and Telecommunications Facilities

The proposed project in an infill project located within an urban area that is currently served by electric, gas, and telecommunication systems. The proposed project would connect to the existing electric, natural gas, and telecommunications facilities infrastructure, and existing off-site infrastructure would not be required be constructed to serve the proposed project. Installation of the infrastructure and connections to the

existing off-site lines are a part of construction of the proposed project would not result in any physical environmental effects beyond those described throughout this document.

- b) **Less than Significant Impact.** Water supplies to the project site are provided by the Fontana Water Company, which serves 52 square miles of the San Bernardino Valley that includes unincorporated areas and the Cities of Fontana, Rialto, and Rancho Cucamonga (UWMP 2017). In 2015, EMWD had a water demand of 34,964 acre feet (AF), and projects a demand of 40,140 AF in 2020 (a 14.8 percent increase in 5 years), and a demand of 47,536 in 2025 (an additional 18.4 percent increase between 2020 and 2025) (UWMP 2017). The UWMP identified increases in groundwater and recycled water to meet this increase in demand. The UWMP details the District's reliable and drought-resilient water supply capable of meeting projected demands over the next 25 years and beyond (UWMP 2017). The UWMP describes that the District has a projected supply of 47,536 AFY in 2020, and 56,562 AFY in 2040. To ensure that planning efforts for future growth are comprehensive, the Urban Water Management Planning Act requires water purveyors to incorporate regional projections and land uses in UWMPs.

The project site has a General Plan designation for Regional Industrial (IR) uses. The 2017 UWMP identifies water supply and demands through 2040 and indicates it would be able to meet all of the anticipated water supply needs. The proposed project is consistent with the land use designations for the site; and therefore, the existing growth projections included in the UWMP. Therefore, the proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, and impacts would be less than significant.

- c) **No Impact.** As described previously, the project would install an onsite septic system that would provide wastewater treatment and disposal for the project. There is no existing sewer system in the vicinity of the project; thus, the project would not require capacity from a wastewater treatment provider. As a result, the project would not result in impacts to existing wastewater treatment systems.
- d) **Less than Significant Impact.** The closest landfill to the project site is the Mid-Valley Sanitary Landfill, which is located at 2390 N. Alder Avenue, in the City of Rialto, and is approximately 5.5 miles from the project site. The landfill is permitted to accept 7,500 tons per day of solid waste and is permitted to operate through March 2045 (CalRecycle 2020). In January 2020, the landfill had a daily peak disposal tonnage of 5,822 (CalRecycle 2019); thus, having an average capacity for 1,678 additional tons of daily solid waste.

Based on a solid waste generation of 6 pounds per 1,000 square feet per day, identified in the CalRecycle Solid Waste Information System Database, the 235,894 square foot industrial warehouse building would generate approximately 1,415 pounds per day, or 7,077 pounds (3.5 tons) of solid waste per week (based on a five-day work week).

Based on the year 2020 recycling requirements, which require diversion of 75 percent of solid waste away from landfills, the proposed project would result in 0.89 ton of solid waste per week, which is within the existing permitted capacity of the Mid-Valley Sanitary

Landfill. Therefore, the existing landfill has sufficient permitted capacity to accommodate the project's solid waste disposal need, and impacts would be less than significant.

- e) **No Impact.** The proposed project would comply with all regulations related to solid waste. The State 2020 regulations related to solid waste require all construction to divert 65 percent of construction waste and solid waste generated by operations is required to have a 75 percent diversion rate. Implementation of the proposed project would be consistent with all state regulations. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. Therefore, impacts related to compliance with solid waste regulations would not occur.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. The project would be conditioned to comply with all applicable County of San Bernardino regulations.

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

SUBSTANTIATION:
 County of San Bernardino General Plan 2007; California Fire Hazard Severity Zone Map

- a) **No Impact.** The California Fire Hazard Severity Zone Mapping and the County General Plan Hazard Overlay maps show that the project site and adjacent areas are not within a High Fire Severity Zone. Additionally, the project would be required to comply with California Fire Code, as included in County Code Section 23.0101, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, and provision of fire flows. Compliance with these requirements would be verified during the permitting process. In addition, the proposed project structure would consist of concrete, which is a non-flammable material. Thus, impacts related to wildfire would not occur from the proposed project.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction, Almeria Avenue would remain open to ensure adequate emergency access to the project area and vicinity, and no impacts related to interference with an adopted emergency response of evacuation plan during construction activities would occur.

Operation

The proposed project would construct and operate an industrial warehousing facility that would be permitted and approved in compliance with the California Fire Code and County Code Section 23.0101, which provides requirements related to emergency access. Compliance with emergency access requirements would be verified by the County prior to approving building permits for the project. In addition, direct access to the project site would be provided from Almeria Avenue, which is adjacent to the project site. As a result, the proposed project would not impair an adopted emergency response plan or emergency evacuation plan, and no impacts would occur.

- b) **No Impact.** The project site and the adjacent parcels are flat and do not contain any hills or steep slopes and the proposed building would be shielded from wind by the existing structures that are located in the urban area. In addition, the project would be required to comply with California Fire Code and County Code Section 23.0101, which provides requirements to reduce the potential of fires. In addition, the proposed project structure would consist of concrete, which is a non-flammable material. Overall, the project would not exacerbate wildfire risks, and would not result in pollutant concentrations from wildfire or the uncontrolled spread of a wildfire.
- c) **No Impact.** The proposed project would construct a concrete building, which would be nonflammable and would not exacerbate the fire risk to the environment. The project does not include installation or maintenance of infrastructure related to roads, fuel breaks, emergency water sources, or power lines that could exacerbate wildfire risk. In addition, the project would be required to meet the specific standards and regulations outlined by the California Fire Code and County Code Section 23.0101, which would be verified during the County's permitting process. Therefore, no impacts would occur.
- d) **No Impact.** As described previously, the project site and the adjacent parcels are flat and do not contain any hills or steep slopes. The project site is also not within a High Fire Hazard Severity Zone and there is no indication of slumps, debris flow, or ground instability surrounding the project site. As the project site and vicinity are not within a wildfire hazard zone, wildfire hazards are not anticipated to occur. Also, as no slopes exist on or adjacent to the site the project would not expose people or structures to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impacts would occur.

No significant adverse impacts are identified, 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>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:				

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

a) **Less than Significant with Mitigation Incorporated.** The General Biological Assessment identified that the development area includes potentially suitable habitat for burrowing owl, which is a special status species. As a result, Mitigation Measure BIO-1 has been included to conduct preconstruction surveys. With implementation of this mitigation, impacts related to special status species would not occur from implementation of the proposed project.

Additionally, if vegetation is required to be removed during nesting bird season, Mitigation Measure BIO-2 requires a nesting bird survey to be conducted within 100-feet of areas proposed for vegetation removal. With the implementation of the mitigation, impacts related to nesting birds would be reduced to a less than significant level.

Also, as described above in Section V, the project site does not contain any historic resources and has been disturbed from past activities. However, previous resources have been identified within a 1-mile radius of the project site. Therefore, Mitigation Measure CUL-1 has been included to require a qualified professional archeologist to be present at the pre-grade meeting to detail an inadvertent discovery plan and for

contractors to halt work within 50 feet in the event of uncovering a potential archaeological resource and to have the find evaluated by a qualified archaeologist. Likewise, Mitigation Measure TCR-1 requires a Native American Monitor to be present for all initial ground disturbing activities, and have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of resources. With implementation of these mitigation measures, impacts related to important examples of the major periods of California history or prehistory would be less than significant.

Therefore, with implementation of mitigation, the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- b) **Less than Significant with Mitigation Incorporated.** The project would develop an industrial warehouse facility within a developed area. As described above, all of the potential impacts related to implementation of the project would be less than significant or reduced to a less than significant level with implementation of mitigation measures that are imposed by the County of San Bernardino and effectively reduce environmental impacts.

The cumulative effect of the proposed project taken into consideration with other development projects in the area would be limited, because the project would develop the site in consistency with the General Plan land use designation, zoning designation, and municipal code, and would not result in substantial effects to any environmental resource topic, as described though out this document. Furthermore, the proposed project would develop an area that has been subject to previous urban uses, is disturbed, and is surrounded by roadways and industrial development. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant with implementation of the previously identified mitigation measures.

- c) **Less than Significant with Mitigation Incorporated.** The project proposes the construction and operation of an industrial warehouse building. The project would not consist of any use or any activities that would result in a substantial negative affect on persons in the vicinity. All resource topics associated with the proposed project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts or less-than-significant impacts with implementation of mitigation measures and existing plans, programs, or policies that are required by the County. Consequently, the proposed project would in environmental effects that would cause substantial adverse effects on human beings directly or indirectly, and impacts would be less than significant with mitigation.

No significant impacts are identified or anticipated. The project would be conditioned to comply with all applicable regulations, County Conditions of Approval, and the mitigation measures listed previously.

XXII. MITIGATION MEASURES

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

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

Conditions of Approval

AQ-1 - SCAQMD Rule 403: The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.

AQ-2 - SCAQMD Rule 1113: The project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only “Low-Volatile Organic Compounds” paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.

AQ-3 - SCAQMD Rule 402: The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

BIO-1: Burrowing Owl. Protocol burrowing owl surveys are recommended to determine the presence and use of the site by burrowing owls. The survey methods should be in accordance with those outlined in the CDFW Staff Report on Burrowing Owl Mitigation (CDFW, 2012).

Specifically, the protocol surveys consist of four site visits to be conducted on four separate days as follows: 1) at least one site visit between 15 February and 15 April, and 2) a minimum of three survey visits, at least three weeks apart, between 15 April and 15 July, with at least one visit after 15 June. Surveys should be conducted within suitable burrowing owl habitat located on the site and within a 500-foot buffer of the site.

BIO-1: Nesting Bird Survey. It is recommended that vegetation removal be conducted outside of the nesting season (February 1 through September 15) for migratory birds to avoid direct impacts.

BIO-2: Nesting Bird Survey. Should vegetation removal be conducted during the nesting season (February 1 through September 15), pre-construction nesting bird surveys should be conducted within three days prior to any disturbance of the site, including staging, site preparation, diking, demolition activities, and grading. The pre-construction nesting bird survey should consist of a pedestrian survey of the entire project site and a 500-foot buffer around the site. All trees, shrubs, and herbaceous vegetation should be surveyed for active or inactive bird nests or indirect evidence of nesting.

BIO-3: Nesting Bird Survey. If active nests are found, they shall be flagged and the biologist shall establish suitable buffers around the nest (generally a minimum of 200 feet up to 500 feet for raptors and a minimum of 50 feet up to 300 feet for passerine species, with specific buffer widths to be determined by a qualified biologist). The buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

CUL-1: Inadvertent Discoveries. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee, from a qualified professional archeologist meeting the Secretary of Interior's Professional Qualifications for Archaeology as defined at 36 CFR Part 61, Appendix A stating that the archeologists have been retained will be present at pre-grade meetings to detail an inadvertent discovery plan. In addition, the developer shall provide an executed pre-excavation agreement for a Native American monitor during grading, protocols for treatment of Native American human remains, and the repatriation of Native American sacred items and artifacts.

In the event a previously unrecorded archaeological deposit is encountered during construction, all activity within 50 feet of the area of discovery shall cease and the County shall be immediately notified. The archeologist shall be contacted to flag the area in the field and shall determine if the archaeological deposits meet the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique archaeological resource (Public Resources Code 21083.2(g)).

If the find is considered a "resource" the archeologist in coordination with the Native American monitor shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4 in consultation with the County. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C). If unique archaeological resources cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the developer/applicant's expense.

PAL-1: Paleontological Resource Management Plan. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee, from

a County Qualified Paleontologist stating that the paleontologist has been retained to oversee monitoring and the preparation of a Paleontological Resource Impact Mitigation Program (PRIMP). At a minimum, the PRIMP shall include the following items:

- A trained and qualified paleontological monitor should perform full-time monitoring of any excavations on the project that have the potential to impact paleontological resources in old alluvial fan deposits and undisturbed native sediments below 10 feet in depth. The monitor will have the ability to redirect construction activities to ensure avoidance of adverse impacts to paleontological resources.
- The project paleontologist may re-evaluate the necessity for paleontological monitoring after examination of the affected sediments during excavation, with approval from County and Client representatives.
- Any potentially significant fossils observed shall be collected and recorded in conjunction with best management practices and SVP professional standards.
- Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.
- A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils, will be prepared and submitted to the appropriate County personnel.

HAZ-1: Construction plans and specifications shall require that a “passive” vapor barrier be installed beneath the office area of the building. The vapor barrier shall include:

- A 20-mil geomembrane of high-performance polyethylene containing an ethylene vinyl alcohol (EVOH) layer.
- At least 40 mil of spray-applied Liquid Boot®-type barrier material for a combined minimum barrier thickness of 60 mil.

A layer of heavy-duty nonwoven geotextile to protect the underlying vapor barrier during placement of the building floor slab.

NOI – Construction Hours. Section 83.01.080 of the San Bernardino County Code exempts construction activities from the noise standard providing that such activities take place between the hours of 7:00 a.m. to 7:00 p.m. except Sundays and Federal holidays.

TCR-1 - Retain a Native American Monitor/Consultant: *The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC’s Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations,*

soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

TCR-2 – Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource”, time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and, **Public Resources Code Sections 21083.2(b)** for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

TCR-3 – Unanticipated Discovery Of Human Remains and Associated Funerary Objects : Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

TCR-4 – Resource Assessment and Continuation of Work Protocol: Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).

TCR-5 – Kizh-Gabrieleno Procedures for burials and funerary remains: *If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.*

TCR-6 – Treatment Measures: *Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.*

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

TCR-7 – Professional Standards: *Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.*

GENERAL REFERENCES

The Draft County Policy Plan, May 2019. Accessed: <http://countywideplan.com/policy-plan/>

County of San Bernardino Code of Ordinances. Accessed: <https://codelibrary.amlegal.com/codes/sanbernardino/latest/overview>

County of San Bernardino Greenhouse Gas Emissions Reduction Plan, 2011. Accessed: <http://www.sbcounty.gov/Uploads/lus/GreenhouseGas/FinalGHGFull.pdf>

County of San Bernardino Greenhouse Gas Emissions Development Review Process, 2015. Accessed: <http://www.sbcounty.gov/Uploads/lus/GreenhouseGas/FinalGHGUpdate.pdf>

Fontana Water Company 2015 Urban Water Management Plan

PROJECT-SPECIFIC REFERENCES

California Fire Hazard Severity Zone Map Update Project, Accessed: <http://egis.fire.ca.gov/FHSZ/>

California Employment Development Department Unemployment Rate and Labor Force (EDD 2020) Accessed: <https://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html>

California Department of Conservation Important Farmland Finder. Accessed: <https://www.conservation.ca.gov/dlrp/fmmp>

California Department of Finance. E-5 Population and Housing Estimates for Cities, Counties, and the State, May 2019. Accessed: <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>

California Department of Conservation Mineral Resources Program Mapping. Accessed: <https://www.arcgis.com/apps/webappviewer/index.html?id=9948b9bc78f147fd9ea193c2ce758081>

Department of Transportation manages the State Scenic Highway Program (Caltrans 2020). Accessed: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

CalRecycle Facility Database, 2020. Accessed: <https://www2.calrecycle.ca.gov/SWFacilities/Directory/>.

FEMA Flood Map Service Center, 2020. Accessed: <https://msc.fema.gov/portal/home>

Fontana Water Company 2015 Urban Water Management Plan. Accessed: <https://www.fontanawater.com/water-quality-supply/2015-urban-water-management-plan/>

EXHIBIT D

Conditions of Approval

CONDITIONS OF APPROVAL

Transwestern Warehouse @ Almeria - PROJ-2020-00099

GENERAL REQUIREMENTS

Ongoing and Operational Conditions

LAND USE SERVICES – Planning Division 909.387.8311

1. Project Description. This Conditional Use Permit approval is for the construction of a 235,894-square foot industrial warehouse building with 10,000 square feet of office area to be used as a warehouse distribution facility on 10.28 acres, in the Regional Industrial (IR) 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).

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: 0232-061-19 and Project Number: PROJ-2020-00099.

2. Project Location. The Project site is located on the west side of Almeria Avenue, 1,071 feet north of Arrow Route, in the City of Fontana Sphere of Influence.
3. Revisions. Any proposed change to the approved use/activity on the site; or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to structures, building locations, elevations, signs, parking allocation, landscaping, lighting, allowable number of occupants (clients and/or employees); or a proposed change in the conditions of approval, including operational restrictions from those shown either on the approved site plan and/or in the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be approved by the County. The developer shall prepare, submit with fees, and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree to defend, indemnify and hold harmless the County or its "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 Section 2782.

5. 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
 - a. The permittee has commenced actual construction or alteration under a validly issued Building Permit, or
 - b. The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a Building Permit. [SBCC §86.06.060]

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

6. Occupancy of Approved Land Use. 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.

7. Extension of Time. County staff may grant extensions of time to the expiration date (listed above or as otherwise extended) in increments each not to exceed an additional three years beyond the current expiration date. The developer may file an application to request consideration of an extension of time with appropriate fees no less than 30 days before the expiration date. County staff may grant extensions of time based on a review of the Time application, which must include a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised Conditions of Approval or site plan modifications. (SBCC §86.06.060)

8. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.

9. Project Account. The Project account number is PROJ-2020-00099. This is an actual cost project with a deposit account to which hourly charges are assessed. The developer shall maintain a positive account balance at all times. A minimum balance of \$1000 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use. There shall be sufficient funds remaining in the account to properly fund file closure and any other required post-occupancy review and inspection (e.g. landscape performance).

10. Condition Compliance. In order to obtain construction permits for grading, building, final inspection, and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through the Planning Division in accordance with the directions stated in the Approval letter. The Planning Division shall release their holds on each phase of development by providing to County Building and Safety the following:
 - a) Grading Permits: a copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.
 - b) Building Permits: a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
 - c) Final Occupancy: a copy of the signed CCRF for final inspection of each respective building or use of the land, after an on-site compliance inspection by County Planning.

11. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These may include:
 - a) FEDERAL: None
 - b) STATE: Regional Water Quality Control Board (RWQCB) - Santa Ana Region, South Coast Air Quality Management District
 - c) COUNTY: Land Use Services – Planning/Building and Safety/Code Enforcement/Land Development, County Fire, Environmental Health Services, and Public Works.
 - d) LOCAL: Fontana Water Company.

-
12. Continuous Effect/Revocation. All Conditions of Approval applied to this project shall be effective continuously throughout the operative life of the project for the approved use. Failure of the property owner, tenant, applicant, developer or any operator to comply with any or all of the conditions at any time may result in a public hearing and revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.
13. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
- a) Annual maintenance and repair. The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
 - b) Graffiti and debris. The developer shall remove graffiti and debris immediately through weekly maintenance.
 - c) Landscaping. The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
 - d) Dust control. The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
 - e) Erosion control. The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
 - f) External Storage. The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
 - g) Metal Storage Containers. The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
 - h) Screening. The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
 - i) Signage. The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.
 - j) Lighting. The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules.
 - k) Parking and on-site circulation. The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires Planning Division review and approval. Markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled parking and path of travel, directional 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.
14. 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.
15. Water Conservation. Structures shall incorporate interior and exterior water conservation measures (low-flow plumbing, water efficient landscaping, drip irrigation, minimization of turf areas, etc.) as required by the SBCC.
16. Lighting. The glare from any luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. 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 alternating no more than once every five seconds.

-
17. 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.
 18. Cultural Resources. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum Director, telephone (909) 798-8601.
 19. Construction Hours. Construction will be limited to the hours between 7:00 AM and 7:00 PM, Monday through Saturday in accordance with the SBCC standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
 20. Signs. All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards:
 - a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
 - b. All sign lighting shall not exceed 0.5 foot-candle.
 - c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
 - d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.
 21. 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.
 22. 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.
 23. 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)
 - b) Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.
 - c) All engines shall not idle more than five minutes in any one-hour period on the project site. This includes all equipment and vehicles.
 - d) On-site electrical power connections shall be provided.
 - e) All transportation refrigeration units (TRU's) shall be provided electric connections, when parked on-site.
 - f) 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.
 24. Truck Queues. All commercial vehicles are restricted from queuing in excess of 5 minutes on Almeria Avenue ingress/egress points to minimize diesel particulate emissions to sensitive receptor sites.
 25. Local Labor. The Developer and future operators of the Project shall make a good faith effort to employ residents of San Bernardino County for the construction and operation of the Project. Good faith efforts shall include but not be limited to utilizing local advertising and outreach for employee recruitment.

LAND USE SERVICES DEPARTMENT – Code Enforcement Division 909.387.8311

26. **Enforcement.** If any County agency is required to enforce compliance with the conditions of approval, the property owner and “developer” shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and “developer” (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 - Development Code; Division 6 - Administration, Chapter 86.09 - Enforcement.
27. **Weed Abatement.** The Applicant shall comply with San Bernardino County weed abatement regulations [SBCC §23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section 909.387.8311

28. **Tributary Drainage.** Adequate provisions should be made to intercept and conduct the tributary off-site/on-site drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed.
29. **Natural Drainage.** The natural drainage courses traversing the site shall not be occupied or obstructed.
30. **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.
31. **Additional Drainage Requirements.** In addition to drainage requirements stated herein, other on-site and/or off-site improvements may be required that 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.
32. **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.
33. **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. Refer to approved WQMP maintenance section.

PUBLIC HEALTH – Environmental Health Services 800.442.2283

34. **Noise.** Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, please call DEHS at 1-800-442-2283.
35. **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.
36. **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 – Traffic Division 909.387.8186

37. 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.
38. Single Tenant Occupancy. The site shall operate based on a single tenant to remain consistent with established traffic impacts. If, at any time, multiple tenants occupy and/or operate on the proposed site, the project shall no longer be considered to meet the definition of “High Cube” and a traffic study shall be conducted using the current Highway Capacity Manual methodology and the current ITE trip generation for “Warehouse”. The project will be subject to any increased mitigation measures including but not limited to direct impacts, fair share contributions, and Regional Transportation Fees
39. Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management 909.386.8961

40. 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 Industries).
41. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of AB 2176.
42. Mandatory Commercial Recycling. Beginning July 1, 2012, all businesses defined to include a commercial or public entity that generates four or more cubic yards of commercial solid waste a week or is a multi-family residential dwelling of five or more must arrange for recycling services. The County is required to monitor business recycling and will require the business to provide recycling information. This requirement is to assist the County in compliance with the recycling requirements of AB 341.
43. Mandatory Organics Recycling – As of April 2016, the State of California through AB 1826 (Enacted October 2014), requires businesses that generate eight (8) cubic yards of organics per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction’s franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction’s franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics though 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.

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

44. Fire Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein “Fire Department”. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable status, codes, ordinances and standards of the Fire Department.
45. 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.
46. 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.

47. Standard B-1 Premise and Building Identification and Addressing. This standard applies to the marking of all buildings with address numbers for identification.
48. Standard B-2 Construction Site Fire Safety. This standard establishes minimum requirements for fire safety during construction and demolition. This document shall not be construed to be in lieu of any other applicable State or Federal law or regulation related to construction site safety. The general contractor or other designee of the building owner shall be responsible for compliance with these standards.
49. Standard F-1 Fire Sprinkler Systems in Commercial and Industrial Buildings. This standard, in conjunction with the latest edition of NFPA 13, shall apply to the design and installation of, and the modification to, all fire sprinkler systems in commercial and industrial occupancies. This standard and its interpretation is not intended to be applied or enforced where there is any conflict with NFPA 13 or the California Fire Code.
50. Standard F-4 Post Indicator Valves and Fire Department Connections. This standard, in conjunction with the latest edition of NFPA 13, NFPA 13R and NFPA 24, shall apply to the design and installation of, and the modification to, all new and existing fire sprinkler systems in commercial and industrial buildings and multi-family dwellings. This standard and its interpretation shall take NOT precedent where there is any conflict with NFPA standards.
51. Standard F-5 Design, Installation and Maintenance of Fire Alarm Systems. This standard applies to all new installations and modifications of existing fire alarm systems, within new construction as well as building additions and tenant improvements within existing buildings. This standard and its interpretation is not intended to be applied or enforced where there is any conflict with NFPA 72 or the California Fire Code.
52. Standard S-1 High Pile Storage/Warehouse Buildings. This standard shall apply to all storage occupancies designated as High Pile Storage as defined by the current California Fire Code (CFC), Chapter 32, the San Bernardino County Fire Code and Standards, and any other nationally applicable standards.
53. Standard W-2 Onsite Fire Protection Water Systems. This standard establishes minimum requirements for installation and maintenance of all private fire hydrants and appliances related to an onsite fire protection system.

PRIOR TO ISSUANCE OF GRADING PERMITS OR LAND DISTURBING ACTIVITY

The Following Shall Be Completed

LAND USE SERVICES DEPARTMENT – Planning Division 909.387.8311

54. 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:
- 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.
 - On-site electrical power connections shall be provided.
 - All transportation refrigeration units (TRU's) shall be provided electric connections, when parked on-site.
 - 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.
55. 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.
56. 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)
 - Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside Counties).

57. 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 (HVL) 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.

58. Mitigation Measure BIO 1. Burrowing Owl Survey: *A qualified biologist shall conduct protocol burrowing owl surveys to determine the presence and use of the site by burrowing owls. The survey methods should be in accordance with those outlined in the CDFW Staff Report on Burrowing Owl Mitigation (CDFW, 2012).*

Specifically, the protocol surveys consist of four site visits to be conducted on four separate days as follows: 1) at least one site visit between 15 February and 15 April, and 2) a minimum of three survey visits, at least three weeks apart, between 15 April and 15 July, with at least one visit after 15 June. Surveys should be conducted within suitable burrowing owl habitat located on the site and within a 500-foot buffer of the site.

The results of the survey shall be submitted to the County of San Bernardino and the California Department of Fish & Wildlife (CDFW) within 14 days following completion. If active burrows are detected, protective measures shall be required to ensure compliance with the Migratory Bird Treaty Act (MBTA) and other applicable California Department of Fish and Game (CDFG) Code requirements:

- In the event that the pre-construction survey identifies no burrowing owls in the impact area, a grading permit may be issued without restriction.*
- In the event that the pre-construction survey identifies the presence of at least one Individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife relocation protocol. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow California Department of Fish and Wildlife relocation protocol. The biologist shall confirm in writing to the County of San Bernardino Planning Department that the species has fledged or been relocated prior to the issuance of a grading permit.*

59. Mitigation Measure BIO 2. Nesting Bird Survey: *As a condition of approval for all grading permits, vegetation clearing, or ground disturbance, within 30 days prior to such activities occurring during the nesting/breeding season (February 15 through September 15), a migratory bird nesting survey must be completed in accordance with the following requirements:*
- A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within three business (3) days prior to initiating vegetation clearing or ground disturbance.*
 - A copy of the migratory nesting bird survey results report shall be provided to the County of San Bernardino Planning Department. If the survey identifies the presence of active nests, then the qualified biologist shall provide the Planning Department with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the Planning Department and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Planning Department verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.*

60. *Mitigation Measure CUL-1: Inadvertent Discoveries. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee, from a qualified professional archeologist meeting the Secretary of Interior's Professional Qualifications for Archaeology as defined at 36 CFR Part 61, Appendix A stating that the archeologists have been retained will be present at pre-grade meetings to detail an inadvertent discovery plan. In addition, the developer shall provide an executed pre-excavation agreement for a Native American monitor during grading, protocols for treatment of Native American human remains, and the repatriation of Native American sacred items and artifacts.*

In the event a previously unrecorded archaeological deposit is encountered during construction, all activity within 50 feet of the area of discovery shall cease and the County shall be immediately notified. The archeologist shall be contacted to flag the area in the field and shall determine if the archaeological deposits meet the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique archaeological resource (Public Resources Code 21083.2(g)).

If the find is considered a "resource" the archeologist in coordination with the Native American monitor shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4 in consultation with the County. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C). If unique archaeological resources cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the developer/applicant's expense.

Mitigation Measure CR-1. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. [Mitigation Measure V-1] During Grading

Mitigation Measure CR-2. In the event that Native American 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 archeologist 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, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archeologist makes his/her assessment, so as to provide Tribal input. [Mitigation Measure V-2] During Grading

CR-3 If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, an SOI-qualified archeologist shall be retained to develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment.

a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).

b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.

61. *Mitigation Measure HAZ-1: Construction plans and specifications shall require that a "passive" vapor barrier be installed beneath the office area of the building. The vapor barrier shall include:*
- a. A 20-mil geomembrane of high-performance polyethylene containing an ethylene vinyl alcohol (EVOH) layer.*
 - b. At least 40 mil of spray-applied Liquid Boot®-type barrier material for a combined minimum barrier thickness of 60 mil.*
 - c. A layer of heavy-duty nonwoven geotextile to protect the underlying vapor barrier during placement of the building floor slab.*

-
62. *Mitigation Measure PAL-1: Paleontological Resource Management Plan. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee, from a County Qualified Paleontologist stating that the paleontologist has been retained to oversee monitoring and the preparation of a Paleontological Resource Impact Mitigation Program (PRIMP). At a minimum, the PRIMP shall include the following items:*
- a. *A trained and qualified paleontological monitor should perform full-time monitoring of any excavations on the project that have the potential to impact paleontological resources in old alluvial fan deposits and undisturbed native sediments below 10 feet in depth. The monitor will have the ability to redirect construction activities to ensure avoidance of adverse impacts to paleontological resources.*
 - b. *The project paleontologist may re-evaluate the necessity for paleontological monitoring after examination of the affected sediments during excavation, with approval from County and Client representatives.*
 - c. *Any potentially significant fossils observed shall be collected and recorded in conjunction with best management practices and SVP professional standards.*
 - d. *Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.*
 - e. *A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils, will be prepared and submitted to the appropriate County personnel.*
63. *Mitigation Measure NOI – Construction Hours. Section 83.01.080 of the San Bernardino County Code exempts construction activities from the noise standard providing that such activities take place between the hours of 7:00 a.m. to 7:00 p.m. except Sundays and Federal holidays.*
64. *Mitigation Measure TCR-1 - Retain a Native American Monitor/Consultant: The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.*
65. *TCR-2 – Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and, Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.*

-
66. *TCR-3 – Unanticipated Discovery Of Human Remains and Associated Funerary Objects : Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.*
67. *TCR-4 – Resource Assessment and Continuation of Work Protocol: Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).*
68. *TCR-5 – Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.*
69. *TCR-6 – Treatment Measures: Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.*

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

70. *TCR-7 – Professional Standards: Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.*

LAND USE SERVICES DEPARTMENT – Building and Safety Division 909.387.8311

71. Geotechnical (Soil) Report. A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
72. Wall Plans. Submit plans and obtain separate building permits for any retaining walls.

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section 909.387.8311

73. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
74. 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 manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
75. FEMA Flood Zone. FEMA Flood Zone. The project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C8652H dated 8/28/2008. No elevation requirements. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
76. Grading Plans. Grading plans shall be submitted for review and approval obtained, prior to construction. All Drainage improvements shall be shown on the Grading plans according to the approved Drainage study. 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.
77. 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
78. On-site Flows. On-site flows need to be directed to the drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
79. San Sevaine Fee. San Sevaine Fee. The project site is located within the San Sevaine Drainage Fee area and is subject to a fee of \$4,405 per net developed acre that is to be paid prior to issuance of any grading or building permit. (SBC Ord, No. 3358). Total net developed acreage is 9.07 acres and the fee shall be \$39,953.35.
80. 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.
81. 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. The report shall adhere to the current requirements established by the Santa Ana Watershed Region. Copies of the WQMP guidance and template can be found at: (<http://www.sbcounty.gov/dpw/land/npdes.asp>) .
82. WQMP Inspection Fee. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

PUBLIC HEALTH – Environmental Health Services 800.442.2283

83. Vector Control Requirement. 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.

DEPARTMENT OF PUBLIC WORKS – Surveyor 909.387.8149

84. Monumentation. If any activity on this project will disturb any land survey monumentation, including be 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 to Section 8771(b) Business and Professions Code.
85. 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.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed

LAND USE SERVICES DEPARTMENT – Planning Division 909.387.8311

86. Lighting Plans. The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.
87. Perimeter Block Wall – Construct a 6-foot block wall with pilasters at every 75 feet, along the north, west, and south property boundaries.
88. Trash/Recyclables Receptacles. All trash and recyclables receptacles shall be in compliance with Public Works, Solid Waste Management standards. They shall be enclosed by six-foot high masonry walls with steel gates. A concrete apron equal to the width of the gate and outward from the enclosure a minimum of six feet shall be provided.
89. 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.
90. 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.
91. Energy Efficiency for Commercial/Industrial Development (GHG Reduction Measure R2E7). The developer shall document that the design of the proposed structure exceeds the current Title 24 energy efficiency requirements as indicated below:
- Building Envelope:
- Windows – Modestly Enhanced Window Insulation (0.4 U-factor, 0.32 SHGC) (7 points).
- Indoor Space Efficiencies:
- Heating/Cooling Distribution System – Enhanced Duct Insulation (R-8) (10 points).
 - Space Heating/Cooling Equipment – High Efficiency HVAC (EER15/72% AFUE or 8.5 HSPF) (8 points).
 - Water Heaters – High Efficiency Water Heater (0.575 Energy Factor) (16 points).
 - Daylighting – All peripheral rooms within building have at least one window or skylight (1 point).
 - Artificial Lighting - High Efficiency Lights (50% of in-unit fixtures are high efficacy) (12 points)
92. New Commercial/Industrial Renewable Energy (GHG Reduction Measure R2E9). The project shall be designed to have solar ready roof (sturdy roof and electric hookups) (2 points).
93. Per Capita Water Use Reduction Commercial/Industrial (GHG Reduction Measure R2WC1) The developer shall document that the design of the proposed structure provide efficiency requirements as indicated below:
- Irrigation and Landscaping:
- Water Efficient Landscaping – Only low water using plants (4 points).
 - Water Efficient irrigation Systems – Weather based irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use) (5 point).
- Potable Water:
- Toilets – Water Efficient Toilets/Urinals (1.5gpm) (3 points).

- Faucets – Water Efficient Faucets (1.2gpm) (3 points)
94. Employment Based Trip and VMT Reduction Policy (GHG Reduction Measure R2T2): The project shall provide:
- Car/Vanpools – Car/Vanpool Program (1 point)
 - Employee Bicycle/Pedestrian Programs – Complete sidewalk to residential within ½ mile (1 point)
95. Renewable Fuel/Low Emission Vehicles (EV Charging Stations) (GHG Reduction Measure R2T5). The project shall provide two public charging stations for use by an electric vehicle (20 points).
96. Construction and Demolition Debris Diversion Program (GHG Reduction Measure R2W5). The project shall provide:
- Recycling of Construction/Demolition Debris – Recycle 15% debris (5 points)
97. Solid Waste Diversion Program (GHG Reduction Measure R2W5). The project shall provide:
- Recycling – Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pick-up (3 points)

LAND USE SERVICES DEPARTMENT – Building and Safety Division 909.387.8311

98. Temporary Use Permit: A Temporary Use Permit (T.U.P.) for the office trailer will be required or it must be placed on a permanent foundation per State H.C.D. guidelines. A T.U.P. is only valid for a maximum of five (5) years.
99. Construction Plans: Any building, sign, or structure to be constructed or located on site, will require professionally prepared plans based on the most current County and California Building Codes, submitted for review and approval by the Building and Safety Division.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section 909.387.8311

100. 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.
101. 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.
102. Regional Transportation Fee. Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Fontana Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid by a cashier's check to the Land Use Services Department. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$1.55 per square foot for Industrial Use, which includes the 235,894 sq. ft. warehouse building per the site plan dated 07/13/2020. Therefore, the estimated Regional Transportation Fees for the Project is \$365,635.70. The current Regional Transportation Development Mitigation Plan can be found at the following website: <http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>
103. 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.

Almeria Avenue (Collector – 68’ per City’s Master Circulation Plan):

- Road Dedication. A 1 foot grant of easement is required to provide a half-width right-of-way of 34 feet per City’s Master Circulation Plan.
 - Street Improvements. Design curb and gutter with match up paving 22 feet from centerline.
 - Sidewalks. Design sidewalks per County Standard 109 Type “D”.
 - Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, and located per Standard 130.
104. Road Standards and Design. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Valley Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.
105. 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.
106. 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.
107. 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.
108. Street Type Entrance. Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.
109. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.

PUBLIC HEALTH – Environmental Health Services 800.442.2283

110. 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.
111. New On-site Wastewater Treatment System (OWTS). 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.
112. 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.
113. Sewage Disposal. Method of sewage disposal shall be an EHS approved onsite wastewater treatment system (OWTS).
114. Water Purveyor. Water purveyor shall be San Gabriel Valley WC or EHS approved.

115. 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.

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

116. Access. The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions. b. Multi-Story Road Access Width. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.
117. Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
118. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. The Fire Flow for this project shall be: 4000 GPM for a 4 hour duration at 20 psi residual operating pressure. Fire Flow is based on a 235,894 square-foot structure.
119. Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site.
120. Water System Large Commercial. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with one (1) two and one half (2 1/2) inch and two (2) four (4) inch outlet. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than one hundred fifty (150) feet from any portion of a structure.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management 909.386.8961

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

SPECIAL DISTRICTS – (909) 387-5940

122. This project lies within the district boundary of **CSA 70, SL-1**. Due to your projected use of the property, street lighting may be required. If required, please provide the street lighting plans, plan check fees, and (3) three-year advanced energy charges to the Special Districts Department for review and approval. Development plans are to be submitted to the Special Districts Department at 222 W. Hospitality Lane, 2nd Floor, San Bernardino, CA 92415-0450. For additional information on street light plans, please call Streetlighting Section at (909) 386-8821

DEPARTMENT OF PUBLIC WORKS – Surveyor 909.387.8149

123. Monumentation. If any activity on this project will disturb any land survey monumentation, including be 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 to Section 8771(b) Business and Professions Code.

124. 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.

PRIOR TO FINAL INSPECTION OR OCCUPANCY

The Following Shall Be Completed

LAND USE SERVICES DEPARTMENT – Planning Division 909.387.8311

125. Installation of Improvements. All required on-site improvements shall be installed per approved plans.
126. Fencing. Construct an 8-foot tubular fencing along the north, west, and south property boundaries.
127. 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).
128. CCRF/Occupancy. Prior to occupancy/use, all Condition Compliance Release Forms (CCRF) shall be completed to the satisfaction of County Planning with appropriate authorizing signatures from each affected agency.
129. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
130. 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.
131. Wheel Stops. All back-in truck trailer parking spaces shall have a wheel stop or other physical barrier twelve feet from any wall, fence or building to prevent damage. All other vehicle spaces shall have wheel stops or curbs installed when adjacent to fences, walls or buildings; these shall be three feet (3') away from such facilities.
132. Signs. Prior to occupancy, the developer shall provide verification that the one freestanding sign is installed. All signs must comply with and be permitted in accordance with SBCC §83.13, Sign Regulations.
133. Disabled Access. Disabled access parking spaces shall be clearly marked as disabled spaces and said markings shall be maintained in good condition at all times.
134. Fees Paid. Prior to final inspection by the Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, all fees required under actual cost job number P201500091 shall be paid in full.
135. GHG – Installation/Implementation. The developer shall submit for review and obtain approval from County Planning evidence that all applicable GHG reduction measures have been installed, implemented and that specified performance objectives are being met.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section 909.387.8311

136. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.
137. 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.
138. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works. Completion of road and drainage improvements does not imply acceptance for maintenance by the County.
139. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section 909.387.8311

-
140. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private registered engineer shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans.
141. 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.

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

142. Commercial Addressing. Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances.
143. Fire Alarm. An automatic monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for 100 heads or more. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
144. Fire Lanes. The developer shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The “No Parking, Fire Lane” signs shall be installed on public and/or private roads in accordance with the approved plan.
145. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA 13 and the Fire Department standards is required. The applicant shall hire a fire sprinkler contractor. The fire sprinkler contractor shall submit plans to the with hydraulic calculation and manufacturers specification sheets to the Fire Department for approval and approval. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.
146. High-Piled Storage. The applicant shall submit an application for high-piled storage (internal storage over 12' in height), three (3) sets of detailed plans and a commodity analysis report to the Fire Department for review and approval. The applicant shall submit the approved plan to Building and Safety for review with building plans. If the occupancy classification is designated as S-2, commodities to be stored will be limited to products of light hazard classification only. The required fees shall be paid at the time of plan submittal.
147. Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock.
148. Roof Certification. A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.
149. Smoke and Heat Removal. Mechanical smoke removal systems shall be provided for building protected by EFSR sprinkler systems. The mechanical smoke removal systems shall meet the requirements of CFC and SBCOFD Standards.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management 909.386.8961

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

EXHIBIT E

Comment Letters from City of Fontana



PLANNING DIVISION

March 2, 2020

City Council

Acquanetta Warren
Mayor

Jesse Armendarez
Mayor Pro Tem

John B. Roberts
Council Member

Jesus "Jesse" Sandoval
Council Member

Phillip W. Cothran
Council Member

Aron Liang
Senior Planner
San Bernardino County, Planning
385 N. Arrowhead Avenue
San Bernardino, CA 92415

RE: PROJ-2019-00072 for the proposal to subdivide 18.82 acres into two parcels and a conditional use permit to construct a 235,894 sq. ft. warehouse on a 10.47-acre parcel at 8432 Almeria Avenue (APN: 0232-061-19).

Dear Mr. Liang,

Thank you for providing the City of Fontana a public notice regarding the parcel subdivision and warehouse construction at 8432 Almeria Avenue. After carefully reviewing the project proposal, the City would like to recommend that the County of San Bernardino design the right of way street improvements along Almeria Avenue to match the 68' right of way width per the City of Fontana's Master Circulation Plan.

In addition to our recommendation, the City of Fontana, Planning Division, would like to review the environmental documentation upon its completion. If you have any questions regarding our recommendation or request, please contact me at (909) 350-6568 or at adelatorre@fontana.org. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Alexia De La Torre".

Alexia De La Torre
Planning Technician

EXHIBIT F

Responses to Comment Letters

From: [Alexia De La Torre](#)
To: [Liang, Aron](#)
Cc: [Rina Leung](#); [Orlando Hernandez](#)
Subject: RE: PROJ-2019-00072 / PROJ-2020-00099 - Proposed 235,894 sq. ft. @ 8432 Almeria Avenue
Date: Wednesday, July 15, 2020 3:21:57 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.png](#)

Hi Aron,

Good news. We received no comments from our engineer. The City has no further comments or questions. We appreciate your cooperation.

Thank you,

Alexia De La Torre

Planning Technician • Community Development
AdelaTorre@fontana.org • Office: [\(909\) 350-6568](tel:9093506568)

From: Liang, Aron <Aron.Liang@lus.sbcounty.gov>
Sent: Wednesday, July 15, 2020 1:59 PM
To: Alexia De La Torre <AdelaTorre@fontana.org>
Cc: Rina Leung <rleung@fontana.org>; Orlando Hernandez <ohernandez@fontana.org>
Subject: RE: PROJ-2019-00072 / PROJ-2020-00099 - Proposed 235,894 sq. ft. @ 8432 Almeria Avenue

CAUTION - EXTERNAL SENDER - THIS EMAIL ORIGINATED OUTSIDE OF THE CITY'S EMAIL SYSTEM
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Alexia, it would be much appreciated, receiving your comments by Friday. Again, thank you so much.

From: Alexia De La Torre <AdelaTorre@fontana.org>
Sent: Wednesday, July 15, 2020 1:53 PM
To: Liang, Aron <Aron.Liang@lus.sbcounty.gov>
Cc: Rina Leung <rleung@fontana.org>; Orlando Hernandez <ohernandez@fontana.org>
Subject: RE: PROJ-2019-00072 / PROJ-2020-00099 - Proposed 235,894 sq. ft. @ 8432 Almeria Avenue

Hello Aron,

Thank you for your prompt response. When do you need our comments by? We would like our senior traffic engineer to review it.

Thanks,

Alexia De La Torre

Planning Technician • Community Development

AdelaTorre@fontana.org • Office: [\(909\) 350-6568](tel:9093506568)

From: Liang, Aron <Aron.Liang@lus.sbcounty.gov>
Sent: Wednesday, July 15, 2020 11:59 AM
To: Alexia De La Torre <AdelaTorre@fontana.org>
Subject: RE: PROJ-2019-00072 / PROJ-2020-00099 - Proposed 235,894 sq. ft. @ 8432 Almeria Avenue

CAUTION - EXTERNAL SENDER - THIS EMAIL ORIGINATED OUTSIDE OF THE CITY'S EMAIL SYSTEM
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Alexia, I really appreciate your team there, getting back to me on above in a timely matter. Attached, per your request, the truck route. Please let me know if you need anything else. Thank you so much working with me.

From: Alexia De La Torre <AdelaTorre@fontana.org>
Sent: Wednesday, July 15, 2020 10:48 AM
To: Liang, Aron <Aron.Liang@lus.sbcounty.gov>
Subject: RE: PROJ-2019-00072 / PROJ-2020-00099 - Proposed 235,894 sq. ft. @ 8432 Almeria Avenue

Hello Aron,

Thank you for your patience. We reviewed the environmental document. Our only comment is that we could not find the truck route, and we are asking that you please provide us with the truck route.

Thank you,

Alexia De La Torre

Planning Technician • Community Development
AdelaTorre@fontana.org • Office: [\(909\) 350-6568](tel:9093506568)

From: Liang, Aron <Aron.Liang@lus.sbcounty.gov>
Sent: Monday, July 13, 2020 11:23 AM
To: Alexia De La Torre <AdelaTorre@fontana.org>
Subject: RE: PROJ-2019-00072 / PROJ-2020-00099 - Proposed 235,894 sq. ft. @ 8432 Almeria Avenue

CAUTION - EXTERNAL SENDER - THIS EMAIL ORIGINATED OUTSIDE OF THE CITY'S EMAIL SYSTEM
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Awesome. Thank you so much!

From: Alexia De La Torre <AdelaTorre@fontana.org>
Sent: Monday, July 13, 2020 11:19 AM
To: Liang, Aron <Aron.Liang@lus.sbcounty.gov>
Subject: RE: PROJ-2019-00072 / PROJ-2020-00099 - Proposed 235,894 sq. ft. @ 8432 Almeria Avenue

Hi Aron,

We will have a response by Wednesday. One of our planners is reviewing the document.

Alexia De La Torre

Planning Technician • Community Development
AdelaTorre@fontana.org • Office: (909) 350-6568

From: Liang, Aron <Aron.Liang@lus.sbcounty.gov>
Sent: Monday, July 13, 2020 10:17 AM
To: Alexia De La Torre <AdelaTorre@fontana.org>
Subject: RE: PROJ-2019-00072 / PROJ-2020-00099 - Proposed 235,894 sq. ft. @ 8432 Almeria Avenue

CAUTION - EXTERNAL SENDER - THIS EMAIL ORIGINATED OUTSIDE OF THE CITY'S EMAIL SYSTEM
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Alexia, just a reminder, any assistance on the above would greatly be appreciated. Thank you so much.

From: Alexia De La Torre <AdelaTorre@fontana.org>
Sent: Thursday, July 9, 2020 10:32 AM
To: Liang, Aron <Aron.Liang@lus.sbcounty.gov>
Subject: RE: PROJ-2019-00072 / PROJ-2020-00099 - Proposed 235,894 sq. ft. @ 8432 Almeria Avenue

Good morning,

The planning manager is out of the office and will return on Monday. I will reach out to you on Monday.

Alexia De La Torre

Planning Technician • Community Development
AdelaTorre@fontana.org • Office: (909) 350-6568

From: Liang, Aron <Aron.Liang@lus.sbcounty.gov>
Sent: Wednesday, July 1, 2020 1:13 PM
To: Alexia De La Torre <AdelaTorre@fontana.org>
Subject: RE: PROJ-2019-00072 / PROJ-2020-00099 - Proposed 235,894 sq. ft. @ 8432 Almeria Avenue

CAUTION - EXTERNAL SENDER - THIS EMAIL ORIGINATED OUTSIDE OF THE CITY'S EMAIL SYSTEM
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for letting me know.

From: Alexia De La Torre <AdelaTorre@fontana.org>

Sent: Wednesday, July 1, 2020 1:08 PM
To: Liang, Aron <Aron.Liang@lus.sbcounty.gov>
Subject: RE: PROJ-2019-00072 / PROJ-2020-00099 - Proposed 235,894 sq. ft. @ 8432 Almeria Avenue

Hi Aron,

Thank you for sending the document.



Alexia De La Torre

Planning Technician • Community Development
City of Fontana • 8353 Sierra Ave • Fontana, CA 92336
AdelaTorre@fontana.org • Office: [\(909\) 350-6568](tel:9093506568)



This email contains material that is CONFIDENTIAL and/or PRIVILEGED and for the sole use of the intended recipient. Any review, distribution or forwarding without express permission is prohibited. If you are not the intended recipient, please contact the sender and delete all copies. Thank you

From: Liang, Aron <Aron.Liang@lus.sbcounty.gov>
Sent: Wednesday, July 1, 2020 11:46 AM
To: Alexia De La Torre <AdelaTorre@fontana.org>
Subject: PROJ-2019-00072 / PROJ-2020-00099 - Proposed 235,894 sq. ft. @ 8432 Almeria Avenue

CAUTION - EXTERNAL SENDER - THIS EMAIL ORIGINATED OUTSIDE OF THE CITY'S EMAIL SYSTEM
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Alexia, per our phone conversation this morning, attached, proposed IS/MND for the above project.

Thank you for your immediate attention in review this matter.

Aron Liang
Senior Planner
Land Use Services Department
Phone: 909-387-0235
Fax: 909-387-3223
385 N. Arrowhead Ave
San Bernardino, CA, 92415-0187

SBCounty Logo



Our job is to create a county in which those who reside and invest can prosper and achieve well-being.
www.SBCounty.gov

County of San Bernardino Confidentiality Notice: This communication contains confidential information sent solely for the use of the intended recipient. If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender.

EXHIBIT G

Findings

CONDITIONAL USE PERMIT FINDINGS: Conditional Use Permit to construct a 235,894-square foot industrial warehouse with 10,000 square feet of office/administrative uses (Project), located on the west side of Almeria Avenue, approximately 1,071 feet north of Arrow Route, on 10.28 acres, in the Regional Industrial (IR) zoning district.

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

- 1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open spaces, setbacks, walls and fences, yards, and other required features pertaining to the application.** All setbacks meet the requirements of the Development Code for the proposed land use and the existing zoning. The submitted Project plans shows adequate design, parking, landscaping, circulation, access, and setbacks and is compatible with the existing development in the area.
- 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 two standard commercial/industrial driveways located on Almeria Avenue, which will provide legal and physical access to the site and appropriate regional circulation mitigation has been required. On-site circulation drive aisles meet County Fire Department 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 has been designed to use building materials, colors and landscaping including shades of white, and gray, with blue glazing on the windows facing Almeria Avenue that are complementary to the existing warehouse facilities to the east and south. The Project design includes a 25-foot landscape buffer and building features 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 County General 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 County General Plan. The Project specifically implements the following goals and policies:

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

- **Goal Implementation:** The proposed Project provides additional industrial development opportunities in the Fontana unincorporated area.

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

Policy LU 9.1: Encourage infill development in unincorporated areas and sphere of influence (SOI) areas.

Goal ED 1: The County will have a vibrant and thriving local economy that spans a variety of industries, services, and other sectors.

Goal ED 4: The County will assist development of small businesses and encourage new businesses of all sizes.

Policy ED 19.1: Retain and expand trucking, warehousing, and distribution opportunities.

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

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

The Project will not conflict with any applicable adopted land use plan, policy, or regulation or an agency with jurisdiction over the Project.

5. **There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed Project without significantly lowering service levels.** The 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 County 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,** through the orientation and design with adequate building setbacks and the future ability to construct rooftop solar facilities.

ENVIRONMENTAL FINDINGS:

Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, there is no substantial evidence that the Project will have a significant effect on the environment because an Initial Study has been completed for the proposed Project and it is determined, on the basis of staff's independent evaluation, that the Project will not have a significant adverse impact on the environment with the implementation of all the conditions of approval and environmental mitigation measures. The Mitigated Negative Declaration for this Project reflects the County's independent judgment in making this decision. Therefore, adoption of a Mitigated Negative Declaration is recommended.