



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: February 20, 2020

AGENDA ITEM #2

Project Description

Vicinity Map -

APN: 0298-412-01

Applicant: Ramzi Dughman/Ramzi Express
Community: Mentone/3rd Supervisorial District
Location: Southwest corner of Mentone Boulevard and Crafton Avenue

Project No: P201900107
Staff: Anthony DeLuca, Senior Planner
Rep: Fred Cohen/CJC Design, Inc.
Proposal: Conditional Use Permit (CUP) for the development of a 2,920 square-foot convenience store, a 3,100 square foot gas station canopy with six fueling station islands, and a 4,419 square foot car wash building with a 100-foot car wash tunnel on approximately 1.28 acres.



Hearing Notices Sent on: February 5, 2020

Report Prepared By: Anthony DeLuca

SITE INFORMATION:

Parcel Size: 1.28 Acres
 Terrain: Gently Sloping
 Vegetation: Natural vegetation

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Vacant Land	General Commercial (CG/SCp)
North	Commercial Development/Retail	General Commercial (CG/SCp)
South	Residential Subdivision	Multiple Residential (RM)
East	Retail	General Commercial (CG/SCp)
West	Vacant	General Commercial (CG/SCp)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	City of Redlands	N/A
Water Service:	Redlands Municipal	Will Serve/Annexation
Sewer Service:	Redlands Municipal	Will Serve/Annexation

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

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

REGIONAL VICINITY MAP



Figure 1: Regional Vicinity Map

LAND USE DISTRICT MAP 



Figure 2: Land Use Designation Map: Site Outlined in Blue

SITE PHOTOS



Figure 3: View East onto Property from Adjacent Parcel



Figure 4: View East along Mentone Blvd., Property Frontage



Figure 5: View South from Property toward Adjacent Residential Subdivision



Figure 6: View North along Crafton Avenue, Property Frontage



Figure 7: View of Existing Block Wall between the Property and Adjacent Subdivision

PROJECT DESCRIPTION:

The Applicant is requesting the approval of a Conditional Use Permit (CUP) for the development of a gas station/car wash and convenience store (Project) on the southwest corner of Mentone Boulevard (Hwy 38) and Crafton Avenue in the Community of Mentone, within the City of Redlands Sphere of Influence. The fueling stations will include six (6) fueling islands with twelve (12) fueling dispensers. The Project will also include a 3,100 square-foot canopy at a maximum height of approximately twenty (20) feet to be constructed over the fueling area, and a free-standing pole sign at a maximum height of twenty-five (25) feet. Also included is a 4,419 square foot car wash facility with an equipment building and 100-foot car wash tunnel and 13 vacuum stations. The proposed retail convenience store will be 2,920 square feet. The Project will be developed pursuant to the County Development Code (Development Code).

PROJECT ANALYSIS:

Site Planning: The Project will be developed on a 1.28 acre parcel. The General Commercial land use zoning district provides sites for retail trade and personal services, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services and similar and compatible uses.

Access to the site is provided from Mentone Boulevard (Hwy 38) via a right-in / right-out only driveway approved by Caltrans, as well as a full access driveway on Crafton Avenue. The Project site plan provides adequate area to accommodate all parking, access requirements, and landscaping required to comply with development standards of the Development Code.

Code Compliance Summary: As noted above, the Project satisfies all applicable standards of the Development Code for development in the General Commercial/Sign Control overlay (CG/SCp) Land Use District, as illustrated in Table 2:

Table 2: PROJECT CODE COMPLIANCE

Project Component	Development Code Standard		Project Plans
Proposed Buildings	CUP		CUP
Parking	11 spaces required including 1 ADA spaces		11 total spaces which includes 1 ADA spaces
Landscaping	20% minimum required		20%
Building Setbacks	Front:	25'	25'
	Side Street:	15'	15'
	Side Interior	10'	10'
	Rear	10'	10'
Building Height	60' Maximum		35'
Drive Aisles	24'		24'

Landscaping: A landscaping plan will be provided and will be required to comply with the Landscaping Standards provided in the Development Code, Section 83.10.060, and table 83-12 "Minimum Landscaped Area".

Parking: Chapter 83.11, Section 83.11.040, table 83-15 requires eleven (11) spaces with one (1) ADA accessible space for the convenience store. Eleven (11) spaces with one (1) ADA accessible spaces are provided.

Hours of Operation: Operating hours for the Convenience Store/Gas Station will be 6:00 a.m. to 11:00 p.m. and Car Wash 7:00 a.m. to 7:00 p.m. seven days per week.

Water Service: Water will be provided by the City of Redlands. There is an annexation agreement in place.

Sewer Service: Sewer service will be provided by the City of Redlands. There is an annexation agreement in place.

Signs: The Project proposes signage per Development Code section 83.13.050(c)(8) (*Onsite Signs in General Commercial land use zoning districts*) and 83.13.100(a) (*Sign Standards for Specific Uses – Service Station Signs*). In addition, the Project will adhere to the sign control overlay standards set forth in Development Code section 82.21.030 (*Development Standards*), which limits freestanding signs to 25 feet in height. In addition, it prohibits off-site freestanding signs greater than 18 square feet. Since any signs associated with this Project will be on-site, this provision would not apply.

Cultural/Tribal Cultural Resources: In accordance with AB 52, the County sent out notices of opportunity to consult to the Morongo Band of Mission Indians, the San Manuel Band of Mission Indians, the Colorado River Indian Tribes, the Gabrieleno Band of Mission Indians/Kizh Nation, the Soboba Band of Luiseno Indians, and the Twenty-nine Palms Band of Mission Indians. No comments were received by the Soboba, Colorado River, or Twenty-nine Palms tribes.

The Morongo Band of Mission Indians deferred mitigation and monitoring to the San Manuel Band of Mission Indians. Although no cultural or tribal cultural resources were identified on the Project site, mitigation/monitoring measures requested by the San Manuel and Gabrieleno tribes as described in the Initial Study (Exhibit A) for this Project are designed to reduce impacts to less than significant and have been included in the Conditions of Approval (Exhibit B).

Traffic: A Traffic Impact Study was prepared by David Evans and Associates to evaluate potential Project-related traffic impacts. Based on the Project trip generation, traffic distribution, and assignment patterns, intersection capacity analyses were conducted to assess the estimated Project impacts. Traffic mitigation measures, as outlined in the Initial Study (Exhibit A) and included in the Conditions of Approval (Exhibit B), include full street improvements adjacent to Crafton Avenue, as well as full street improvements along the parcel frontage on Mentone Boulevard (Hwy 38) as required by Caltrans.

Noise: Mitigation measures as described below and outlined in the Initial Study (Exhibit A) prepared for this Project will reduce temporary construction noise as well as ongoing operational noise to a less than significant level.

- Install “silence package” at the blower to further reduce noise.
- Enhance 6’ CMU block wall between properties with vegetation to further reduce noise as well as visual character.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

In compliance with the California Environmental Quality Act (CEQA), an independent Initial Study/Mitigated Negative Declaration (SCH# 2019079019) has been completed for the Project and staff determined that the proposal will not have any adverse impacts that will remain potentially significant, with implementation of the proposed mitigation measures. The Initial Study (Exhibit A) was sent to the State Clearinghouse on July 3, 2019 with the review period ending on August 5, 2019. No State agencies submitted comments by the closing date and no public comments were received challenging the determination as outlined in the IS/MND. A letter from the State Clearinghouse was received on August 14, 2019 acknowledging that the County has complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to CEQA. The letter is attached to the end of the Initial Study (Exhibit A) provided in the submittal package for this Project.

In addition to the items discussed above, the mitigation measures will ensure construction and operation impacts will not have a significant impact on the environment. Therefore, a Mitigated Negative Declaration is recommended along with approval of the Project.

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. Approximately 10 public comment letters were received from neighboring property owners located primarily in the residential subdivision to the south of the proposed development.

Comments generally included concerns for visual impacts, noise, bright lights, crime, vagrancy and trespassing on their properties, traffic and the possibility of enhancing the existing block wall between the Project and the residential subdivision to the south. Staff also received several phone calls and staff provided general project information and described the mitigation measures that would address most of the the public's concerns. The Applicant has stated that they would like to be good neighbors and will comply with all county requirements, as well as committing to the mitigation measures such as the enhancement of the block wall screening and/or the provision of additional vegetation as required by the County.

RECOMMENDATION:

That the Planning Commission:

1. **ADOPT** the Mitigated Negative Declaration (Exhibit A);
2. **APPROVE** the Conditional Use Permit (CUP) to construct and operate a 2,920 square-foot convenience store, a 3,100 square foot gas station canopy with six fueling station islands, and a 4,419 square foot car wash building with a 100-foot car wash tunnel on approximately 1.28 acres, subject to the recommended Conditions of Approval (Exhibit B);
3. **ADOPT** the Findings as contained in the Staff Report (Exhibit C); and
4. **FILE** the Notice of Determination.

ATTACHMENTS:

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

EXHIBIT A

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: 0298-411-97	USGS Quad: Yucaipa
Applicant: Ramzi Dughman 523 E. Payson Street Glendora, CA 91740	Lat/Long: 34°04'10.00"N, -117°07'22.74"W T, R, Section: T 01S R 02W SEC 19
Project No: P201900107	Community Plan: Mentone
Staff: Anthony DeLuca, Senior Planner	LUZD: CG-SCp
Rep: N/A	Overlays: Biotic – Burrowing Owl
Proposal: A Minor Use Permit (MUP) for the development of a gas station/car wash, and convenience store on the southwest corner of Crafton Avenue and Mentone Boulevard (HWY 38) in the community of Mentone, within the City of Redlands Sphere of Influence.	

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: Anthony DeLuca, Senior Planner
Phone No: (909) 387-3067 **Fax No:** (909) 387-3223
E-mail: Anthony.DeLuca@lus.sbcounty.gov

PROJECT DESCRIPTION:

Summary

A Minor Use Permit (MUP) for the development of a gas station/car wash, and convenience store on the southwest corner of Crafton Avenue and Mentone Boulevard (Hwy 38) in the community of Mentone, within the City of Redlands Sphere of Influence; the property is assigned the Assessor Parcel Number: 0298-411-97

Surrounding Land Uses and Setting

Land uses on the project site and surrounding parcels are governed by the San Bernardino County General Plan/Development Code. The following table lists the existing land uses and zoning districts. The property is zoned General Commercial-Sign Control primary. The property to the north is zoned the same and consists of a mini storage facility and a convenience store. A retail establishment to the east is also zoned General Commercial-Sign Control primary. To the

west is a vacant lot with the same zoning as the subject property, and to the south is a residential development zoned Multiple Residential.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Vacant	CG-SCp
North	Self-Storage and Service Station	CG-SCp
South	Single Family Residential Subdivision	RM
East	Commercial	CG-SCp
West	(2) Single Family Residences	CG-SCp

Project Site Location, Existing Site Land Uses and Conditions

The site is located on the southwest corner of Mentone Boulevard (Hwy 38), and Crafton Avenue, in the community of Mentone. The proposed project consists of a 2,920 square foot convenience store, a 3,100 square foot gas pump canopy and a 4,419 square foot car wash on 1.3 acres. The project is located within the City of Redlands Sphere of Influence and is zoned General Commercial-Sign Control primary (CG-SCp) per the County of San Bernardino Development Code. The project site is generally flat with slopes less than 5% with minimal native vegetation, and no known animal habitats, or historical features. There are no defined watercourses on the site.

Site Photographs



Figure 1 View North from Property



Figure 2 View South into Property



Figure 3 View East from Property



Figure 4 View West from Property

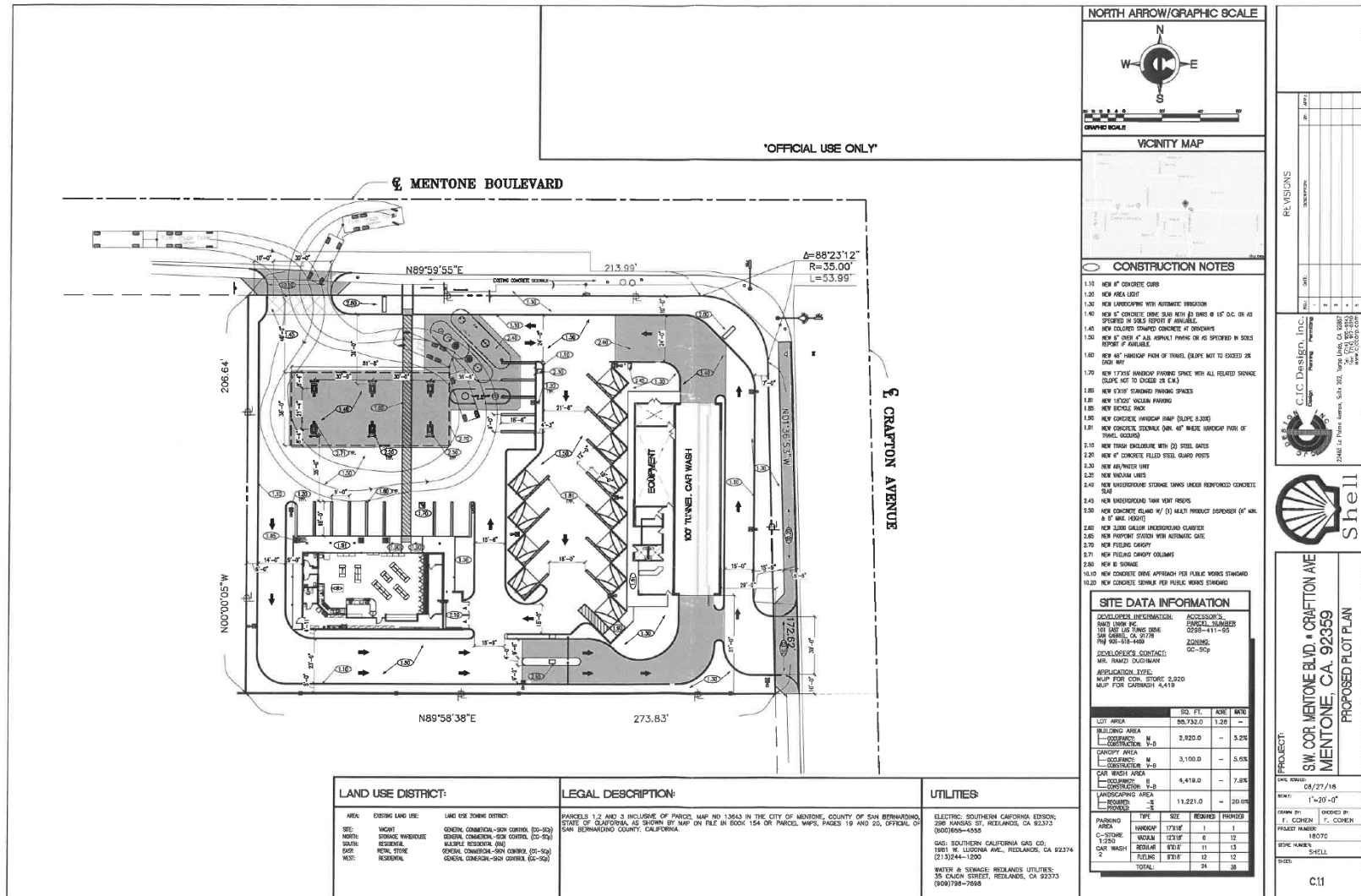


Figure 5 Site Plan

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

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

Federal: N/A

State of California: CA Fish & Wildlife, SCAQMD

County of San Bernardino: Land Use Services – Building and Safety, Traffic, Land Development Engineering – Roads/Drainage; Public Health – Environmental Health Services; Public Works, Surveyor; and County Fire

Local: City of Redlands

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, has consultation begun? The required notification of affected tribes has occurred. Consultation was not requested at this time, however standard language regarding mitigation of inadvertent discovery of tribal cultural resources including human remains has been provided for future development on the site.

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

EVALUATION FORMAT

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

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

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

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

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

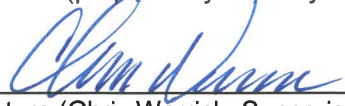
DETERMINATION: (To be completed by the Lead Agency)

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

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


 Signature: (prepared by Anthony De Luca, Senior Planner)

7-3-19
 Date


 Signature: (Chris Warrick, Supervising Planner)

7-3-19
 Date

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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if project is located within the view-shed of any Scenic Route listed in the General Plan): **San Bernardino General Plan, 2007; Submitted Project Materials**

- a) **Less than Significant Impact.** The proposed project is located within an area where surrounding lands are developed with commercial as well as residential uses. An existing six (6) foot wall on the south boundary where the project is adjacent to residential use will remain. Given the height of the project, there would be minimal obstruction to the north from the rear of these residences. The project will have a less than significant impact.
- b) **No Impact.** The site is not adjacent to a state scenic highway. There are no protected trees, rock outcroppings, or historic buildings on the project site; therefore, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings.
- c) **No Impact.** The proposed project would not substantially degrade the existing visual character of the site and its surroundings. The proposed commercial use is similar in scale and character as the existing commercial uses in the immediate vicinity of the site, and is not in conflict with existing zoning. The conditions of approval will include requirements for the development to comply with all County Development Codes and ordinances. The proposed project would have a less than significant impact on the existing visual character and quality of the site and its surroundings.

- d) **Less than Significant Impact.** All proposed development must comply with SBCC Chapter 83.13 Sign Regulations and SBCC§ 83.07.030 “Glare and Outdoor Lighting – Valley Region”, which includes light trespass onto abutting residential properties, shielding, direction, and type. Adherence will result in a less than significant impact.

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

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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 if project is located in the Important Farmlands Overlay):
San Bernardino County General Plan, 2007; California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials

- a) **No Impact.** The California Department of Conservation, Farmland Mapping and Monitoring Program, is responsible with mapping Prime Farmland, Unique Farmland, Farmland of Statewide Importance, and Farmland of Local Importance (Farmland) across the state. This site is designated as “Urban Built Up Land” land surrounded by the same in the area. As proposed the project would not convert Farmland to non-agricultural use. There will be no impact.
- b) **No Impact.** The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. The proposed project area is not under a Williamson Act contract. There is no impact and no further analysis is warranted. No impact is expected.
- c) **No Impact.** The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The proposed project area has never been designated as forest land or timberland because the site is within the valley region which does not contain forested lands. There will be no impact.
- d) **No Impact.** The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed project site is within the valley region of the county and does not contain forested lands. There is no impact and no further analysis is warranted. There will be no impact.
- e) **No Impact.** 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. The proposed project site does not contain forested lands. There is no impact and no further analysis is warranted. There will be no impact.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) | Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: *(Discuss conformity with the South Coast Air Quality Management Plan, if applicable): Air Quality and Greenhouse Gas Impact Analysis, LSA Associates, Inc., April 2019 (Appendix A); California Emissions Estimator Model (CalEEMod; Version 2016.3.2); Southern California Air Quality Management District 2017 (SCAQMD); San Bernardino County General Plan, 2007; Submitted Project Materials*

- a) **No Impact.** A project is consistent with a regional Air Quality Management Plan (AQMP) if it does not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or if the project is already included in the AQMP projection. Emissions with regional effects during project construction, calculated with the CalEEMod; Version 2016.3.2, would not exceed criteria pollutant thresholds established by the South Coast Air Quality Management District (SCAQMD). Compliance with SCAQMD Rules and Regulations during construction would reduce construction-related air quality impacts from fugitive dust emissions and construction equipment emissions. Construction emissions for the proposed project would not exceed the localized significance thresholds (LSTs) at the closest existing residences south of the project site.

Pollutant emissions from project operation, also calculated with CalEEMod, would not exceed the SCAQMD criteria pollutant thresholds. LSTs would not be exceeded by long-term emissions from project operations. Historical air quality data show that existing carbon monoxide (CO) levels for the project area and the general vicinity do not exceed either federal or State ambient air quality standards. The proposed project would not result in substantial increases in CO concentrations at intersections in the project vicinity that would result in the exceedance of federal or State CO concentration standards.

The proposed use is consistent with the County's zoning designation for the project site and its surrounding area, which is consistent with the County's General Plan. The County's General Plan is consistent with the Southern California Association of Governments (SCAG) Regional Comprehensive Plan Guidelines and the SCAQMD Air Quality Management Plan (AQMP). Thus, the proposed project would be consistent with the regional AQMP.

- b) **No Impact.** SCAQMD has established daily emissions thresholds for construction and operation of a proposed project in the Basin. The emissions thresholds were established based on the attainment status of the Basin with regard to air quality standards for specific criteria pollutants. Because the concentration standards were set at a level that protects public health within an adequate margin of safety (SCAQMD 2017), these emissions thresholds are regarded as conservative and would overstate an individual project's contribution to health risks.

CEQA significance thresholds for construction and operational emissions established for the Basin are shown in **Table 1** below.

Emissions Source	Table 1: Pollutant Emissions Threshold (lbs/day)					
	VOC	NO _x	CO	PM ₁₀	PM _{2.5}	SO _x
Construction Activities	75	100	550	150	55	150
Operation Activities	55	55	550	150	55	150
CO: carbon monoxide lbs/day: pounds per day NO _x : nitrogen oxides PM ₁₀ : particulate matter less than 10 microns in size			PM _{2.5} : particulate matter less than 2.5 microns in size SCAQMD: South Coast Air Quality Management District SO _x : sulfur oxides VOC: volatile organic compounds			

Source: SCAQMD. Air Quality Significance Thresholds. Website: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf> (accessed April 2019).

Projects in the Basin with construction- or operation-related emissions that exceed any of their respective emission thresholds would be considered significant under SCAQMD guidelines. These thresholds, which SCAQMD developed and that apply throughout the Basin, apply as both project and cumulative thresholds. If a project exceeds these standards, it is considered to have a project-specific and cumulative impact.

- c) **Less than Significant Impact.** SCAQMD published its Final Localized Significance Threshold (LST) Methodology in June 2003 and updated it in July 2008 (SCAQMD 2008), recommending that all air quality analyses include an assessment of both construction and operational impacts on the air quality of nearby sensitive receptors. LSTs represent the maximum emissions from a project site that are not expected to result in an exceedance of the NAAQS or the CAAQS for CO, NO₂, PM₁₀ and PM_{2.5}. LSTs are based on the ambient concentrations of that pollutant within the project Source Receptor Area (SRA) and the distance to the nearest sensitive receptor. For this project, the appropriate SRA is the East San Bernardino Valley area (SRA 35).

The LST Methodology uses look-up tables based on site acreage to determine the significance of emissions for CEQA purposes. Based on the SCAQMD recommended methodology and the construction equipment planned, no more than 1 acre would be disturbed on any one day; thus, the 1-acre LSTs have been used for construction emissions. On-site operational emissions would occur from stationary and mobile sources. Because the project operation area would be less than 1-acre, the 1-acre thresholds would apply during project operations.

Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. The closest residences are within 20 feet (6 meters) from the southern boundary of construction. SCAQMD LST Methodology specifies, "Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters." **Table 2** and **Table 3** below show that the localized significance thresholds for project construction and operational emissions would not be exceeded for the existing residences near the project.

Emissions Source Construction	Table 2: Construction Localized Impact Analysis (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Construction Emissions	10.31	8.14	1.40	0.96
Localized Significance Threshold (LST)	118	750	4	4
Exceeds Threshold?	No	No	No	No

Emissions Source Operation	Table 3: Operational Localized Impact Analysis (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Operation Emissions	1.5	2.3	0.4	0.1
Localized Significance Threshold (LST)	118	750	1	1
Exceeds Threshold?	No	No	No	No

d) **Less than Significant Impact.** Construction: Heavy-duty equipment in the project area during construction would emit odors, primarily from the equipment exhaust. However, the construction activity would cease to occur after construction is completed. No other sources of objectionable odors have been identified for the proposed project, and no mitigation measures are required. SCAQMD Rule 402 regarding nuisances 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." The proposed uses are not anticipated to emit any objectionable odors. Therefore, objectionable odors posing a health risk to potential on-site and existing off-site uses would not occur as a result of the proposed project.

Operation: The gas station could release localized odors; however, all the gasoline dispensers would be equipped with vapor recovery systems. In addition, such odors in general would be confined mainly to the project site and would readily dissipate. Therefore, objectionable odors affecting a substantial number of people would not occur as a result of the project. The impacts associated with odors would be less than significant and no mitigation measures are required.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 as (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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 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?

SUBSTANTIATION: (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database): **Biological Resources Assessment, LSA Associates, Inc. April 2019; San Bernardino County General Plan, 2007 (Appendix B); Submitted Project Materials; Focused Survey for Desert Tortoise and Mojave Ground Squirrel Habitat Assessment, RCA Associates, Inc. and Phoenix Ecological Consulting on 03/16/2009, updated 2018**

- a) **No Impact.** City and County General Plans and development ordinances may include regulations or policies governing biological resources. For example, policies may include tree preservation, locally designated species survey areas, local species of interest, and significant ecological areas. The project site does not have trees or shrubs that could provide nesting habitat for birds; nor does it contain suitable habitat for burrowing owl. The project will not conflict with local policies or ordinances related to biological resources. The project is not within an adopted Habitat Conservation Plan area. The project will not 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.
- b) **No Impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service because no such habitat has been identified or is known to exist on the project site. There are no defined watercourses on the site.
- c) **No Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland. There are no defined watercourses on the site.
- d) **No Impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no such corridors or nursery sites within or near the project site. The required building setbacks and maximum lot coverage requirements will allow for sufficient migration through the site.

- e) **No Impact.** The existing vegetation does not include trees or any plant species that are considered rare. This project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There will be no impact.
- f) **No Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. There will be no impact.

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

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

SUBSTANTIATION: (Check if the project is located in the Cultural or Paleontological Resources overlays or cite results of cultural resource review):
Cultural Resources Assessment, LSA Associates, April 2019 (Appendix C); San Bernardino County General Plan, 2007; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials

- a) **No Impact.** On April 4, 2019, the cultural resources records search was conducted for the project area by the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. It included a review of all recorded historic and prehistoric archaeological sites within one mile of the project, as well as a review of known cultural resource survey and excavation reports. In addition, the California State Historic Property Data File (HPD), which includes the National Register of Historic Places (National Register), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI), was searched.

Data from the SCCIC indicate there have been 23 cultural resource studies previously conducted within one mile of the proposed project, none of which included the project area. Although no resources were documented within the project area, 29 resources have been recorded within one mile, including a historic period Native American camp site/cemetery, foundations and refuse scatters, water conveyance features, groves, road segments, and built environment properties.

- b) **Less than Significant Impact with Mitigation.** On March 29, 2019, LSA Archaeologist Riordan Goodwin completed an intensive pedestrian survey of the project parcel. The property was surveyed in systematic parallel transects spaced by approximately 10 meters (approximately 35 feet). Special attention was paid to areas of exposed soil for surface artifacts and features and rodent burrows for evidence of archaeosols. The purpose of this survey was to identify and document, prior to the beginning of ground-disturbing activities, any cultural resources and thus also to identify any area(s) that might be sensitive for buried cultural resources. Sparse modern refuse was noted on the surface at the edges the project parcel. Soils are silty alluvium. Compliance with mitigation measure **CUL-1b** described below, and monitoring recommendations would reduce impacts to archaeological resources to less than significant.
- c) **Less than Significant Impact with Mitigation.** The project area is located in the vicinity of a 19th century agricultural worker's camp and cemetery constructed by Native Americans. Therefore, sensitivity for undocumented subsurface resources related to Native American Tribal cultural heritage within the project area may be inferred. Compliance with mitigation measure **CUL-2c** described below, and monitoring recommendations would reduce impacts to the inadvertent discovery of human remains to less than significant.

Mitigation/Monitoring Measures:

CUL 1b: In the event that archaeological materials are encountered during construction, all construction work should be halted and a qualified archaeologist consulted to determine the appropriate treatment of the discovery (California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f)). Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within **TCR-1 and TCR-2**, regarding any pre-contact/contact-era/historic finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

If significant cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

Monitoring: Monitoring of earthmoving activities by a qualified archaeologist and/or tribal monitor (including initial grubbing and vegetation removal) is recommended to mitigate potential impacts to undocumented archaeological resources.

CUL 2c: In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur 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 Native American, the County Coroner will notify the NAHC, which will determine and notify an MLD. With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall

complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.

Monitoring: Monitoring of earthmoving activities by a qualified archaeologist and/or tribal monitor (including initial grubbing and vegetation removal) is recommended to mitigate potential impacts to undiscovered human remains.

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

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

SUBSTANTIATION: San Bernardino County General Plan, 2007; Renewable Energy and Conservation Element of the General Plan 2017; California Energy Commission Title 24

- a) **Less than Significant Impact.** Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays. The proposed project will be conditioned to comply with GHG operational standards during temporary construction. Adherence would ensure that there would not be a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.
- b) **Less than Significant Impact.** The County of San Bernardino adopted a Renewable Energy and Conservation Element (RECE) as part of the County’s General Plan August 8, 2017. The proposed project would be required to meet Title 24 Energy Efficiency requirements. Adherence would ensure that the project would not conflict with or obstruct the recently adopted RECE or any other state or local plan for renewable energy or energy efficiency.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VII. GEOLOGY AND SOILS - Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if project is located in the Geologic Hazards Overlay District): **San Bernardino County General Plan, 2007; Submitted Project Materials; California Building Code; Public Resources Code; Environmental Hazards Report, Property I.D. March 15, 2018; Preliminary Soils Investigation, Soil Exploration Company, Inc., November 5, 2018**

- a) i) **Less than Significant Impact.** The project site is not located within an official earthquake fault zone or within a quarter of a mile of a mapped fault however, all of Southern California is subject to major earthquake activity. In terms of proximity to an active fault the impact can be considered less than significant.
- ii) **Less than Significant Impact.** The subject property is within an area that is subject to severe ground shaking as is most of Southern California. Adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* help to assure a less than significant impact.
- iii) **Less than Significant Impact.** The project site is not located in an area of high liquefaction susceptibility however, adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* would further assure a less than significant impact due to liquefaction.
- iv) **No Impact.** The project site is in a generally level area of the Valley and is not in close proximity to hillsides, foothills or mountains that could have the potential to slide during a ground disturbing event such as an earthquake. There would be no impact.
- b) **Less than Significant Impact.** The near surface sandy soils may be subject to water erosion. Positive drainage should be provided around the perimeter of all structures and all foundations toward streets or approved drainage devices to minimize water infiltrating into the underlying natural and engineered fill soils. Erosion control plans and grading plans will be required to be submitted, approved, and implemented for the proposed development. A less than significant impact is expected.
- c) **Less than Significant Impact.** The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off- site landslide, lateral spreading, subsidence, liquefaction, or collapse based on the Soils Investigation performed by Soils Exploration Company in November 2018. Impacts would thus be less than significant.
- d) **Less than Significant Impact.** The project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils. According to the Soils Investigation performed by Soils Exploration Company in November 2018, the expansion index of the existing soils on the project is very low. The impact would be less than significant.
- e) **Less than Significant Impact.** According to the Soils Investigation performed by Soils Exploration Company in November 2018, the project site has soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater The County Environmental Health Services Department will require a percolation test prior to onsite wastewater treatment system installation. Therefore, no significant adverse impacts expected.

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

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

SUBSTANTIATION: Air Quality and Greenhouse Gas Impact Analysis, LSA Associates, Inc., April 2019 (Appendix A); California Emissions Estimator Model (CalEEMod; Version 2016.3.2); Southern California Air Quality Management District 2017 (SCAQMD); San Bernardino County General Plan, 2007; Submitted Project Materials

- a) **Less than Significant Impact.** Construction and operation of the proposed project would generate Greenhouse Gas (GHG) emissions, with the majority of energy consumption (and associated generation of GHG emissions) occurring during the project's operation. Typically, more than 80 percent of the total energy consumption takes place during the use of buildings and less than 20 percent of energy is consumed during construction. The following activities associated with the proposed project could directly or indirectly contribute to the generation of GHG emissions.

Construction Activities: During construction of the project, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs (e.g., CO₂, CH₄, and N₂O). Furthermore, CH₄ is emitted during the fueling of heavy equipment.

Gas, Electricity, and Water Use: Natural gas use results in the emission of two GHGs: CH₄ (the major component of natural gas) and CO₂ (from the combustion of natural gas). Electricity use can result in GHG production if the electricity is generated by combusting fossil fuel. California's water conveyance system is energy-intensive. Water-related electricity use is 48 terawatt hours per year and accounts for nearly 20 percent of California's total electricity consumption.

Solid Waste Disposal: Solid waste generated by the project could contribute to GHG emissions in a variety of ways. Landfilling and other methods of disposal use energy for transporting and managing the waste, and they produce additional GHGs to varying degrees. Landfilling, the most common waste management practice, results in the release of CH₄ from the anaerobic decomposition of organic materials. CH₄ is 28 times more potent a GHG than CO₂. However, landfill CH₄ can also be a source of energy. In addition, many materials in landfills do not decompose fully and the carbon that remains is sequestered in the landfill and not released into the atmosphere.

Motor Vehicle Use: Transportation associated with the proposed project would result in GHG emissions from the combustion of fossil fuels in daily automobile and truck trips.

GHG emissions related to temporary construction activities are detailed in **Table 4** below.

Construction Phase	Table 4: GHG Emissions: Total Temporary Construction Emissions			Total Emissions per Phase (MT CO ₂ e/year)
	CO ₂	CH ₄	N ₂ O	
Site Preparation	0.46	0.0001	0	0.47
Grading	1.15	0.0002	0	1.16
Building Construction	61.20	0.0167	0	61.62
Paving	2.85	0.0007	0	2.87
Architectural Coatings	0.69	0.0001	0	0.69
Total Emissions for Entire Construction Process				66.80
Total Construction Emissions Amortized over 30 years				2.23

Operational Activities: Mobile source emissions of GHGs would include project-generated vehicle trips associated with on-site facilities and customers/visitors to the project site. Area source emissions would be associated with activities including landscaping and maintenance of proposed land uses, natural gas for heating, and other sources. Increases in stationary source emissions would also occur at off-site utility providers as a result of demand for electricity, natural gas, and water by the proposed project. As shown in **Table 5**, the project will result in GHG emissions of 2,035 MT CO₂e/yr, which is lower than the County DRP review standard of 3,000 MT CO₂e/yr.

Long-term operational greenhouse Gas Emissions are represented in **Table 5** below.

Source	Table 5: Pollutant Emissions (MT/yr)					
	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Area	0	<0.01	<0.01	0	0	<0.01
Energy	0	48.59	48.59	<0.01	<0.01	48.78
Mobile	0	1,966.90	1,966.90	0.15	0	1,970.62
Waste	3.43	0	3.43	0.20	0	8.49
Water	0.34	5.59	5.93	0.03	<0.01	7.06
Total Project Emissions	3.77	2,021.08	2,024.85	0.38	0	2,034.95
Bio-CO ₂ : biologically generated CO ₂ CH ₄ = methane CO ₂ : carbon dioxide CO ₂ e: carbon dioxide equivalent			MT/yr: metric tons per year N ₂ O: nitrous oxide NBio-CO ₂ : non-biologically generated CO ₂ SCAQMD: South Coast Air Quality Management District			

- b) **No Impact.** A project’s incremental contribution to a cumulative GHG effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan or mitigation program under specified circumstances. In 2011, the County adopted the GHG Emissions Reduction Plan, and in 2016, the County adopted the GHG DRP. The GHG Emissions Reduction Plan qualifies as a plan for the reduction of GHG emissions pursuant to the State CEQA Guidelines, and the DRP is a guideline for the GHG Emissions Reduction Plan. The DRP identifies local GHG performance standards that need to be applied to the project. The proposed project incorporates all performance standards as design features. **Table 6** below details the project design features that are necessary to ensure consistency with applicable local reduction measures of the GHG Emissions Reduction Plan. With implementation of these project design features, the project would be consistent with the GHG Emissions Reduction Plan. Therefore, through consistency with a qualified Climate Action Plan (CAP), the project would generate GHG emissions that would have a less significant impact.

Table 6 County of San Bernardino GHG Emissions Reduction Plan and Development Review Process Consistency Analysis	
Performance Standard	Consistency Analysis
Energy	
<p>3.a) Meet Title 24 Energy Efficiency requirements implemented July 1, 2014. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended January 24, 2013; Cool Roof Coatings performance standards as amended January 24, 2013):</p> <ul style="list-style-type: none"> • Incorporate dual-paned or other energy-efficient windows, • Incorporate energy-efficient space heating and cooling equipment, • Incorporate energy-efficient light fixtures, photocells, and motion detectors, • Incorporate energy-efficient appliances, • Incorporate energy-efficient domestic hot water systems, • Incorporate solar panels into the electrical system, • Incorporate cool roofs/light colored roofing, • Incorporate other measures that will increase energy efficiency, • Increase insulation to reduce heat transfer and thermal bridging, 	<p>Consistent. The proposed project would comply with the requirements of the 2016 California Building Energy Efficiency Standards (Title 24, Part 6), which is more stringent than the 2014 Title 24 as specified in the GHG Emissions Reduction Plan. The requirements include measures to incorporate energy-efficient building design features detailed in Subchapter 3 (Nonresidential Mandatory Requirements), Section 120.7 (Mandatory Insulation Requirements) and Section 120.8 (Nonresidential Building Commissioning).</p>

<ul style="list-style-type: none"> • Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption. 	
<p>3.c) Lighting. Lighting design for building interiors shall support the use of:</p> <ul style="list-style-type: none"> • Compact fluorescent light bulbs or equivalently efficient lighting. • Natural day lighting through site orientation and the use of reflected light. • Skylight/roof window systems. • Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare. • A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day. • Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels. 	
<p>3.d) Building Design. Building design and construction shall incorporate the following elements:</p> <ul style="list-style-type: none"> • Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities. • Utilize natural, low maintenance building materials that do not require finishes and regular maintenance. • Roofing materials shall have a solar reflectance index of 78 or greater. • All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers. • Energy Star or equivalent appliances shall be installed. • A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units. 	
Water	
<p>3.b) Plumbing. All plumbing shall incorporate the following:</p> <ul style="list-style-type: none"> • All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards. 	<p>Consistent. The proposed project will install water-efficient irrigation systems and devices, low-flow plumbing fixtures, water-efficient car wash fixtures, and drought-tolerant landscaping.</p>

<ul style="list-style-type: none"> • Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3. • All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used. 	
<p>3.f) Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.</p>	
Solid Waste	
<p>1.a) Waste Stream Reduction. The developer shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.</p>	<p>Consistent. The proposed project will comply with California Green Building Standards Code requirements. At least 50 percent of all nonhazardous construction waste generated by the proposed project (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) will be recycled and/or salvaged.</p>
<p>3.g) Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.</p>	
Transportation	
<p>1.b) Vehicle Trip Reduction. The developer shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride-sharing vehicles, designating adequate passenger loading and unloading for ride-sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides.</p>	<p>Consistent. The proposed project will provide commute trip reduction materials to employees. Because the proposed project is a gas station with car wash, customer bicycling, ride-sharing, and transit would not be applicable.</p>
<p>3.h) Transportation Demand Management (TDM) Program. The project shall include</p>	

<p>adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter-mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.</p>	
<p>Area Source</p>	
<p>1.d) Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.</p>	<p>Consistent. The proposed project will provide drought-tolerant landscaping, and use electric-powered landscape maintenance equipment where possible.</p>
<p>3.e) Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.</p>	
<p>Education</p>	
<p>1.c) Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants and require that the tenants shall display in their stores current transit route information for the project area in a visible and convenient location for employees and customers. The specific transit routes displayed shall include Omni Trans Route 8, San Bernardino-Mentone-Yucaipa.</p>	<p>Consistent. The proposed project will provide waste reduction and recycling materials to employees and customers. Because the proposed project is a gas station with car wash, the transit routes materials are not applicable.</p>

Source: County of San Bernardino Greenhouse Gas Emissions Reduction Plan. Adopted September 2011.
 County of San Bernardino Greenhouse Gas Emissions Development Review Processes. Updated March 2015.
 Compiled by LSA (April 2019).

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, will the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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: Environmental Hazards Report, Property I.D. March 15, 2018; Preliminary Soils Investigation, Soil Exploration Company, INC. November 5, 2018; San Bernardino County General Plan, 2007; Submitted Project Materials

- a) **Less than Significant Impact with Mitigation.** Through mitigation, the project would have a less than significant impact to the public or the environment through the routine transport, use, or disposal of hazardous materials. All such uses proposed on-site in the will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review.
- b) **Less than Significant Impact with Mitigation.** Through mitigation, the project would have a less than significant impact to the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the

environment. The use and storage of all hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.

- c) **Less than Significant Impact with Mitigation.** Through mitigation, emissions and handling of hazardous or acutely hazardous materials, or substances, would have a less than significant impact on any existing or proposed schools that are within a quarter mile from the project site. The nearest schools are, Mentone Elementary, approximately one tenth of a mile northeast of the project site, and Redlands East Valley High School approximately 0.70 miles southwest of the project site.
- d) **No Impact.** The project site is not included on the San Bernardino County list of hazardous materials sites compiled pursuant to Government Code 65962.5 and therefore, will not create a significant hazard to the public or environment.
- e) **Less than Significant Impact.** The project site is located within 2 miles of an FAA approved landing facility; Redlands Municipal Airport. The property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations, such as noise, vibration, or odors. Per the California Code of Regulations Section 5006, the level of noise acceptable to a reasonable person residing in the vicinity of an airport is established as a community noise equivalent level (CNEL) value of 65 dB.
- f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. Therefore there will be no impact.
- g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from two or more directions.

Mitigation Measures

HAZ-1 (a-c). Prior to occupancy, the business operator shall be required to apply for one or more of the following permits, or apply for an exemption from hazardous material permitting requirements: Hazardous Material Permit, Hazardous Waste Permit, Aboveground Storage Tank Permit or an Underground Storage Tank Permit. Application for one or more of these permits shall occur by submitting a hazardous materials business plan using the California Environmental Reporting System (CERS) <http://cers.calepa.ca.gov/>

HAZ-2 (a-c). Underground storage tank (UST) systems storing hazardous substances in the County of San Bernardino shall conform to standards issued by the San Bernardino County Fire Protection District. Written approval shall be obtained from this Department prior to the installation of any new UST system(s) and/or modifications to existing UST systems. Prior to installation, plans for underground storage tank systems shall be reviewed and approved by Office of the Fire Marshal, Hazardous Materials Division. For additional information please contact (909) 386-8401.

HAZ-3 (a-c). Facilities handling greater than 1320 gallons of petroleum products in aboveground storage tanks (shell capacity) shall prepare and implement a Spill Prevention, Control, and Countermeasures (SPCC) Plan in accordance with 40 CFR 112.3 and CHSC 25270.4.5(a).

<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 type="checkbox"/>	<input checked="" 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: *Preliminary Water Quality Management Plan, Anacal Engineering February 2, 2019; Hydrology and Hydraulic Calculations, Anacal Engineering, April 4, 2019; San Bernardino County General Plan, 2007; Submitted Project Materials*

- a) **Less than Significant Impact.** The project will not violate any water quality standards or waste discharge requirements because the on-site waste water treatment systems must be approved by the County Environmental Health Services based on requirements by the Santa Ana Region Water Quality Control Board.

- b) **No Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project will be served by the City of Redlands, which has indicated that there is currently sufficient capacity in the existing water system to serve the anticipated needs of this project.
- c) **Less than Significant Impact.** The existing drainage flowed to neighboring lots. The proposed design allows drainage to flow away from the neighboring lots and filtration through underground retention basins. Underground chambers will be incorporated into construction to help treat water. Proposed alterations to the existing drainage pattern of the site will benefit current and future developments in the area.
 - i. Based on the Project Specific Water Quality Management Plan (PWQMP), and Hydrology Report both prepared by Anacal Engineering, implementation of the proposed drainage improvements for the site would not result in substantial erosion or siltation on- or off-site.
 - ii. Although impervious surfaces will be added to the site, implementation of the proposed drainage improvements as outlined in the PWQMP and Hydrology Report would reduce impacts due to increased surface runoff and would not result in flooding on or offsite
 - iii. The proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; based on the findings of the PWQMP and Hydrology Report prepared by Anacal Engineering.
 - iv. The proposed design would redirect flows allowing drainage to flow away from the neighboring lots and filtration through underground retention basins. Underground chambers will be incorporated into construction to help treat water. Proposed alterations to the existing drainage pattern of the site will benefit current and future developments in the area. No streams or rivers have been identified onsite. LID/BMPs will provide direction of surface runoff in a manner which would prevent flooding on or off-site.
- d) **No Impact.** The project will not substantially alter any existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site because the project does not propose any alteration to a drainage pattern, stream or river. There are no defined watercourses on the site.
- e) **No Impact.** The proposed development will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems because the drainage of the residences will be handled by the natural drainage courses on the property. County Public Works has reviewed the proposed project drainage and has determined that the existing and proposed systems are adequate to handle anticipated flows. There will be adequate capacity in the local and regional drainage systems, so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of storm water flows originating from or altered by the project.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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 applicable 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 project will not physically divide an established community, because the project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. The proposed project will create a commercial development that conforms to the existing General Commercial (CG) land use district, which allows for such development.
- b) **No Impact.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect because the project is consistent with all applicable land use policies and regulations of the County Development Code, and General Plan. The project complies with all hazard protection, resource preservation, and land-use-modifying Overlay District regulations.

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

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

SUBSTANTIATION: (Check if project is located within the Mineral Resource Zone Overlay): San Bernardino County General Plan, 2007; Submitted Project Materials; California Department of Conservation: Mineral Land Classification Maps

- a) **Less than Significant Impact.** The project site lies within the Mineral Resources Zone-2 (MRZ-2) within the San Bernardino County Production-Consumption (P-C) Region. These are areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists. Aggregate production takes place within this region. The subject property is within one mile of mining operations (Seven Oaks Dam Impervious-Sand and Gravel Open Pit-Reclaimed), abandoned mining operations, and within a quarter mile of a mine site identified by the U.S. Geological Survey. The proposed project would not interfere with current mining operations.
- b) **Less than Significant Impact.** The proposed project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The project site lies within the Mineral Resources Zone (MRZ-2) where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIII. NOISE - Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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): **Noise Assessment, GMEP Engineers, October 22, 2018; San Bernardino County General Plan, 2007; Submitted Project Materials**

- a) **Less than Significant Impact with Mitigation.** The subject site consists of a proposed car wash tunnel, a convenience store, and several fuel dispensers. The major noise source would be the blower for the car wash. Residential (noise sensitive) land uses at the south side of the property are approximately 60 feet from the entrance to the car

wash. The blowers would be placed at the end of the tunnel or exit which is approximately another 100 feet to the north. There is an existing 6' CMU wall on the south property line separating the two land districts. Noise at this end of the property would need to be mitigated as directed by the County Development Code. The noise level at the property line would be required to be less than 55 dBA during the hours of 7 am and 10 pm, and 50 dBA between 10 pm and 7 am. The car wash operating hours are proposed to be 7 am to 7pm, and 6 am to 11 pm for the gas station, and convenience store, 7 days a week. Mitigation measures below would ensure that noise generated from operation of the proposed development would be reduced to less than significant and would comply with the County Development Code.

- b) **Less than Significant Impact.** The project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. The project is required to comply with the vibration standards of the County Development Code. No vibration exceeding these standards is anticipated to be generated by the proposed uses.
- c) **Less than Significant Impact.** The proposed project is within 2 miles of the Redlands Municipal Airport, but not within the Airport Safety Review Area. Also, there are no private airstrips within the project vicinity. There will be a less than significant impact.

Mitigation Measures

NOI-1 (a). Install “silence package” at the blower to further reduce noise.

NOI-2 (a). Enhance 6' CMU block wall between properties with vegetation to further reduce noise as well as visual character.

<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; Submitted Project Materials.

- a) **Less than Significant Impact.** The project will not induce substantial population growth in an area either directly or indirectly. As a proposed commercial development, the project could attract more people to the area in search of the services provided by the project but is in an area that is highly developed and would not be expected to induce population growth or the development of new homes or roads.

- b) **No Impact.** The proposed use will not displace any housing units, necessitating the construction of replacement housing because no housing units are proposed to be demolished as a result of this proposal.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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.** The proposed project will not result substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks, or other public facilities. The proposed development will increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this project. Public services will be provided by the City of Redlands as the project is within the city's sphere and is required to provide an agreement for possible future annexation.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- b) **Less than Significant Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment, because the type of project proposed will not result in an increased demand for recreational facilities.

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

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

SUBSTANTIATION: Traffic Impact Study, David Evans and Associates, May 7, 2019; San Bernardino County General Plan, 2007; Submitted Project Materials

- a) **Less than Significant Impact with Mitigation.** The future development may cause an increase in traffic. Local roads are currently operating at a level of service at or above the standard established by the County General Plan. The property is located within the Mentone Community Plan as well as the Regional Transportation Facilities Fee Plan for the City of Redlands Sphere of Influence. The developer will be required to contribute to that plan before building permits are issued. Fees collected by the plan will be used for road improvements and maintenance within the plan area.
- b) **Less than Significant Impact with Mitigation.** According to the Traffic Study prepared for the project, the existing plus project conditions at all of the study intersections are anticipated to operate at acceptable level of service (LOS) utilizing the existing and proposed intersection geometrics. County Public Works – Traffic Division has reviewed the traffic generation of the proposed project and anticipates that traffic service will remain at an LOS of “B” at the intersection of Mentone Blvd and Crafton Avenue during AM and PM peak hours, a LOS “C” at the driveway proposed on Mentone Blvd during AM and PM peak hours, and a LOS “B” at the proposed driveway on Crafton Avenue during peak AM and PM hours.
- c) **No Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- d) **Less than Significant Impact.** The proposed project will provide two points of access to the site. One driveway on Mentone Blvd (Driveway “A”, full access), and one driveway on Crafton Avenue (Driveway “B”, entrance only). The project will not result in inadequate access for emergency purposes.

Mitigation Measures

TRA-1 (a-b): Extend eastbound right turn lane on Mentone Boulevard.

TRA-2 (a-b): Provide a two-way left turn along Crafton Avenue into the project site at Driveway “B” as Identified in the Traffic Impact Study prepared by David Evans and Associates.

TRA-3 (a-b): Stripe the second southbound through lane along Crafton Avenue.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XVIII. TRIBAL CULTURAL RESOURCES

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

- | | | | | | |
|-----|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| i) | Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input 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: *Cultural Resources Assessment, LSA Associates, April 2019; San Bernardino County General Plan, 2007; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials*

Assembly Bill (AB) 52 took effect on July 1, 2015. AB 52 requires a lead agency to make best efforts to avoid, preserve, and protect tribal cultural resources.

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. Public Resources Code section 21082.3(c) also contains provisions specific to confidentiality.

Prior to the release of the CEQA document for a project, AB 52 requires the lead agency to initiate consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if: (1) the California Native American tribe requested the lead agency, in writing, to be informed by the lead agency through formal notification of proposed project in the geographic area that is traditionally and through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.

Tribal consultation request letters were sent to the San Manuel Band of Mission Indians, Morongo Band of Mission Indians, Colorado River Indian Tribes, and Twenty-Nine Palms Band of Mission Indians. The San Manuel, and Gabrieleno tribes requested consultation. The Morongo tribe differed to the San Manuel tribe. No comments were received from the Colorado River Indian Tribe or the Twenty-Nine Palms Band of Mission Indians. Consultation with the San Manuel tribe took place on June 13, 2019. Consultation with the Gabrieleno Tribe is ongoing. Concerns for disturbance of culturally significant finds were minimal as it was discovered that the site contained several feet of fill material that was not native to the site. Language was

provided by the tribal representative, and added as mitigation for the inadvertent discovery of tribal cultural resources.

- a) **Less than Significant Impact with Mitigation.** A records search conducted in coordination with the Cultural Resources Assessment prepared by LSA Associates found that there were no 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) within the project site. However, two sites related to Native American cultural heritage were recorded within one-mile of the project site which give the project some potential for subsurface features, artifacts, and residues. In their conclusion summary of the Cultural Resource Assessment, LSA recommends monitoring of earthmoving activities by a qualified archaeologist to mitigate potential impacts to undocumented archaeological resources. Adherence to mitigation measures TCR-1 and TCR-2 will reduce any impacts to tribal cultural resources to a less than significant level.
- b) **Less than Significant Impact with Mitigation.** The project proponent shall consider the significance of any possible resource to a California Native American tribe. With required mitigation and/or monitoring requested by tribes with ancestral interest in the project area, the impact will be reduced to a less than significant level.

Tribal comments received include protocol, and procedures in the event human remains or other cultural resources are discovered once the properties are sold and subsequently developed. These comments are incorporated into the projects final conditions of approval.

Mitigation Measures

TCR-1: The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact/contact-era/historic cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

<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? | | | | |
| b) | Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- a) **No Impact.** The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Santa Ana Region, as determined by County Public Health – Environmental Health Services.
- b-c) **No Impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources, as the City of Redlands has given assurance that it has adequate water service capacity and wastewater capacity to serve the projected demand for the project, in addition to the provider's existing commitments.
- d) **No Impact.** The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources, as the City of Redlands has given assurance that it has adequate water service capacity to serve the projected demand for the project, in addition to the provider's existing commitments.
- e) **Less than Significant Impact.** 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-Empire Disposal). The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176. A Construction Waste Management Plan will be prepared in two parts to show adequate handling of waste materials; disposal, reuse, or recycling

as required by the County Department of Public Works Solid Waste Management Department.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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; Bear Valley Community Plan; Submitted Project Materials

- a) **No Impact.** The proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan, there will be no impact.
- b) **No Impact.** The proposed project is not within a Fire Hazard Severity Zone. According to the Countywide Plan Policy Map HZ-5, the subject parcel is within an urban un-zoned area of the county. Implementation of the proposed Project will not cause a significant impact due to slope, prevailing winds, and other factors, exacerbate wildfire risks, thereby exposing project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire.
- c) **No Impact.** The proposed Project will not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities). The project is not expected to exacerbate fire risk that may result in temporary or ongoing impacts to the environment.

- d) **No Impact.** The proposed Project will not 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.

<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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- a) **Less than Significant Impact.** The project site does not have trees or shrubs that could provide nesting habitat for birds; nor does it contain suitable habitat for burrowing owl. The project will not conflict with local policies or ordinances related to biological resources. The project is not within an adopted Habitat Conservation Plan area. The project will not 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.
- b) **Less than Significant Impact.** The project does not have impacts that are individually limited, but cumulatively considerable. The sites of projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts.

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

All potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further insure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.

MITIGATION/MONITORING MEASURES:

CUL 1b: In the event that archaeological materials are encountered during construction, all construction work should be halted and a qualified archaeologist consulted to determine the appropriate treatment of the discovery (California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f)). Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within **TCR-1 and TCR-2**, regarding any pre-contact/contact-era/historic finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

If significant cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

Monitoring: Monitoring of earthmoving activities by a qualified archaeologist and/or tribal monitor (including initial grubbing and vegetation removal) is recommended to mitigate potential impacts to undocumented archaeological resources.

CUL 2c: In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur 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 Native American, the County Coroner will notify the NAHC, which will determine and notify an MLD. With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.

Monitoring: Monitoring of earthmoving activities by a qualified archaeologist and/or tribal monitor (including initial grubbing and vegetation removal) is recommended to mitigate potential impacts to undiscovered human remains.

HAZ-1 (a-c). Prior to occupancy, the business operator shall be required to apply for one or more of the following permits, or apply for an exemption from hazardous material permitting requirements: Hazardous Material Permit, Hazardous Waste Permit, Aboveground Storage Tank Permit or an Underground Storage Tank Permit. Application for one or more

of these permits shall occur by submitting a hazardous materials business plan using the California Environmental Reporting System (CERS) <http://cers.calepa.ca.gov/>

HAZ-2 (a-c). Underground storage tank (UST) systems storing hazardous substances in the County of San Bernardino shall conform to standards issued by the San Bernardino County Fire Protection District. Written approval shall be obtained from this Department prior to the installation of any new UST system(s) and/or modifications to existing UST systems. Prior to installation, plans for underground storage tank systems shall be reviewed and approved by Office of the Fire Marshal, Hazardous Materials Division. For additional information please contact (909) 386-8401.

HAZ-3 (a-c). Facilities handling greater than 1320 gallons of petroleum products in aboveground storage tanks (shell capacity) shall prepare and implement a Spill Prevention, Control, and Countermeasures (SPCC) Plan in accordance with 40 CFR 1 112.3 and CHSC 25270.4.5(a).

NOI-1 (a). Install “silence package” at the blower to further reduce noise.

NOI-2 (a). Enhance 6’ CMU block wall between properties with vegetation to further reduce noise as well as visual character.

TRA-1 (a-b): Extend eastbound right turn lane on Mentone Boulevard.

TRA-2 (a-b): Provide a two-way left turn along Crafton Avenue into the project site at Driveway “B” as Identified in the Traffic Impact Study prepared by David Evans and Associates.

TRA-3 (a-b): Stripe the second southbound through lane along Crafton Avenue.

TCR-1: The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact/contact-era/historic cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

GENERAL REFERENCES

California Department of Conservation, California Geological Survey, Mineral Resources and Mineral Hazards

County of San Bernardino 2007 Development Code

County of San Bernardino Geologic Hazards Overlays Map

County of San Bernardino Hazard Overlay Map

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998.

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

San Bernardino County General Plan, 2007.

San Bernardino County General Plan, 2007; Environmental Impact Report

County of San Bernardino, Greenhouse Gas Emissions Reduction Plan, January 6, 2012.

County of San Bernardino, *San Bernardino County Storm Water Program, Model Water Quality Management Plan Guidance*.

County of San Bernardino Road Planning and Design Standards.

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

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

U.S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey. Available at <http://websoilsurvey.nrcs.usda.gov/>

PROJECT-SPECIFIC REFERENCES

Air Quality and Greenhouse Gas Analysis, LSA Associates Inc., April 2019

Biological Resource Assessment, LSA Associates Inc., April 2019

Cultural Resources Assessment, LSA Associates Inc., April 2019

Mandatory Residential Disclosure Report, Environmental Hazards Report, Property I.D., March 15, 2018

Noise Assessment, GMEP Engineers, October 22, 2018

Preliminary Hydrology and Hydraulic Calculations, Anacal Engineering Co., April 2019

Preliminary Water Quality Management Plan, Anacal Engineering Co., February 2, 2019

Soil Investigation and Infiltration Tests Report, Soil Exploration Company, Inc., November 5, 2018

South Central Coast Information Center, California State University, Fullerton

Traffic Impact Study, David Evans and Associates Inc., May 15, 2019

EXHIBIT B

Conditions of Approval

CONDITIONS OF APPROVAL

Convenience Store/Gas Station and Car Wash
Conditional Use Permit

GENERAL REQUIREMENTS

Ongoing and Operational Conditions

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

1. Project Approval Description. A Conditional Use Permit (CUP) to construct and operate a 2,920 square-foot convenience store, a 3,100 square foot gas station canopy with six fueling station islands, and a 4,419 square foot car wash building with a 100-foot car wash tunnel on approximately 1.28 acres. Assessor's Parcel Number: 0298-412-01; Project No. P201900107.

This Project is approved to be constructed and operated in compliance with the San Bernardino County Code (SBCC) and the General Commercial/Sign Control (CG/SCp) land use district, California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the Conditions of Approval contained herein, the approved site plan and all other approved reports.

2. Project Location. The Project site is located at the southwest corner of Crafton Avenue and Mentone Boulevard (HWY 38) in the Community of Mentone, within the City of Redlands 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 the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

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

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

The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

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

- c. Occupancy of approved land use occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
- Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
 - The land use is determined by the County to be abandoned or non-conforming.
 - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

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

6. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
7. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
8. Project Account. The Project account number is P201900107. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the developer shall deposit additional funds to maintain or return the account to a positive balance. The developer is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.
9. Condition Compliance: In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through the Planning Division in accordance with the directions stated in the Approval letter. The Planning Division shall release their holds on each phase of development by providing to County Building and Safety the following:
- Grading Permits: a copy of the signed CCRF for grading/land disturbance.
 - Building Permits: a copy of the signed CCRF for building permits.
 - Final Occupancy: a copy of the signed CCRF for final inspection of each respective building or use of the land, after an on-site compliance inspection by the Planning Division.
10. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
11. Additional Permits. The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but not limited to:
- a) FEDERAL: N/A;
 - b) STATE: Santa Ana RWQCB, SCAQMD, California Department of Fish and Wildlife, Caltrans

Mitigation Measures are in Italics

- c) COUNTY: Land Use Services – Building and Safety/Code Enforcement/Land Development, County Fire/HazMat; Public Health – Environmental Health Services, Public Works –Traffic/ County Surveyor, and
- d) LOCAL: City of Redlands

12. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:

- a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
- b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance.
- c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
- d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
- e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
- f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
- g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
- h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
- i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. “No Trespassing”) in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.
- j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules.
- k) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and “No Parking”, “Carpool”, and “Fire Lane” designations.
- 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.

13. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.

14. Lighting. Lighting shall comply with Table 83-7 “Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region” of the County’s Development Code (i.e. “Dark Sky” requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum

Mitigation Measures are in Italics

obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.

15. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.
16. Cultural Resources. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.
17. Underground Utilities. No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.
18. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
19. Construction Noise. The following measures shall be adhered to during the construction phase of the project:
 - All construction equipment shall be muffled in accordance with manufacturer's specifications.
 - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits.
 - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.
20. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
 - a. Waste Stream Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.
 - b. Vehicle Trip Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides.
 - c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval.
 - d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

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

21. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner and "developer" shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and

“developer” (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 – Development Code; Division 6 – Administration, Chapter 86.09 – Enforcement.

22. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

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

23. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
24. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
25. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
26. 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.
27. Continuous BMP Maintenance. The property owner/“developer” is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to ensure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.
28. BMP Enforcement. In the event the property owner/“developer” (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or “developer”, including administrative costs, attorney’s fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

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

29. 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.
30. The Onsite Wastewater Treatment System (OWTS) shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper or qualified service provider. For information, please call DEHS/Wastewater Section at: 1-800-442-2283.
31. 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 one (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 two (2) times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq. For information, please call DEHS/LEA at: 1-800-442-2283.

COUNTY FIRE DEPARTMENT–Community Safety Division (909)386-8400

32. Construction Permits. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes

Mitigation Measures are in Italics

invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.

33. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.[F01]
34. Additional Requirements. In addition to the Fire requirements stated herein, other onsite and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. [F01A]
35. Fire Fee. The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division (909) 386-8400.

COUNTY FIRE DEPARTMENT – Hazardous Materials Division (909) 386-8401

36. Prior to sign off by this agency, the operator must update disclosure information using the California Environmental Reporting System (CERS) <http://cers.calepa.ca.gov>. For additional information please contact the Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.

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

37. 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-Empire Disposal).
38. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.
39. Mandatory Commercial Recycling. Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
40. Mandatory Commercial Organics Recycling. As of January 1, 2017, AB 1826 (Enacted October 2014) requires businesses that generate four (4) cubic yards of organic waste per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics; however, they are not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.

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

41. Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

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

The Following Shall Be Completed

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

Tribal Cultural Resources Discovery Protocol and Treatment:

42. *In the event that archaeological materials are encountered during construction, all construction work should be halted and a qualified archaeologist consulted to determine the appropriate treatment of the discovery (California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f)). Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI), as well as the Gabrieleno Band of Mission Indians-Kizh Nation shall be contacted, as detailed within TCR-1 and TCR-2, regarding any pre-contact/contact-era/historic finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.*

If significant cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

Monitoring: *Monitoring of earthmoving activities by a qualified archaeologist and/or tribal monitor (including initial grubbing and vegetation removal) is recommended to mitigate potential impacts to undocumented archaeological resources.*

[Mitigation/Monitoring Measure CUL-1b: Prior to Grading/Planning]

43. *In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to the California Public Resources Code § 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify the NAHC, which will determine and notify an MLD. With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.*

Monitoring: *Monitoring of earthmoving activities by a qualified archaeologist and/or tribal monitor (including initial grubbing and vegetation removal) is recommended to mitigate potential impacts to undiscovered human remains.*

[Mitigation/Monitoring Measure CUL-2c: Prior to Grading/Planning]

44. *The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI), as well as the Gabrieleno Band of Mission Indians-Kizh Nation shall be contacted, as detailed in CUL-1b, of any pre-contact/contact-era/historic cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.*

[Mitigation Measure TCR-1: Prior to Grading/Planning]

Mitigation Measures are in Italics

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

[Mitigation Measure TCR-2: Prior to Grading/Planning]

46. *Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties.*

It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

[Mitigation Measure: General Requirements/Prior to Grading/Planning]

47. *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.*

48. *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.*

49. *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*

Mitigation Measures are in Italics

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.

50. *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.*
51. *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.*
52. *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.*
53. *GHG – Construction Standards.* *The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:*
- a) *Implement the approved Coating Restriction Plans.*
 - b) *Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.*
 - c) *Grading plans shall include the following statements:*

- “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”
- “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
- d) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
- e) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
- f) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.

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

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

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

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

56. 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.

Mitigation Measures are in Italics

- 57. Retaining Wall Plans: Submit plans and obtain separate building permits for any required walls or retaining walls

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

- 58. Drainage Improvements. A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- 59. FEMA Flood Zone. The project is located within Flood Zone X-Shaded according to FEMA Panel Number 06071C8730J dated 9/2/2016 and will require the lowest floor of structure to be elevated 1 feet above highest adjacent ground in compliance with SBC regulations. 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.
- 60. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
- 61. Grading Plans. Grading and Erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage and WQMP improvements shall be shown on the Grading plans according to the approved Drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.
- 62. 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
- 63. 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.
- 64. On-Site Flows. On-site flows need to be directed to drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
- 65. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana/Mojave Watershed Region. Copies of the WQMP guidance and template can be found at: <http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>
- 66. WQMP Inspection Fee. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

COUNTY FIRE DEPARTMENT – Community Safety Division (760) 995-8190

- 67. Fire Flow. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety.[F05B]

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

68. Survey Monumentation. If any activity on this project will disturb any land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying prior to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor (Section 8771(b) Business and Professions Code).

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

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

69. The project area has a high probability of containing vectors. DEHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to DEHS/Land Use. For information, contact Vector Control at 1-800-442-2283.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed:

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

70. Architecture. Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.

71. 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.

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

73. Noise. *The Project Proponent shall construct a minimum three (3)-foot high parapet wall on the roof of the convenience store building to reduce noise levels due to roof-top air conditioning units at nearby noise-sensitive receiver locations.*

All windows shall be well fitted, well weather-stripped assemblies and shall have a minimum, standard sound transmission class (STC) ratings of 27 for the Project building.

All exterior doors shall be well weather-stripped and have minimum STC ratings of 25. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.

At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.

Mitigation Measures are in Italics

74. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.

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

- A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units.
 - e. Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
 - f. Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
 - g. Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
 - h. Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.
75. 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.
76. Lot Merger. Merger of lots 1, 2, 3 and 4 to create one (1) 1.28 acre parcel shall be filed under separate application.

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

77. 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.

Mitigation Measures are in Italics

78. Temporary Use Permits: A Temporary Use Permit (T.U.P.) for the use of an office trailer if necessary will be required or it must be placed on a permanent foundation per State H.C.D. guidelines. A T.U.P. is only valid for a maximum of five (5) years.

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

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

- **Mentone Boulevard (State Highway 38 – 104')**
 - Caltrans Review. Obtain comments for access requirements and working in their right-of-way.
- **Crafton Avenue (Major Highway – 104')**
 - Street Improvements. Design curb and gutter with match up paving 40 feet from centerline.
 - Sidewalks. Design sidewalks per County Standard 109 Type "C".
 - Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110 and Caltrans standard A88A. Adequate easement shall be provided to ensure sidewalk improvements are within Public right-of-way.
 - Driveway Approach. Design driveway approach per County Standard 129B (W=24' min – 34' max), and located per San Bernardino County Standard 130.

80. 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.

81. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.

82. 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.

83. 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.

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

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

86. Turnarounds. Turnarounds at dead end streets shall be in accordance with the requirements of the County Department of Public Works and Fire Department.

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

Mitigation Measures are in Italics

88. 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.
89. 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.
90. 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.
91. Caltrans Review. Obtain comments from Caltrans for access requirements and working within their right-of-way.
92. Two Access Points. A minimum two points of ingress/egress are required or alternative approved by County Fire Department.
93. Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Redlands 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 \$15.23 per square foot for Commercial Use, which includes the 2,920 square foot building, 3,100 square foot canopy and 4,419 square foot car wash per the site plan dated 8/28/2018.

Therefore, the estimated Regional Transportation Fees for the Project is \$158,985.97. The current Regional Transportation Development Mitigation Plan can be found at the following website: <http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8400

94. Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F42]
95. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1 IF43]
96. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall installed on the nearest street comet to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]
97. Access. The development shall have a minimum of two (2) points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1

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.

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. [F41]

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

98. Construction and Demolition Waste Management Plan (CWMP) Part 1 – The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall

Mitigation Measures are in Italics

list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. Forms can be found on our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a permit can be issued.

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

99. Water purveyor shall be **City of Redlands** or EHS approved.
100. 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 will suffice. For information, contact the Water Section at 1-800-442-2283.
101. 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.
102. Method of sewage disposal shall be City of Redlands, or, if not available, EHS approved onsite wastewater treatment system (OWTS).
103. Applicant shall procure a verification letter from the sewer service provider identified. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer provider. The letter shall reference the Assessor's Parcel Number(s).
104. 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.
105. Existing onsite wastewater treatment system can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C42 contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function.
106. Water and/or Sewer Service Provider Verification. Please provide verification that the parcel(s) associated with the project is/are within the jurisdiction of the water and/or sewer service provider. If the parcel(s) associated with the project is/are not within the boundaries of the water and/or sewer service provider, submit to DEHS verification of Local Agency Formation Commission (LAFCO) approval of either:
 - Annexation of parcels into the jurisdiction of the water and/or sewer service provider; or,
 - Out-of-agency service agreement for service outside a water and/or sewer service provider's boundaries. Such agreement/contract is required to be reviewed and authorized by LAFCO pursuant to the provisions of Government Code Section 56133. Submit verification of LAFCO authorization of said Out-of-Agency service agreement to DEHS.
107. 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.

108. All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any such premises. For information, contact EHS Vector Section at 1-800-442-2283.
109. Plans for food establishments shall be reviewed and approved by DEHS. For information, call DEHS/Plan Check at: 800-442-2283.

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

110. Sight distance for the north driveway shall be evaluated and approved prior to issuance of building permits.
111. Improvements: Pursuant to the Geometric Plan dated 10/18/2019, the Site Plan dated 10/28/2019, and the final traffic study report dated 12/03/2019, the Applicant shall design their street improvement plans to include the following:
 - Mentone Blvd.
 - Curb Median. Construct a raised median along Mentone Blvd. extending from Crafton Ave. to the west approximately 540 feet.
 - Driveway. The driveway located on Mentone Blvd (State Route 38) shall be a right in/right out only.
 - Extend the eastbound right turn lane on Mentone Blvd for proper storage as well as any and all appropriate improvements to safely and properly transition traffic per Caltrans recommendations. (State Route 38).
 - Extend the eastbound left turn lane to 250 feet on Mentone Blvd. (State Route 38).
 - Crafton Ave.
 - Two -Way Left-Turn. Provide a two-way left-turn median of sufficient length per standards along Crafton Ave. for left turn access to the project site. Additional improvements and striping shall be required as needed to safely and properly transition traffic.
 - Stripe a second southbound through lane from Crafton Ave south to match exiting at Marble Ln.
112. *Construct a raised curb median for right-in/right-out driveway at parcel 5 along Mentone Blvd (SR-38), per Caltrans standards. [Mitigation Measure: Caltrans]*
113. *Obtain Caltrans Encroachment Permit for work required in Caltrans right of way.*
114. *Provide a two-way left turn along Crafton Avenue into the project site at Driveway “B” as Identified in the Traffic Impact Study prepared by David Evans and Associates.*
115. *Stripe the second southbound through lane along Crafton Avenue.*

PRIOR TO FINAL INSPECTION OR OCCUPANCY

The Following Shall Be Completed

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

116. Fees Paid. Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number P201900107.
117. 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).
118. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
119. 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
Mitigation Measures are in Italics

verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.

120. Installation of Improvements. All required on-site improvements shall be installed per approved plans.
121. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met.

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

122. Local Area Transportation Fee Plan. This project falls within the Redlands Area Transportation Facilities Fee Plan. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. These fees are subject to change. http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp
123. The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans. This shall include any software and/or hardware to implement the approved signal coordination plan.

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

124. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.
125. WQMP Improvements. All required WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.

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

126. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.
127. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.
128. Caltrans Approval. Obtain approval from Caltrans for access requirements and working within their right-of-way.
129. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.
130. Structural Section Testing. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to County Public Works.
131. Parkway Planting. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by County Public Works and Current Planning and shall be maintained by the adjacent property owner or other County-approved entity.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8400

132. Commercial Addressing. Commercial - Large facility Addressing. Commercial and industrial developments in excess of 100,000 sq. ft. shall have the street address installed on the building with numbers that are a minimum twelve (12) inches in height and with a one and one half (1 %) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F83]

133. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan. Standard 901.4. [F93]
134. Haz-Mat Approval. The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8400 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.[F94]
135. Material Identification Placards. The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan. Standard 704. [F95]
136. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]
137. Inspection by the Fire Department. Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for the "fire final".[F03]
138. Primary Access Paved. Prior to building permits being Issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be Installed as specified In the General Requirement conditions (Fire # F-9), including width, vertical clearance and turnouts, If required. [F89).
139. 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, ell swing gates shall have an approved fire department Knox Lock. Standard 902.4 [F85].

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

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

COUNTY FIRE DEPARTMENT – Hazardous Materials Division (909) 386-8401

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

[Mitigation Measure HAZ-1 (a-c): General Requirement/Prior to Occupancy/Hazardous Material Division]

142. *Underground storage tank (UST) systems storing hazardous substances in the County of San Bernardino shall conform to standards issued by the San Bernardino County Fire Protection District. Written approval shall be obtained from this Department prior to the installation of any new UST system(s) and/or modifications to existing UST systems. Prior to installation, plans for underground storage tank systems shall be reviewed and approved by Office of the Fire Marshal, Hazardous Materials Division. For additional information please contact (909) 386-8464.*

[Mitigation Measure HAZ-2 (a-c): General Requirement/Prior to Occupancy/Hazardous Material Division]

143. *Facilities handling greater than 1320 gallons of petroleum products in aboveground storage tanks (shell capacity) shall prepare and implement a Spill Prevention, Control, and Countermeasures (SPCC) Plan in accordance with 40 CFR 1 112.3 and CHSC 25270.4.5(a).*

[Mitigation Measure HAZ-3 (a-c): General Requirement/Prior to Occupancy/Hazardous Material Division]

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

144. *Install “silence package” at the blower to further reduce noise.*

[Mitigation Measure NOI-1(a): General Requirement/Prior to Occupancy/Environmental Health Services]

145. *Enhance 6’ CMU block wall between properties with vegetation to further reduce noise as well as visual character.*

[Mitigation Measure NOI-2(a): General Requirement/Prior to Occupancy/Environmental Health Services]

END OF CONDITIONS

EXHIBIT C

Findings

FINDINGS: This Conditional Use Permit (CUP) to construct and operate a 2,920 square-foot convenience store, a 3,100 square foot gas station canopy with six fueling station islands, and a 4,419 square foot car wash building with a 100-foot car wash tunnel (Project) on approximately 1.28 acres at the southwest corner of Crafton Avenue and Mentone Boulevard (HWY 38) in the Community of Mentone, within the City of Redlands Sphere of Influence.

1. **The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open space, setbacks, walls and fences, yards, and other required features pertaining to the application.** The 1.28-acre vacant site is adequate in terms of shape and size to accommodate the proposed use considering all setbacks, road dedications, and circulation. Existing walls and/or fences will be enhanced in order to provide additional screening for the adjacent residential use to the south of the parcel. All setbacks meet or exceed the requirements of the Development Code for the proposed land use and the existing zoning.
2. **The site for the proposed use has adequate access, which means that the site design and proposed conditions of approval provide for the streets surrounding the site to be improved fully to provide legal and physical access to the site, and appropriate regional circulation mitigation has been required.** The site will include road dedication as well as street improvements such as curb and gutter, sidewalk, and additional striping to include turn lanes into the proposed driveway along Crafton Avenue, as well as street improvements along the parcel frontage on Mentone Boulevard to include a raised median, and right-in and right-out striping into the proposed driveway per Caltrans requirements.
3. **The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.** The proposed use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance with incorporation of the conditions of approval and compliance with Development Code standards and performance measures. Mitigation measures as outlined in the Initial Study/Mitigated Negative Declaration prepared for the Project will reduce these impacts to a less than significant level. Further, the use will not interfere with the present or future ability to use solar energy systems.
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 CUP site plan, together with the provisions for its design and improvement are consistent with the County General Plan. The Project specifically implements the following goal:

General Plan Goal LU 4: The unincorporated communities within the County will be sufficiently served by commercial land uses through a combination of commercial development within cities and unincorporated communities.
 - **Goal/Policy Implementation:** The Project is located along Highway 38 (Mentone Boulevard) on a commercially zoned parcel in the community of Mentone. Considering features of the site design, the arrangement of land uses within the vicinity, and data included in the supporting studies, the Project is appropriately sited and compatible with the surrounding area.
5. **There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed project without significantly lowering service levels.** Water and sewer service will be provided by the City of Redlands Municipal Utilities District through an annexation agreement. There are public services available to serve the site including electric, gas, telephone, and cable.

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 that require the developer to comply with the performance measures outlined in the 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, through the orientation and design of the building to take advantage of passive solar heating capabilities.** The design of the proposed development does not prohibit the future use solar energy systems and passive or natural heating and cooling opportunities.

ENVIRONMENTAL FINDINGS

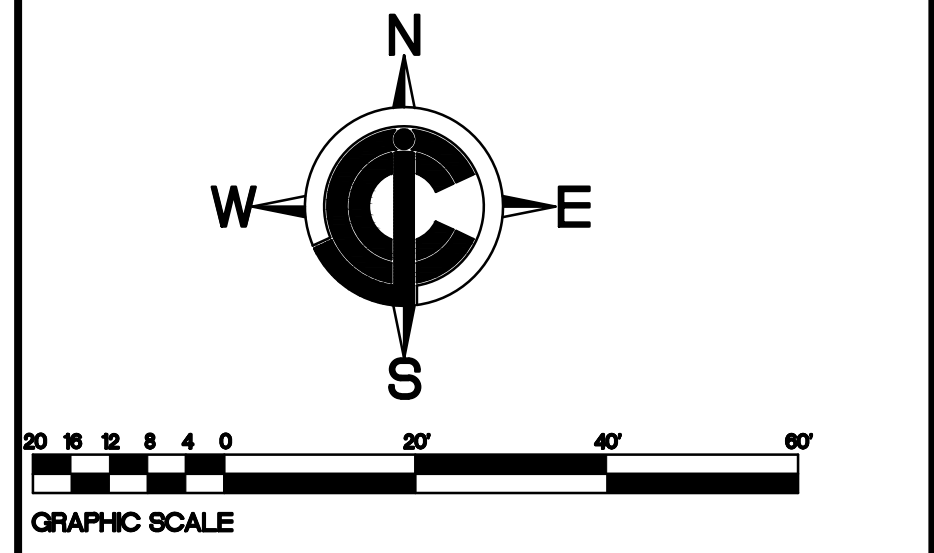
An Initial Study/Mitigated Negative Declaration (IS/MND) (SCH# 2019079019) has been prepared in compliance with the California Environmental Quality Act (CEQA) and submitted to the State Clearinghouse on 7/3/2019. No State agencies submitted comments by the closing date and no public comments were received challenging the determination as outlined in the IS/MND. A letter received from the State of California Governor's Office of Planning and Research dated 8/7/2019 confirmed compliance with the requirements for draft environmental documents pursuant to CEQA. The Project will not have a significant effect on the environment with the implementation of all the required conditions of approval and mitigation measures. The IS/MND adequately described the environmental impacts that will result from the Project and reflects the County's independent judgment.

EXHIBIT D

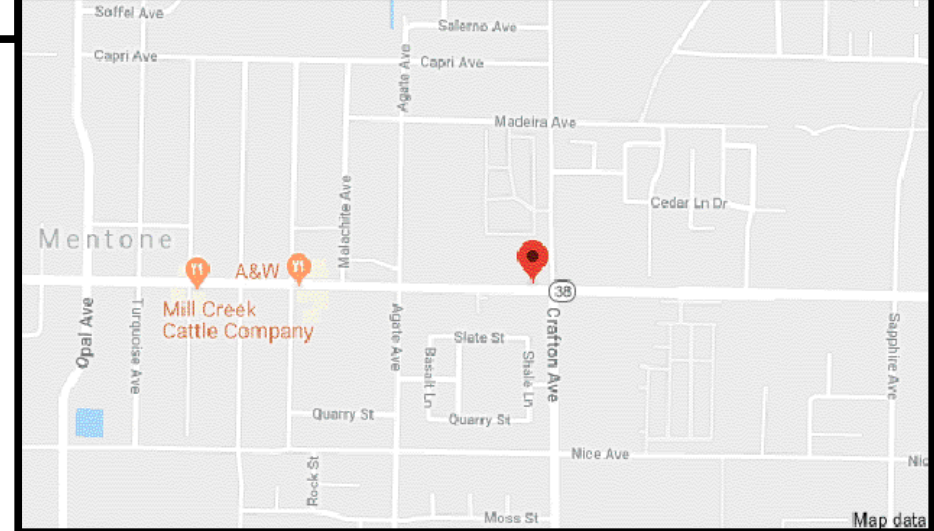
Site Plan

"OFFICIAL USE ONLY"

NORTH ARROW/GRAPHIC SCALE



VICINITY MAP



CONSTRUCTION NOTES

- 1.10 NEW 6" CONCRETE CURB
- 1.20 NEW AREA LIGHT
- 1.30 NEW LANDSCAPING WITH AUTOMATIC IRRIGATION
- 1.40 NEW 6" CONCRETE DRIVE SLAB WITH #3 BARS @ 18" O.C. OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.45 NEW COLORED STAMPED CONCRETE AT DRIVEWAYS
- 1.50 NEW 6" OVER 4" A.B. ASPHALT PAVING OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.60 NEW 48" HANDICAP PATH OF TRAVEL (SLOPE NOT TO EXCEED 2% EACH WAY)
- 1.70 NEW 17'X19' HANDICAP PARKING SPACE WITH ALL RELATED SIGNAGE (SLOPE NOT TO EXCEED 2% E.W.)
- 1.80 NEW 9'X19' STANDARD PARKING SPACES
- 1.81 NEW 12'X19' VACUUM PARKING
- 1.85 NEW BICYCLE RACK
- 1.87 10'X20' LOADING ZONE
- 1.90 NEW CONCRETE HANDICAP RAMP (SLOPE 8.33%)
- 1.91 NEW CONCRETE SIDEWALK (MIN. 48" WHERE HANDICAP PATH OF TRAVEL OCCURS)
- 2.10 NEW TRASH ENCLOSURE WITH (2) STEEL GATES
- 2.20 NEW 6" CONCRETE FILLED STEEL GUARD POSTS
- 2.30 NEW AIR/WATER UNIT
- 2.35 NEW VACUUM UNITS
- 2.40 NEW UNDERGROUND STORAGE TANKS UNDER REINFORCED CONCRETE SLAB
- 2.45 NEW UNDERGROUND TANK VENT RISERS
- 2.50 NEW CONCRETE ISLAND W/ (1) MULTI PRODUCT DISPENSER (6" MIN. & 8" MAX. HEIGHT)
- 2.60 NEW 3,000 GALLON UNDERGROUND CLARIFIER
- 2.65 NEW PAYPOINT STATION WITH AUTOMATIC GATE
- 2.70 NEW FUELING CANOPY (16' CLEARANCE BELOW DECK)
- 2.71 NEW FUELING CANOPY COLUMNS
- 2.80 NEW ID SIGNAGE
- 10.10 NEW CONCRETE DRIVE APPROACH PER SB COUNTY STD 129B
- 10.20 NEW CONCRETE SIDEWALK PER SB COUNTY STD 109C
- 10.30 NEW CONCRETE CURB AND GUTTER PER SB COUNTY STD 110

SITE DATA INFORMATION

DEVELOPER INFORMATION: RAMZI UNION INC.
 101 EAST LAS TUNAS DRIVE
 SAN GABRIEL, CA 91776
 PH# 909-618-4480

ACCESSOR'S PARCEL NUMBER: 0298-411-95

ZONING: GC-SCp

DEVELOPER'S CONTACT: MR. RAMZI DUGHMAN

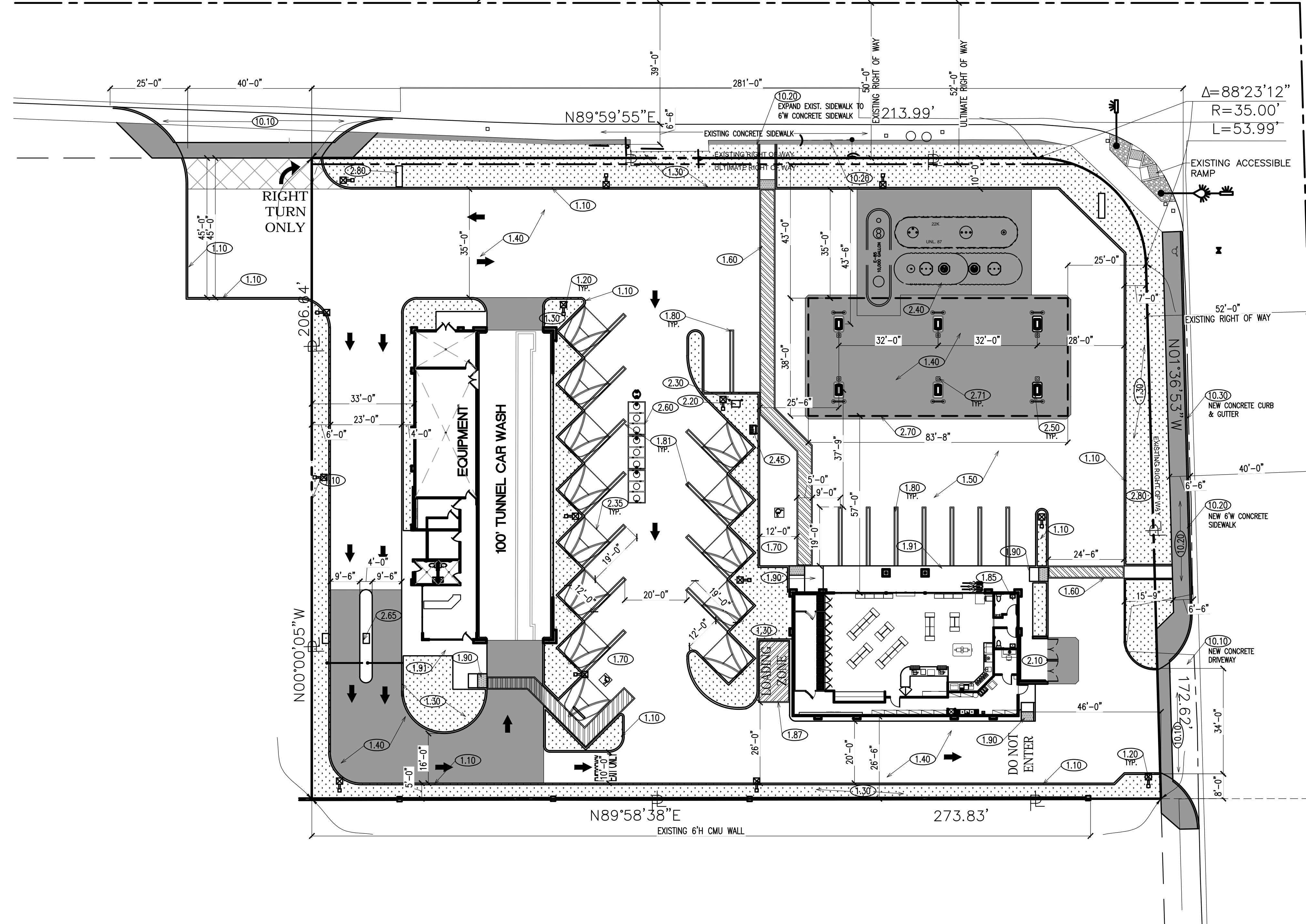
APPLICATION TYPE: MUP FOR CON. STORE 2,920
 MUP FOR CARWASH 4,419

LOT AREA	SQ. FT.	ACRE	RATIO
BUILDING AREA	55,732.0	1.28	-
CANOPY AREA	3,100.0	-	5.6%
CAR WASH AREA	4,419.0	-	7.9%
LANDSCAPING AREA	10946.0	-	20.0%

PARKING AREA	TYPE	SIZE	REQUIRED	PROVIDED
C-STORE 1:250	HANDICAP	17'X19'	1	2
	VACUUM	12'X19'	0	12
CAR WASH 2	REGULAR	9'X19'	13	10
	FUELING	9'X19'	12	12
TOTAL:			24	36

MENTONE BOULEVARD

CRAFTON AVENUE



LAND USE DISTRICT:

AREA:	EXISTING LAND USE:	LAND USE ZONING DISTRICT:
SITE:	VACANT	GENERAL COMMERCIAL-SIGN CONTROL (CG-SCp)
NORTH:	STORAGE WAREHOUSE	GENERAL COMMERCIAL-SIGN CONTROL (CG-SCp)
SOUTH:	RESIDENTIAL	MULTIPLE RESIDENTIAL (RM)
EAST:	RETAIL STORE	GENERAL COMMERCIAL-SIGN CONTROL (CG-SCp)
WEST:	RESIDENTIAL	GENERAL COMMERCIAL-SIGN CONTROL (CG-SCp)

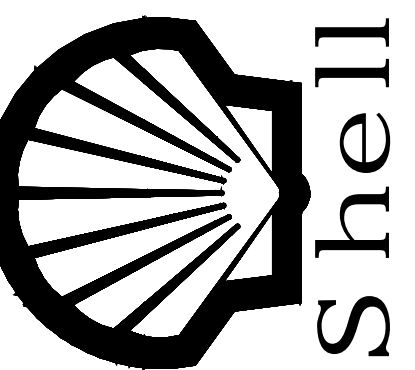
LEGAL DESCRIPTION: PARCELS 1,2 AND 3 INCLUSIVE OF PARCEL MAP NO 13643 IN THE CITY OF MENTONE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 154 OR PARCEL MAPS, PAGES 19 AND 20, OFFICIAL OF SAN BERNARDINO COUNTY, CALIFORNIA.

UTILITIES: ELECTRIC: SOUTHERN CALIFORNIA EDISON; 298 KANSAS ST, REDLANDS, CA 92373 (800)655-4555
 GAS: SOUTHERN CALIFORNIA GAS CO; 1981 W. LUGONIA AVE., REDLANDS, CA 92374 (213)244-1200
 WATER & SEWAGE: REDLANDS UTILITIES; 35 CAJON STREET, REDLANDS, CA 92373 (909)798-7698

REVISIONS

NO.:	DATE:	DESCRIPTION:
1	01/28/19	REVISED PER COUNTY
2	07/22/19	REVISED DRIVEWAY LOC. PER CALTRANS COMMENTS
3	10/07/19	REVISED AND RECONFIGURED SITE LAYOUT
4	10/25/19	ADDED 3 ADDITIONAL PARKING
5	10/28/2019	REVISED PER COUNTY COMMENTS

CJC Design, Inc.
 Design Planning Permitting
 22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
 Tel: (714) 977-0250 Fax: (714) 977-0250
 www.cjcdesign.com



PROJECT: SW. COR. MENTONE BLVD. @ CRAFTON AVE
 MENTONE, CA. 92359
PROPOSED PLOT PLAN

DATE ISSUED: 08/27/18
SCALE: 1"=20'-0"
DRAWN BY: F. COHEN **CHECKED BY:** F. COHEN
PROJECT NUMBER: 18070
STORE NUMBER: SHELL
SHEET: C.11

EXHIBIT E

Correspondence

DeLuca, Anthony

From: Gabe De La Rosa <maca501@aol.com>
Sent: Wednesday, October 30, 2019 10:50 AM
To: DeLuca, Anthony
Subject: Mentone Business Car Wash

Dear Anthony,

I hope this finds you well.

It has been awhile since I was in touch with you and I have been meaning to write to you about the Ramz Express Car Wash that is in the planning for Mentone. The location is the corner of Mentone Blvd and Crafton Avenue.

The community would be very excited to have this new business.

When we first engaged with the developer last year and we talked with locals or used social media to find out about what the community thought. Many comments were positive and the people said there is a need for this type of business.

The Dollar General is already welcomed by most of the community, and my wife and I have personally frequented the store for decoration items, food, and other home goods.

Our Mentone Chamber of Commerce and MACA groups are diligently cleaning up the Highway through the Adopt a Highway Program with Cal Trans, Adding beautiful Murals at the Mentone Storage Business, and Hosting two community events such as 5th Annual Chili Cook Off and the Annual Casino-Night.

We will have the first Annual Mentone Film Festival coming up November 13th. Mentone has their own film entry about the Beautiful History of the Zanja Creek that still runs through the yards of many homes in Mentone Where do you find that in Southern California?

We believe Mentone will be more and more attractive to tourism and these events will help businesses such as Ramz Express Car Wash..

The Historical Murals would be visible to the Ramz Express Car Wash site. This type of scenery brings a pleasant tone to the boulevard and the businesses.

The goals Mentone set with the County Wide Plan and working with the SB County Chambers of Commerce Tourism Incentive Pilot program make it exciting and for the Ramz Carwash project

Hope to hear from you soon. Please come for lunch and to see the Murals at the Dedication Wednesday ,November 6th, Noon to 3 P.M. 2055 Mentone Blvd.

Feel free to pass this information on to the departments you believe would want to know what the Mentone Unincorporated Community is accomplishing.

Regards,

Gabe De La Rosa, Vice Chairman Mentone Chamber of Commerce, President of MACA

Mentone Chamber
1911A Mentone Blvd Box 246
Mentone CA 92359

909 362 7860

DeLuca, Anthony

From: Cathryn DeCent <c.decent@kw.com>
Sent: Tuesday, April 16, 2019 3:24 PM
To: De Luca, Anthony
Subject: P201900107MUP

Hello,

I am writing regarding the project that has been proposed on the south west corner of Mentone Blvd and Crafton Ave.

We live in the community that would be behind this gas station/car wash and have lots of concerns about it. If we get a vote, we do NOT want a gas station or a car wash behind our community. I don't want to have to worry about the cancer causing chemicals for me and my children, or the possibility of an explosion that would also destroy our home. Convenience stores unfortunately also have a history of attracting thieves. I don't want that in my backyard.

As far as the car wash goes, high powered vacuums are going to be way to loud, and the headlights that will be shining through our windows all the time are going to drive us nuts.

I understand that the area is zoned commercial, and in today's world it's likely that some type of drive thru will end up there. If that's the case then the wall separating our community and that commercial area needs to be raised 20-30 feet. The foundation for that land as well as the Dollar General that is being built, is basically level with the height of the wall that is already there meaning anyone can jump over it and get into our yards at anytime, which will become so much more likely with the businesses that are being placed there.

Once the residents of this community feel unsafe or polluted by chemicals and noise, they will move out, and those reasons will drop the value of these homes.

Please do not let a gas station or a car wash go there and help protect our residents by increasing the height of the wall!

Thank you,
Cathryn DeCent



C.

147

DeLuca, Anthony

From: Chuck Hill <chuckhill690@msn.com>
Sent: Thursday, August 01, 2019 3:47 PM
To: DeLuca, Anthony
Subject: Proposed gas station with convenience store, and express car wash

What we do not need on hwy 38, Lugonia Ave, is another service/gas station. There are too many now. The corner where the proposed business wants to build is already one of, if not the busiest on the street. It is getting more difficult everyday to enter or cross the intersection as it is, with traffic coming up and down Chaffey on a rapid increase. Housing developments are on the increase in the orange grove areas with Chaffey being the way to go to avoid busy Lugonia now. We also live in the housing area behind the proposed area. More lights shining in our windows, noise from more vehicles, and more dust and dirt being kicked up is not what we asked for when we bought our house here a little over a year ago. And I can't imagine what it will do to property values, but normally when residential areas get a lot of businesses being built, endangering our children and pets, they will go down. We are 100% against any further business development in or around this area. Charles F. Hill

DeLuca, Anthony

From: Christopher Pearson <panama1999@hotmail.com>
Sent: Monday, April 15, 2019 10:32 PM
To: De Luca, Anthony
Subject: Re: Car wash Mentone

Tony,

Thank you for passing on my concerns. I have one more question and a few more concerns. The owner of the Sandstone HOA property directly behind the Dollar General said they piled dirt right up against the wall of the HOA (not sure that is 100% accurate, but it looks that way from the street). Is the HOA wall built to handle that much dirt and pressure from the Dollar General side? I have never viewed the HOA wall as a retaining wall, but that does not mean it is not. I want to be sure the wall does not deteriorate over time due to the pressure from the proposed gas station lot?

Three more concerns:

(7) Is the HOA wall built to the standards to be considered a retaining wall and can it handle the pressure of the additional dirt, etc. that will be pushing against it from the gas station side of the wall?

(8) There are a lot of moles in the lot next door. They come into my yard and my neighbors for water, etc. This has caused me endless grief over the years, but I have become a pretty good exterminator. Right now, all is well, but if they concrete the lot behind us, that will force all of those fury devils into the HOA. Is the builder allowed to put out poison or something to kill off the majority of the mole population before they migrate into my back yard?

(9) Final and very big concern. I do not know how I missed this. I have huge windows on the back of my house that I have already expressed the desire to keep open for FRESH air that I believe is going to no longer be desirable after the SHELL gas station is built. I am VERY WORRIED about the light from this business. This project is going to light up my house non-stop at night. My master bedroom is right on the other side of the wall and my wife sleeps terribly if it is not pitch dark. I do not know how I am ever going to have a dark room again. There is going to be a ton of light and I am not sure how they will be able to mitigate that for me. That is by far the most undesirable outcome of this project even above the noise. I hope somehow this can be mitigated. Can they be required to have no lights on the back of the building or awning so light is directed towards Mentone Blvd and Crafton Ave? There is no need to advertise to me and my neighbors so lighted signage is unneeded and unwanted. Can they please not have lighted signs facing the HOA?

I appreciate your time and passing on these concerns to the builder.

Chris Pearson

From: De Luca, Anthony <Anthony.DeLuca@lus.sbcounty.gov>
Sent: Monday, April 15, 2019 1:29 PM
To: Christopher Pearson
Subject: RE: Car wash Mentone

Hi Chris,

Thanks for your comments. I will keep them in the file and let the applicant know your concerns. I did some checking about that wall, and it looks like it is a retaining wall. The natural grade is what is on the vacant side so ground level is higher than on your side, which must have been cut when the subdivision was graded. I asked him to provide me with a written statement of what plans they have for mitigating negative impacts. I will send that to you when I receive it.

I spoke to the applicant for the car wash on Friday after I spoke to you and he did mention to me that they plan on putting at least a six foot (they can go as high as ten) wall on their property to offer more protection for the residents. Plans still have to be approved, and reviewing agency conditions sent to me before moving forward.

Give me a call with any further questions or concerns

Tony

Anthony DeLuca

Senior Planner

Land Use Services Department

Phone: (909)-387-3067

Fax: (909) 387-3223

385 N. Arrowhead Ave. 1st Flr

San Bernardino, CA 92415-0187



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www.SBCounty.gov

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From: Christopher Pearson [mailto:panama1999@hotmail.com]

Sent: Sunday, April 14, 2019 8:09 AM

To: De Luca, Anthony <Anthony.DeLuca@lus.sbcounty.gov>

Subject: Re: Car wash Mentone

Anthony,

Thank you for taking time on Friday to speak with me about the planning project notice for parcel 0298-411-97 here in Mentone, CA. I would like for this email to be considered before approving plans for this project. I need to first say I am concerned due to the Dollar General down the street being built. From Crafton Ave down to Agate Ave, there is a gradual elevation drop. The side of the building closest to Agate Ave has the foundation almost at the top of the security wall due to grading. This completely eliminates the functionality of the security wall. I do not understand how that is OK.

Now, on to my issue with the pending Gas Station (I think SHELL) and car wash being proposed for the corner of highway 38 (Mentone Blvd) and Crafton Avenue. I do not want the same issue as the Dollar General down the street. The grading near my house on the back wall drops off a lot and if it is leveled off to make room for this gas station, I believe it will do the same thing and make it so people can literally jump down into my back yard from the Gas Station driveway that is going around the store and towards the entrance of the car wash. I have two boys and a stay at home wife and I have real security concerns with this. If anyone ever robs that

store, they may go right into my back yard and that is not OK with me. I am concerned with the homeless that will be attracted to this store and the back of the store being my back yard (feet away). I do not like that exhaust from vehicles as they are waiting in the car wash line will be pouring into my back yard. We keep our windows open at night for a FRESH breeze. I do not want to smell gas non stop. I am also very concerned with the noise of traffic coming and going at all times of the day and night (Loud music). I can already hear enough from the Circle K across highway 38 that is fairly drowned out by distance and the wall. With no wall and noise being able to come directly at my house, leaving the windows open will simply not be possible. Adding to this now is an increased security threat due to the additional traffic at all times of the day just feet away from my back door. I also dislike the idea of the noise from the car wash itself especially the vacuums. They are loud and I guarantee they will be heard. This by itself will make having windows open a horrible idea. Finally, this will not be good for home property values. The noise, smell of gas, huge increase in foot and vehicle traffic, possible increase in criminal activity, etc. is going to make my home less desirable to potential home buyers.

To summarize:

- (1) Security wall becomes ineffective
- (2) Possible increased criminal and homeless activity feet away from my back door (lose use of windows)
- (3) Smell of gasoline and exhaust (lose use of windows)
- (4) Noise from foot and vehicle traffic feet away from back door (lose use of windows)
- (5) Noise from car wash and vacuums (lose use of windows)
- (6) Decline in home value as potential buyers will seek safer, lose noisy, less smelly, and lower traffic locations to live.

The idea of this gas station being right behind my home sucks. I would not have bought this home had it been there at first. Having a commercial building immediately on the other side of a residential family oriented community is unwanted and very undesirable.

Thank you in advance for evaluating my concerns so this project is required to mitigate them.

Chris Pearson
31256 Slate Street
Mentone, CA 92359
(H) 909-746-8153
(C) 909-695-0952

From: De Luca, Anthony <Anthony.DeLuca@lus.sbcounty.gov>

Sent: Friday, April 12, 2019 2:33 PM

To: panama1999@hotmail.com

Subject: Car wash Mentone

Hi Chris, thank you for your phone call this morning. As we discussed, I have attached the site plan for the proposed car wash and convenience store on Mentone Blvd in Mentone.

If you have any further questions please give me a call. I will look forward to your written comments.

Thank you

Tony

Anthony DeLuca

Senior Planner

Land Use Services Department

Phone: (909)-387-3067

Fax: (909) 387-3223

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DeLuca, Anthony

From: Susan <susanjhil@msn.com>
Sent: Thursday, August 01, 2019 3:22 PM
To: DeLuca, Anthony
Subject: Project No.: P201900107

Sent from [Mail](#) for Windows 10

Dear Mr. De Luca

I would like to express my grave concerns with regard to Project No.: P201900107 - the proposed Gas Station with Convenience Store, and Express Car Wash.

The location of this project is very close to my residence on Shale Lane in Mentone and visible from the front room. It backs up to my neighbors' homes across the street and I can clearly see the tops of their walls between the houses. I am very worried that the constant glare of headlights from the cars entering the car wash as well as the noise from the vacuums will adversely affect our quiet neighborhood.

The rear wall of our neighborhood will not be high enough to block any lights or sounds. Due to the incline of the land of Mentone Blvd it would be an easy jump over these walls into the neighboring yards and thus pose an increase in threats of possible crimes .

I know that progress cannot be stopped but I do plead for consideration for those of us living close by – maybe a higher wall to block headlights and make it harder to jump over, a limit on the noise of the vacuums and machines in the car wash.

Thank you for taking note of our concerns.

Sincerely,
Susan J Hill

DeLuca, Anthony

From: Susan <susanjhill@msn.com>
Sent: Tuesday, April 16, 2019 3:54 PM
To: De Luca, Anthony
Subject: Planning Project letter

Dear Sir

This email concerns Project Number P201900107/MUP located on the southwest corner of Mentone Blvd and Crafton Ave, Mentone 92359.

I live in the Sandstone Community at 10166 Shale Ln and would be directly affected by the proposed building of a gas station on this site. I am able to see this corner from inside my home and am opposed to this project. I am concerned about the chemicals and possible fire/explosion from another gas station so close as well as the additional noise from both the car wash and the rows of vacuums. I am also very concerned about the headlights of cars entering the car wash.

I understand that the land is zoned for commercial use and that there is always the possibility of businesses being developed with drive-thrus but the walls of the properties that back onto this land are not tall enough for the safety and well-being of the home owners. If this parcel of land and those adjacent to it are going to be developed then I urgently request that this wall be raised at least twenty feet and that any machines for washing or vacuuming vehicles will be reduced.

Thank you for understanding our concerns,
Susan J Hill
Home Owner

DeLuca, Anthony

From: William Nordby <WILLIAMNORDBY@msn.com>
Sent: Wednesday, April 24, 2019 7:52 PM
To: De Luca, Anthony
Subject: Assessor Parcel number 0298-411-97

Anthony De Luca,

I am the property owner at 31272 Slate St, Mentone.

I am greatly concerned about the Shell station planned for the southwest corner of Mentone Blvd and Crafton Ave.

My house is probably the most directly and adversely affected by the plans. I have been speaking to some of my neighbors who share my concerns.

Please send me the complete plans as you have to my neighbor who is 2 doors down.

Our concerns include the idea that dirt will be piled up against our back wall. This wall is not designed to handle that much weight against it and will eventually give way.

We see that this is happening on parcel # 0298-411-98 where the Dollar General is planned.

We are also greatly concerned about the noise pollution of the vacuums and car wash that will be directly behind my property.

Also the chemical pollution of gasoline so close to my bedroom window is upsetting to say the least.

My 3 young children have enjoyed playing in the back yard for the 9 years we have been here. When on occasion, a ball goes over our wall, it is a short walk to retrieve it from the empty field. There are less objectionable commercial uses of this property.

I find myself actually envious of the property owners that are behind what will be the Dollar General.

A worst case scenario of a gas station, car wash and convenience store will bring problems of noise and chemical and trash pollution as well as amplify the growing homeless problem. Is there anything we can do to stop this from hitting our property values and quality of life?

I look forward to your reply and anything at all that can be done to stop this.

Thank you,
William Nordby
31272 Slate St.
Mentone, Ca., 92359
909-705-2927