

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

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

**PROJECT LABEL**

<b>APNs:</b>	0267-012-09	<b>USGS Quad:</b>	USGS San Bernardino North, California Quadrangle
<b>Applicant:</b>	Dunleer, LLC	<b>T, R, Section:</b>	Township 1 North, Range 4 West, Sec. 18
<b>Location</b>	Southeast corner of Cajon Blvd and June Street / 34.16876, -117.3469	<b>Sphere of Influence</b>	City of San Bernardino
<b>Project No:</b>	PROJ-2023-00107	<b>Community Plan:</b>	Community of Muscoy
<b>Rep</b>	Jack Luu <a href="mailto:jack@dunleer.com">jack@dunleer.com</a> (818) 299-0494	<b>LUC: Zone:</b>	LUC: Limited Industrial (LI) Zone: Muscoy/General Commercial (MS/CG)
<b>Proposal:</b>	Approval of Conditional Use Permit for two warehouse buildings totaling 88,174 s.f. on 4.59 acres in the unincorporated Community of Muscoy.	<b>Overlays:</b>	N/A

**PROJECT CONTACT INFORMATION**

**Lead agency:** County of San Bernardino

Land Use Services Department  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0182

**Contact person:** Precious McDuffie Senior Planner

**Phone No:** (909) 387-4537      **Fax No:** (909) 387-3223

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**PROJECT DESCRIPTION**

***Summary***

Dunleer, LLC (Applicant) is requesting the approval of a Conditional Use Permit (CUP) for the construction and operations of two industrial warehouse buildings totaling 88,174 square feet, a variance to reduce the front yard setback from 25 ft. to 15 ft. and a Tentative Parcel Map (TPM) to subdivide a 4.59 parcel into two parcels (2.39 acres and 2.2 acres) to be built in one phase. The Project Site is currently vacant and is located on the southeast corner of Cajon Boulevard and June Street<sup>1</sup> in an unincorporated area of San Bernardino County within the community of Muscoy, described as Assessor's Parcel Number (APN): 0267-012-09. (see Figure 1: *Regional Map* and Figure 2: *Vicinity Map*).

The proposed warehouse buildings would include:

- Building 1 - 44,751 square -feet (sf) of warehouse space including 4,136 sf of office space with four (4) dock high doors and one (1) ground level door.

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<sup>1</sup> The parcel is on a NW to SE diagonal. For the purposes of this document, north (N) is considered June Street and Cajon Blvd is considered east (E). Residences adjacent to the parcel are considered south (S) and west (W).

- Building 2 – 35,151 sf of warehouse space including 4,136 sf of office space with four (4) dock high doors and one (1) ground level door.

The Project would total 79,902 sf of warehouse space and 8,272 sf of office space for a total of 88,174 sf.

Access to the site would be provided via three driveways, two along Cajon Boulevard, including a 50 -foot driveway for trucks and a 30-foot driveway for passenger vehicle use. There will also be a 30-foot driveway for employees only from June Street. Although the buildings are intended to be used for industrial activities (i.e., warehouse and distribution), an end user for the Project has not been identified at this time, and therefore, specific details about the future operation of the facility are not known. However, the applicant is requesting approval of a 6 a.m. to 12 a.m./7 days per week operational schedule to provide maximum flexibility for a future tenant/use and has been designed with the expectation that there would be no more than 32 employees onsite per shift.

The facility would include a total of 110 parking spaces including 78 standard auto spaces, 6 ADA vehicle accessible parking spaces, 6 EV charging spaces, and 20 EV capable spaces. Four underground stormwater capture, and infiltration systems would be constructed in each of the designated parking areas. Additionally, landscaping would be provided along the perimeter of the site and throughout the parking areas, which would amount to 15 percent of the net site area (see Figure 3: *Site Plan*). Offsite improvements include street widening along Cajon Blvd, water main line extension along Cajon Blvd, curb and gutter, sidewalk, pavement, and driveways on both streets.

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

The Project Site is within the unincorporated Community of Muscoy, County of San Bernardino. The Community of Muscoy is located within an Environmental Justice Focus Area and is considered a sensitive environment as identified in the Countywide Plan. The site is currently vacant. It is adjacent to storage warehouses to the east, and residential uses to the west and south. The Project Site has a land use designation of Limited Industrial (LI). Table-1 below lists the existing adjacent land uses and zoning.

**Table-1: Existing Land Use Designations**

<b>Location</b>	<b>Existing Land Use</b>	<b>Land Use Category</b>	<b>Zoning</b>
<b>Project Site</b>	Vacant	Limited Industrial (LI)	Muscoy / General Commercial (CG)
North	June Street, Vacant	Commercial (C), City of San Bernardino	General Commercial -1 (CG-1), City of San Bernardino
South	Single-Family Uses	Low Density Residential (LDR)	General Commercial (CG) Muscoy / Single Residential 10,000 sf min. lot size (RS-10)
East	Distribution Warehouses	Limited Industrial (LI), City of San Bernardino	Cajon Blvd/Railroad (RR) / Industrial Heavy (IH), City of San Bernardino
West	Single Family Uses	Low Density Residential (LDR) / Limited Industrial (LI)	Muscoy / Single Residential 10,000 sf min lot size (RS-10)

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

The Project Site is located approximately 50 feet south of the BNSF Railroad and approximately 200 feet southwest of Interstate 215 (I-215) in the unincorporated Community of Muscoy in the County of San Bernardino. The Project Site is currently vacant and undeveloped. Surrounding land uses include single-family residences and industrial uses.

**ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES**

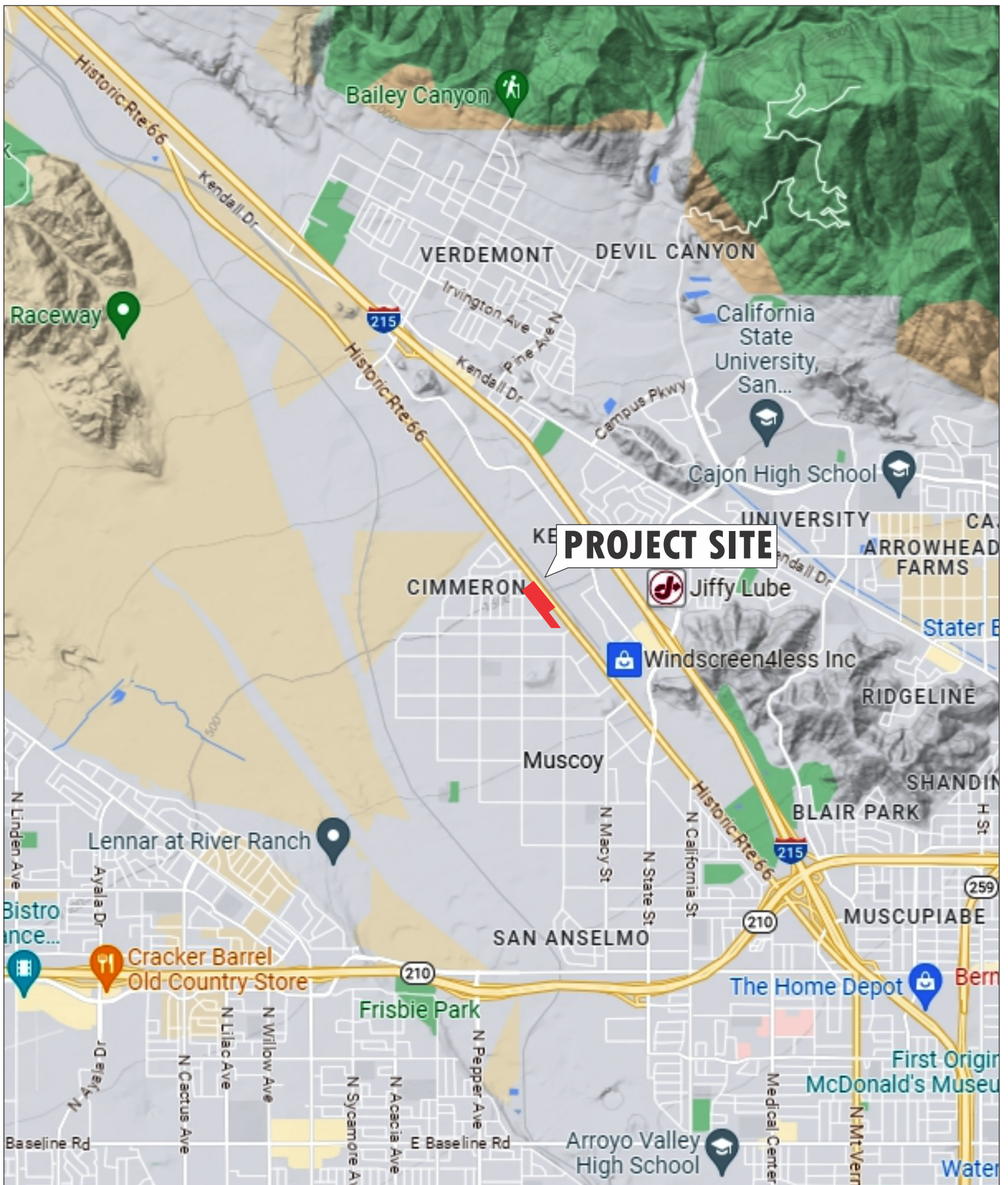
Federal: None.

State of California: None

County of San Bernardino: Land Use Services, for approval of the CUP, Variance and TPM. Department-Building and Safety for approval of building plans. Public Health-Environmental Health Services, Special Districts, and Public Works for site plan and operations approval.

Regional: South Coast Air Quality Management District for approval of building plans, construction and operations activities to ensure compliance with air quality and GHG emissions standards as outlined in this document (Initial Study) prepared for the project.

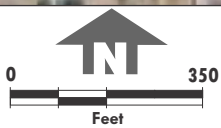
Local: None



## REGIONAL LOCATION

Muscoy Warehouse  
County of San Bernardino, California

FIGURE 1



**LILBURN**  
CORPORATION

## PROJECT VICINITY

Muscoy Warehouse  
County of San Bernardino, California

**FIGURE 2**



## **CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES**

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

On November 6, 2023, Project notification letters were emailed to the following tribes pursuant to AB52: Colorado River Indian Tribe, Twentynine Palms Band of Mission Indians, Morongo Band of Mission Indians, Gabrieleno Tongva Band of Mission Indians, San Manuel Band of Mission Indians, and Soboba Band of Luiseno Indians. On December 21, 2023, notification was mailed to the Gabrieleno Band of Mission Indians - Kizh Nation. Table-2 below shows a summary of comments and responses. Comment letters are included in Appendix M: AB 52 Tribal Consultation Correspondence.

**Table 2 AB 52 Consultation Summary**

<b>Tribe</b>	<b>Comment Letter Received</b>	<b>Summary of Response</b>	<b>Conclusion</b>
Morongo Band of Mission Indians	No Response	-	-
Twentynine Palms Band of Mission Indians	No Response	-	-
Colorado River Indian Tribe	No Response	-	-
Gabrieleno Tongva Band of Mission Indians	No Response	-	-
San Manuel Band of Mission Indians	No Response	-	-
Soboba Band of Luiseno Indians	No Response	-	-
Gabrieleno Band of Mission Indians- Kizh Nation	January 23, 2024	Consultation requested	Mitigation/Monitoring Measures recommended

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

**DETERMINATION:** Based on 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.

Precious McDuffie  
Signature: (Precious McDuffie, Planner)

Paul Toomey  
Signature: (Supervising Planner)

11/20/25  
Date

11/24/25  
Date

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

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

**San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; San Bernardino Countywide Plan Draft EIR; San Bernardino County Development Code**

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

The Project Site is located within the unincorporated Community of Muscoy, San Bernardino County. Northeast of the Project Site is Cajon Boulevard, which is followed by train tracks, June Street occurs northwest and residential uses to the east and south. The Countywide Plan (adopted November 27, 2020) does not identify a scenic vista within the vicinity of the Project Site.<sup>2</sup> The proposed buildings are forty-one (41) feet in height and are below the minimum height limit allowed per the County of San Bernardino Development Code.<sup>3</sup> Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

<sup>2</sup> San Bernardino County Countywide Plan. Adopted November 27, 2020. [Policy Plan – San Bernardino County Accessed November 15, 2023.](#)

<sup>3</sup>San Bernardino County. Development Code. Accessed November 15, 2023.

### **Less Than Significant Impact**

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

The Project Site is located on the southwest corner of Cajon Boulevard and June Street. These roads are neither designated State scenic routes nor County Scenic Routes.<sup>4</sup> The closest Scenic Highway is Route 38, located approximately 12 miles east of the Project Site. The proposed buildings are forty-one (41) feet in height and are below the minimum height limit allowed per the County of San Bernardino Development Code. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- c) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The subject parcel is in an urbanized area within San Bernardino County Valley Region. The proposed project is in compliance with the height limit, thereby minimizing potential obstruction of views of the surrounding mountains and other public views. Based on current architectural documents the Project proposes a building height of 41 feet. Moreover, the Project Site currently consists of vacant land. The Project Applicant will be required to provide a minimum landscape area of 15 percent of the lot area, which will make the Project Site more aesthetically pleasing.<sup>5</sup> A majority of the landscaped surface would cover the frontage of the Project Site. No significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The Project Site is currently vacant. According to San Bernardino County Development Code, Section 83.07.050(a), outdoor lighting of commercial or industrial land uses shall be fully shielded to preclude light pollution or light trespass in excess of the maximum allowed foot-candles allowed by subdivision (b) on any of the following:

- (1) An abutting residential land use zoning district;

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<sup>4</sup> San Bernardino Countywide Plan, NR-3 "Scenic routes & Highways". Accessed October 25, 2023.

<sup>5</sup> San Bernardino County. Development Code. Table 83-12: Minimum Landscaped Area [https://codelibrary.amlegal.com/codes/sanbernardino/latest/sanberncty\\_ca/0-0-0-168039#JD\\_Chapter82.06](https://codelibrary.amlegal.com/codes/sanbernardino/latest/sanberncty_ca/0-0-0-168039#JD_Chapter82.06). Accessed October 25, 2023.

- (2) A residential parcel; or
- (3) Public right-of-way.

Direct or indirect light from any light source shall not cause light trespass exceeding five-tenths foot-candles when measured at the property line of a residential land use zoning district, residential parcel, or public right-of-way. Light levels shall be measured with a light meter, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination (CIE).

The Proposed Project will be issued a Condition of Approval requiring demonstration of compliance with Development Code, Section 83.07.050 prior to issuance of a building permit. The Proposed Project's Photometric Study is included in the Application submittal as Sheet FC-1 showing compliance with the Development Code. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### Less Than Significant Impact

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

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>II.</b>	<b>AGRICULTURE AND FORESTRY RESOURCES</b> - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of 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)),	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 Countywide Plan, approved October 27, 2020, adopted November 27, 2020; California Department of Conservation Farmland Mapping and Monitoring Program; San Bernardino County Agricultural Resources GIS Map; Submitted Project Materials***

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project Site as "Urban and Built-Up Land" in its California Important Farmland Finder.<sup>6</sup> "Urban and Built-Up Land" is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately six structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or within the immediate vicinity. The Proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

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

The Project Site is not under or adjacent to any lands under a Williamson Contract.<sup>7</sup> There are no areas in the vicinity zoned for agricultural use. Upon approval of the CUP, the Proposed Project would be an allowable use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

<sup>6</sup> California Important Farmland Finder. <https://maps.conservation.ca.gov/dlrp/ciff/> Accessed October 20, 2023.

<sup>7</sup> San Bernardino Countywide Plan, NR-5 "Agricultural Resources". Accessed October 20, 2023.

- 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))?*

No forest or timberland areas are present within the immediate vicinity of the Project site. Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

The Project Site does not support forest land. Implementation of the Proposed Project would not result in the loss of forest land or conversion of forest land to a non-forest use. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

- e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

Upon approval of the CUP, the Proposed Project would be an allowable use. Implementation of the Proposed Project would not result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>III. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

applicable federal or state ambient air quality standard?

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

**SUBSTANTIATION:** *(Discuss conformity with the Mojave Desert Air Quality Management Plan, if applicable):*

***San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; Submitted Project Materials; CalEEMod Output , (Appendix A); Health Risk Assessment, Ganddini Group Inc., November 17, 2023 (Appendix A-1)***

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

The Project Site is located within the South Coast Air Basin, which includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality within the South Coast Air Basin is under the jurisdiction of the South Coast Air Quality Management District (AQMD) and the California Air Resources Board (CARB). The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by the South Coast AQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (2022 AQMP) was adopted by the South Coast AQMD on December 2, 2022. The 2022 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from Connect SoCal - the 2020 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

A project is inconsistent with the AQMP if: (1) it does not comply with the approved general plan; or (2) it uses a disproportionately large portion of the forecast growth increment (change population or employment levels).

Details of the emissions calculations and the resulting emission levels compared to thresholds are presented below in discussion b). No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

- b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?*

The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2022.1.1.29 prepared by the SCAQMD (see Appendix A). CalEEMod was utilized to estimate the on-site and off-site

emissions. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO<sub>x</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). Two of the analyzed pollutants, ROG and NO<sub>x</sub>, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction emissions are considered short-term, temporary emissions and were modeled with the following CalEEMod default construction parameters: demolition, site preparation, site grading (fine and mass grading), building construction, paving, and architectural coating. The resulting emissions generated by construction of the Proposed Project are shown in Table 3 and Table 4, which represent summer and winter construction emissions, respectively.

**Table 3**  
**Maximum Summer Construction Emissions**  
**(Pounds per Day)**

Year	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>2024</b>	3.39	31.7	31.5	0.05	9.26	5.25
<b>2025</b>	47.8	10.5	16.0	0.03	1.01	0.51
<b>SCAQMD Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022

**Table 4**  
**Maximum Winter Construction Emissions**  
**(Pounds per Day)**

Year	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>2024</b>	1.30	11.2	15.5	0.03	1.06	0.55
<b>2025</b>	1.23	10.5	15.3	0.03	1.01	0.51
<b>SCAQMD Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022

#### Compliance with SCAQMD Rules 402 and 403

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

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

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.

- (a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
- (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
- (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
- (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces would increase NO<sub>x</sub> and PM<sub>10</sub> levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the conditions below as required by SCAQMD. Specific Best Available Control Measures will be conditioned to the Proposed Project by County Building and Safety prior to the issuance of grading permits.

- 2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
- 3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
- 4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
- 5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
- 6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
- 7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

### Operational Emissions

The operational mobile source emissions were calculated using the Transportation Study Screening Assessment prepared by Ganddini Group Inc, September 22, 2023. The

Proposed Project is anticipated to generate approximately 443 total daily trips. Operational emissions are listed in Table 5 and Table 6, which represent summer and winter operational emissions, respectively.

**Table 5**  
**Summer Operational Emissions by Sector Summary**  
**(Pounds per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	2.81	0.03	3.91	<0.005	0.01	0.01
Energy	0.04	0.66	0.56	<0.005	0.01	0.05
Mobile	0.86	1.13	10.3	0.03	3.14	0.81
<b>Totals (lbs./day)</b>	<b>3.71</b>	<b>1.82</b>	<b>14.8</b>	<b>0.04</b>	<b>3.20</b>	<b>0.87</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022

**Table 6**  
**Winter Operational Emissions by Sector Summary**  
**(Pounds per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	2.17	-	-	-	-	-
Energy	0.04	0.66	0.56	<0.005	0.05	0.05
Mobile	0.80	1.20	8.28	0.03	3.14	0.81
<b>Totals (lbs./day)</b>	<b>3.01</b>	<b>1.86</b>	<b>8.84</b>	<b>0.03</b>	<b>3.19</b>	<b>0.86</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022

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

### **Less Than Significant Impact**

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

A Health Risk Assessment (HRA) Analysis dated November 17, 2023, was prepared for the Proposed Project by Ganddini Group Inc. (Ganddini) (see Appendix A-1); the report is summarized herein and is available for review at County offices. The California Air Resources Board (CARB) has monitoring networks that measure ambient concentrations of certain Toxic Air Contaminants (TACs) that are associated with important health-related effects and are present in appreciable concentrations in the area. The CARB publishes annual Statewide, air basin, and location-specific summaries of the concentration levels of several TACs and their resulting cancer risks. The most recent summary is the CARB Air Quality Almanac for 2013 (CARB 2013). According to the HRA analysis, the project area has an estimated ambient cancer risk of 410 in one million. In comparison, the average cancer risk for San Bernardino County is 439 in one million.

According to the SCAQMD CEQA Handbook, any project that has the potential to expose the public to toxic air contaminants in excess of the following thresholds would be considered to have a significant air quality impact:

- If the Maximum Incremental Cancer Risk (MICR) is 10 in one million or greater; or
- Toxic air contaminants from the Proposed Project would result in a Hazard Index increase of 1 or greater.

The HRA analysis identified that the ultra-conservative cancer risk value of the Proposed Project would be a maximum of 0.92 in a million. Therefore, as the maximum incremental cancer risk (MICR) does not exceed 10 in a million at any sensitive receptor location, the on-going operations of the Proposed Project would result in a less than significant impact due to the cancer risk from diesel emissions created by the Proposed Project.

The non-carcinogenic hazards to adult, child, and infant receptors resulted in a Hazard Index value of 0.0002. The criterion for significance is a Hazard Index increase of 1.0 or greater. Therefore, the on-going operations of the Proposed Project would result in a less than significant impact due to the non-cancer risk from diesel emissions created by the Proposed Project.

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

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

The Proposed Project is the development of a warehouse facility. Potential odor sources associated with the Proposed Project may result from temporary construction equipment exhaust and the application of asphalt and architectural coatings during temporary construction activities as well as the temporary storage of domestic solid waste associated with the Proposed Project's long-term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with County of San Bernardino solid waste regulations. The Proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

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

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

**San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; Submitted Project Materials; General Biological Survey, Natural Resources Assessment, INC, November 3, 2023 (Appendix B)**

- a) *Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

A General Biological Resources Survey, dated November 3, 2023, was prepared for the Proposed Project by Natural Resource Assessment, INC (NRAI) and is available for review at County offices (see Appendix B). NRAI completed a data search for information on common and protected plants and wildlife species known occurrences within the vicinity of the Project Site. The review included biological texts on general and specific biological resources, and those resources considered to be sensitive by various wildlife agencies, local government agencies and interest groups.

A field survey was conducted on October 12, 2023, on the Project Site. The property is occupied by ruderal habitat. The dominant species observed includes puncture vine (*Tribulus terrestris*), Mediterranean grass (*Schismus barbatus*), prickly lettuce (*Lactuca serriola*) and telegraph weed (*Heterotheca grandiflora*). Other species observed included doveweed (*Croton setiger*), ripgut brome (*Bromus diandrus*), and London rocket (*Sisymbrium irio*).

No amphibians or reptile species were observed. Bird species observed included horned lark (*Eremophila alpestris*), rock dove (*Columba livia*), and northern mockingbird (*Mimus polyglottos*). Mounds belonging to Botta's pocket gopher (*Thomomys bottae*) were found throughout the site.

There is no habitat for sensitive plants, fish, amphibians, reptiles, mammals or insects that were listed as potentially present in the vicinity of the property. However, there is suitable foraging and/or nesting habitat on site for the bird species listed in Table 7 below from Appendix B of the General Biological Survey prepared by NRAI November 3, 2023 which includes suitable habitat (such as landscape trees) on the adjacent properties. Mitigation Measure BIO-1 is recommended to reduce potential impacts to nesting birds to less than significant.

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

#### **Mitigation Measure BIO-1:**

Applicant shall designate an avian biologist (qualified biologist) experienced in: identifying local and migratory bird species; conducting bird surveys using appropriate survey protocol, nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, identifying nesting stages and success; establishing avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.

If start of construction occurs between February 1 and August 31, then a qualified biologist shall conduct a breeding bird survey at the appropriate time of day/night during

the appropriate weather conditions, no more than three days prior to the start of construction to determine if nesting is occurring. Preconstruction surveys shall focus on direct and indirect evidence of nesting, including nest locations, nesting stages, and nest behavior. Surveys shall evaluate all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. The duration of the survey shall be dependent upon the size of the project site, density, and complexity of the habitat; and shall be sufficient to ensure complete and accurate data is collected.

If active occupied nests are found, they shall not be disturbed unless the qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are capable of independent survival and will not be impacted by the removal of the nest. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within a distance specified by the qualified biologist for each nest or nesting site. The qualified biologist will determine the appropriate distance in consultation with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service. The size and location of buffer zones shall be based on nesting bird species, species behavior, nesting stage, species sensitivity to disturbance, and the intensity and duration of the disturbance activity.

With implementation of Mitigation Measure **BIO-1** the Proposed Project would not have a substantial adverse effect on any species identified as a candidate, sensitive or special status species.

**Table 7: Sensitive Bird Species with Suitable Foraging or Nesting Habitats**

<b>Bird Species</b>	<b>Habitat and Distribution</b>	<b>Activity Period</b>	<b>Status Designation</b>	<b>Occurrence Probability</b>
Sharp-shinned hawk <i>Accipiter striatus</i>	Nests in woodland, coniferous deciduous forest. Winter visitor and migrant to coastal Southern California. Forages over a variety of habitats.	Fall & winter; scarce in summers	<b>FED: ND</b> <b>STATE: SSC</b>	Low. Little or sparse suitable foraging habitat and no nesting habitat.
Cooper's hawk <i>Accipiter cooperii</i>	Woodland and semi-open habitats, riparian groves and mountain canyons. Uncommon permanent resident in coastal, mountains, and deserts of Southern California. Transients fairly common on the coast in fall.	Year-round; predominant in summer	<b>FED: ND</b> <b>STATE: SSC</b>	Low. Sparse suitable foraging habitat and no nesting habitat.
Golden eagle <i>Aquila chrysaetos</i>	Grasslands, brushlands, deserts, oak savannas, open coniferous forests and montane valleys. Nesting primarily in rugged mountainous country. Uncommon resident in Southern California.	Year-round Jan 1 to Aug 1 breeding period.	<b>FED: ND</b> <b>STATE: SSC</b> (nesting and wintering). CFP	Low, Sparse suitable foraging habitat. No suitable nesting habitat.

Ferruginous hawk <i>Buteo regalis</i>	Fairly common in winter in open grassland and agricultural regions in the interior, as well as some valleys along the coast. Rare and uncommon along the coast and in the desert.	Winter	<b>FED: C2*</b> <b>STATE: SSC</b>	Low, Sparse suitable foraging habitat. No suitable nesting habitat.
Merlin <i>Falco columbarius</i>	Frequents several habitats including coastal sage scrub and annual grassland. Forages along the coast, and in montane valleys and open deserts with scattered clumps of trees. Rare fall migrant and winter visitor to Southern California.	Fall & winter	<b>FED: ND</b> <b>STATE: SSC</b>	Low. No suitable nesting and limited/seasonal foraging habitat.
American peregrine falcon <i>Falco peregrinus anatum</i>	Wetlands near high cliffs; few known to nest in urban settings on tall buildings. Scattered locations in North America; in California found nesting in coastal areas and inland mountains.	Fall & winter (in migration and as winter visitor)	<b>FED: ND</b> <b>STATE: END, CFP</b>	Low. No suitable nesting and limited/seasonal foraging habitat.
Prairie falcon <i>Falco mexicanus</i>	Nest in cliffs or rocky outcrops; forage in open arid valleys, agricultural fields. Throughout the desert and arid interior portions of coastal counties. Uncommon resident in Southern California.	Year-round diurnal	<b>FED: ND</b> <b>STATE: SSC</b>	Low. No suitable nesting and limited/seasonal foraging habitat.

**Legend**

**ND:** Not designated as a sensitive species

**END:** Taxa listed as endangered

**C2\*:** The U.S. Fish and Wildlife Service (USFWS) revised its classifications of candidate taxa (species, subspecies, and other taxonomic designations). Species formerly designated as "Category 1 Candidate for listing" are now known simply as "Candidate". The former designation of "Category 2 Candidate for listing" has been discontinued.

**SSC:** California Species of Special Concern. Taxa with populations declining seriously or that are otherwise highly vulnerable to human development.

**CFP:** California Fully Protected. Species legally protected under special legislation enacted prior to the California Endangered Species Act.

- 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?*

Three key agencies regulate activities within inland streams, wetlands, and riparian areas in California. The U.S. Army Corps of Engineers (ACOE) Regulatory Branch regulates discharge of dredge or fill materials into waters of the United States. These watersheds include wetlands and non-wetland bodies of water that meet specific criteria. The California Department of Fish and Wildlife (CDFW), through provisions of State of

California Administrative Code, is empowered to issue agreements for any alteration of a river, stream or lake where fish or wildlife resources may adversely be affected. Streams (and rivers) are defined by the presence of a channel bed and banks, and at least an intermittent flow of water. The use of a 404 permit in California is regulated by the State Water Resources Control Board (SWRCB) under Section 401 of the Clean Water Act regulations. The Board has authority to issue a 401 permit that allows the use of a 404 permit in the state.

NRAI's survey found no streams, channels, washes, or swales that meet the definitions of Section 1600 of the State of California Fish and Game Code (FGC) under the jurisdiction of the CDFW, Section 401 ("Waters of the State" ) of the Clean Water Act (CWA) under the jurisdiction of the Regional Water Quality Control Board (RWQCB), or "Waters of the United States" (WoUS) as defined by Section 404 of the CWA under the jurisdiction of the U.S. Army Corps of Engineers (Corps) within the subject parcel. NRAI concluded that the Project Site does not have any drainages or areas that support riparian habitat. Implementation of the Proposed Project would not result in impacts to riparian habitat. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

- c) *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.*

The ACOE regulates discharge of dredge or fill materials into waters of the United States. These watersheds include wetlands and non-wetland bodies of water that meet specific criteria. CDFW regulates wetland areas only if those wetlands are part of a river, stream or lake as defined by CDFW. The Project Site does not have any drainages or areas that support wetlands, as stated in the Biological Resource Assessment. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. Habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. The Project Site and surrounding areas have been disturbed or developed. Therefore, the Project Site would not be suitable as a native resident or migratory wildlife corridor or for facilitating the movement of any native resident or migratory wildlife species. No significant impacts are identified or anticipated, and no mitigation measures are required.

### Less Than Significant Impact

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

The Project Site and surrounding areas have been disturbed or developed. The plant community on site is composed of ruderal species and does not contain any tree species. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### Less Than Significant Impact

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

The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the California Department of Fish and Wildlife's California Natural Community Conservation Plans Map (August 2023).<sup>8</sup> No impacts are identified or are anticipated, and no mitigation measures are required.

### No Impact

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

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

<sup>8</sup> California Department of Fish and Wildlife's California Natural Community Conservation Plans Map (August 2023) <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>. Accessed October 27, 2023.

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

***Cultural and Paleontological Resource Study, Brian F. Smith and Associates, Inc, October 13, 2023 (Appendix C); South Central Coast Information Center, California State University Fullerton, Department of Anthropology-MH 426***

- a) *Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

A Cultural and Paleontological Resources Study, dated October 13, 2023, was prepared for the Proposed Project by Brian Smith and Associates Inc (BFSA) and is available for review at County offices (see Appendix C), and online at the San Bernardino County Environmental Website-Valley Region. The purpose of the assessment was to identify and document any cultural resources that may potentially occur within the Project Site. The investigation was completed for compliance with the California Environmental Quality Act (CEQA), as amended and the San Bernardino County policies and guidelines. The archaeological investigation of the project also includes the review of an archaeological records search performed at the South-Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project or in the immediate vicinity. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC).

The subject property is relatively flat and rectangular with a panhandle extending south from the southwestern corner. The panhandle area of the project consists of a dirt drainage ditch separating residential parcels. The ditch transitions to a dirt access road along the western boundary of the northern areas of the project parcel. Modern trash was identified throughout the project parcel with concentrations located along the periphery as well as the dirt road and drainage ditch alignment. The survey did not result in the identification of any cultural or paleontological resources.

Additionally, the SCCIC records search did not identify any recorded resources within the Project Site. However, two resources, both historic, are within one mile of the Project Site. These resources consist of the alignment of Route 66 and the Culligan Zeolite Company plant site. The records search also identified 24 previous studies conducted within one mile of the Project Site. None of the previous studies included the subject property. Therefore, the Proposed Project would be anticipated to pose a less than significant impact to historical resources within the Project Site.

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

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

An archaeological records search was conducted by BFSA at the SCCIC at California State University, Fullerton. The records search did not identify any recorded resources within the Project Site. Maps and aerial photographs indicate that historically, no

structures were ever located within the property. The area surrounding the property appears to have been developed primarily during the mid- to late- twentieth century.

While BFSA's investigation did not indicate the presence of any visible archaeological resources within the project, the absence of positive results does not necessarily indicate the absence of resources. Therefore, it is recommended that the Mitigation Measures CR-1 above be implemented, which would result in a less than significant impact.

### Less than Significant Impact with Mitigation

#### Mitigation Measure CR-1:

If any cultural or paleontological resources are inadvertently discovered, all construction work in the immediate vicinity of the discovery (within a 60 foot buffer) shall cease, and a qualified archaeologist and/or paleontologist meeting Secretary of Interior standards shall be hired to assess the find.

With the implementation of Mitigation Measure **CR-1**, the Proposed Project would not pose a significant adverse impact on potential archeological resources.

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

Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Field surveys conducted as part of the Cultural Resources Study did not encounter any evidence of human remains. The Project Site is not located on or near a known cemetery. However, to ensure adequate and compliant management of any buried remains that may be identified during project development, the following Mitigation Measure **TCR-3** is required to reduce any potential impacts to a less than significant level.

### Less than Significant Impact with Mitigation

With implementation of Mitigation Measure **TCR-3 within the Tribal Cultural Resources section of this document**, the Proposed Project would not significantly impact potential human remains or inadvertently discovered Cultural Resources within the Project Site.

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

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>VI. ENERGY – Would the project:</b>					
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

energy resources, during project construction or operation?

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

***SUBSTANTIATION: California Energy Consumption Database; Title 24 Building Energy Efficiency Standards; Submitted Project Materials; CalEEMod Outputs (Appendix A)***

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

**Electricity**

Southern California Edison (SCE) currently provides electrical service to the project area. The demand for electricity associated with the Proposed Project would be for the operation of the warehouse. In 2021, the industry sector of the SCE planning area consumed 12,717.05 millions of kWh of electricity.<sup>9</sup> Based on the CalEEMod emission output tables for the Proposed Project, the estimated electricity demand is 0.524766 GWh (refer Air Quality model output, Appendix A). The Proposed Project's estimated annual electricity consumption compared to the 2021 annual electricity consumption of the overall Industry Sector in the SCE Planning Area would account for approximately 0.0041265 percent of total electricity consumption. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 GWh between the years 2015 and 2026. The increase in electricity demand from the Proposed Project is insignificant compared to the projected electricity demand for SCE's Industry sector demand and SCE's estimated increase in demand between 2015 and 2026. Furthermore, the project design and materials would comply with the applicable State Building Energy Efficiency Standards (Title 24). Prior to issuance of a building permit, the County of San Bernardino shall review and verify that the project plans demonstrate compliance with the current version of the Title 24 Standards. The Proposed Project would also be required to adhere to CALGreen standards, which establishes planning and design standards for sustainable site development and energy efficiency. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Natural Gas**

Southern California Gas Company currently provides natural gas service to the project area. In 2021, the industry sector of the Southern California Gas Company planning area consumed 1649.55 million therms of natural gas.<sup>10</sup> Based on the CalEEMod emission output tables for the Proposed Project, the estimated demand is 23,595.94 therms of natural gas (see Appendix A). The Proposed Project's estimated annual electricity consumption compared to the 2021 annual natural gas consumption

<sup>9</sup> <https://ecdms.energy.ca.gov/Default.aspx>. Accessed October 2023.

<sup>10</sup> <https://ecdms.energy.ca.gov/Default.aspx>. Accessed October 2023.

of the overall Industry Sector in the Southern California Gas Company Planning Area would account for approximately 0.0014304 percent of total electricity consumption.

The Project proposes conventional warehouse uses reflecting contemporary energy efficient/energy conserving designs and operational programs. Uses proposed by the Project are not inherently energy intensive, and the Project energy demands in total would be comparable to, or less than, other industrial projects of similar scale and configuration. Additionally, the Project will be required to comply with the applicable Title 24 standards which will further ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary

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

### **Less Than Significant Impact**

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

The Proposed Project would be designed to comply with the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and Title 24 Standards. It has been determined through Air Quality and GHG analysis that the Project is consistent with the County GHG Reduction Plan and no further analysis is required. The Building Energy Efficiency Standards outlined in Title 24 serve to reduce wasteful, uneconomical, and unnecessary uses of energy for the state. They include requirements in the Energy Code (Title 24, Part 6) and voluntary energy efficiency provisions in CALGreen (Title 24, Part 11).<sup>11</sup>

Title 24 part 6 is the Energy Code which contains energy and water efficiency requirements (and indoor air quality requirements) for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. Public Resources Code Sections 25402 subdivisions (a)-(b) and 25402.1 emphasize the importance of building design and construction flexibility by requiring the CEC to establish performance standards, in the form of an “energy budget” in terms of the energy consumption per square foot of floor space. For this reason, the Energy Code includes both a prescriptive option, allowing builders to comply by using methods known to be efficient, and a performance option, allowing builders complete freedom in their designs provided the building achieves the same overall efficiency as an equivalent building using the prescriptive option. Reference Appendices are adopted along with the Energy Code that contain data and other information that helps builders comply<sup>12</sup>

Title 24 part 11 is the California Green Building Standards Code (CGBSC) and is also referred to as CALGreen. This code features:

- Regulations for energy efficiency, water efficiency and conservation, material conservation and resource efficiency, environmental quality, and more.
- Mandatory provisions for commercial, residential, and public school buildings.
- Appendices with voluntary provisions for all of these occupancies plus hospitals.

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<sup>11</sup> [Building Energy Efficiency Standards | California Energy Commission](#), accessed March 3, 2025

<sup>12</sup> [2022 Building Energy Efficiency Standards](#) accessed March 3, 2025

- Residential and nonresidential provisions are in separate chapters for easier use.

Building plan check for the Project will be undertaken by the County Building and Safety division where it will be determined whether or not the Project meets all policy and plan requirements. No permits would be released until the Project meets all applicable policies or plans. As designed the Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no impacts are identified or anticipated, and no mitigation measures are recommended.

### No Impact

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

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>VII.</b>	<b>GEOLOGY AND SOILS - Would the project:</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii.	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv.	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |    |   |                          |                                     |                                     |                                     |
|----|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| d) | Be located on expansive soil, as defined in Table 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |

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

***San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; Geotechnical Investigation Report (Appendix E) and Infiltration Analysis (Appendix F), prepared by the Southern California Geotechnical Inc.***

- 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*

A Geotechnical Investigation Report dated April 4, 2023, and a Infiltration Analysis, dated April 5, 2023, was prepared for the Proposed Project by Southern California Geotechnical, Inc. (SCG) and is available for review at County offices (see Appendix E F), and online at the San Bernardino County Environmental website-Valley Region<sup>13</sup>.

Regionally the subject property is located in the northern portion of the San Bernardino Valley within the Peninsular Ranges Geomorphic Province, an area dominated by southeast trending, active, strike-slip faults. Therefore, the subject site is located in an area which would be subject to seismic activity over time. Traces of the San Andreas Fault run approximately 2.4 miles north and the Loma Linda Fault which exists approximately a mile to the west.<sup>14</sup> The Geotechnical Investigation identified that the subject site is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, SCG did not identify any evidence of faulting during the geotechnical investigation. Therefore, the possibility of significant fault rupture on the site is considered to be low

<sup>13</sup> [Valley Region – Land Use Services](#), Accessed February 21, 2025

<sup>14</sup> San Bernardino Countywide Plan. "HZ-1: Earthquake and Fault Zones" (2020). Accessed on November 14, 2023.

Additionally, the Proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of County Building and Safety, and the San Bernardino County Fire Department. Compliance with these codes and standards would address potential impacts resulting from an earthquake event. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

#### *ii) Strong seismic ground shaking?*

As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC) and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance can ensure that the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. Implementation of mitigation measure **GEO-1** below would ensure that seismic impacts due to seismic activity are reduced to less than significant level.

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

#### **Mitigation Measure GEO-1:**

The Proposed Project's design and construction specifications shall follow the seismic design parameters presented in the Geotechnical Report based on 2022 California Building Code (CBC) adopted on January 1, 2023.

With implementation of Mitigation Measures **GEO-1**, the Proposed Project would not cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.

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

Liquefaction is the loss of the strength in generally cohesionless, saturated soils when the pore- water pressure induced in the soil by a seismic event becomes equal to or exceeds the overburden pressure. The primary factors which influence the potential for liquefaction include groundwater table elevation, soil type and grain size characteristics, relative density of the soil, initial confining pressure, and intensity and duration of ground shaking.

The Geotechnical Investigation indicated that the subject site is not located within an area of liquefaction susceptibility. Additionally, the subsurface conditions encountered at the borings drilled at the subject site are not considered to be conducive to liquefaction. These conditions generally consist of medium dense to very dense, well graded, granular soils, and no evidence of a static water table within the upper 25 feet at the boring locations. Based on the mapping performed by the county of San Bernardino and the subsurface conditions encountered at the boring locations,

liquefaction is not considered to be a design concern for this project. Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

#### *iv) Landslides?*

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project Site is not located within an area susceptible to landslides.<sup>15</sup> The site topography ranges from 1501 feet mean sea level (msl) in the north corner to 1485 feet msl in the south corner. Overall, the site topography slopes gently to the southwest. There is 16 feet of elevation differential across the site. However, remedial grading during the construction of the Proposed Project would reduce the possibility of landslides or geologic settlement. Therefore, a less than significant impact would be anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

Implementation of the Proposed Project would disturb more than one acre of soil. Therefore, the Proposed Project is subject to requirements of the State Water Resources Control Boards General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs would ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The Project Site is relatively flat with no prominent geologic features occurring on or within the vicinity of the Project Site. As noted previously, the Project Site is not within an area susceptible to liquefaction or landslides.<sup>16</sup> Native alluvial soils were encountered at the ground surface at all of the boring locations. The near-surface native alluvial soils possess variable densities, with occasional loose soils in the upper 3 to 5 feet. The recommended remedial grading will remove a portion of the near-surface native alluvial

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<sup>15</sup> San Bernardino Countywide Plan HZ-2: Liquefaction and Landslide. 2020. Accessed November 14, 2023.

<sup>16</sup> San Bernardino Countywide Plan. "HZ-2 Liquefaction & Landslides" (2020). Accessed on November 14, 2023.

soils and replace these materials as compacted structural fill. Due to these grading remediation practices, the potential for seismically induced lateral ground spreading would be considered low. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

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

Expansive soils (shrink-swell) are fine-grained clays or silts which are subject to swelling and contracting in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. A high shrink-swell potential indicates a hazard to structures built on or with material having this rating.

According to the geotechnical study, the near-surface soils within the Project Site consist of sands and silty sands with varying fine to coarse gravel content, and occasional cobbles and boulders. Based on their composition, these materials have been classified as non-expansive. Therefore, no design considerations related to expansive soils are considered warranted for this site, and impacts would be less than significant.

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

- 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?*

The Proposed Project would be provided sewer services by the City of San Bernardino Municipal Water Department via a proposed sanitary sewer line on Cajon Boulevard. Therefore, an on-site septic system would not be required. As sewer service is available, the Project will have no impact related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.

#### **No Impact**

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

The Geotechnical Investigation did not note the occurrence of any unique geologic features on-site. A Paleontological Assessment October 13, 2023, was completed by Brian F. Smith and Associates, Inc. for the Proposed Project. Based upon the findings of the cultural and paleontological study, mitigation monitoring is not recommended as part of project approval since there is little to no potential to encounter any significant cultural sites or fossil localities during the development of this property.

While BFSA's investigation did not indicate the presence of any visible paleontological resources within the project, the absence of positive results does not necessarily indicate the absence of resources. However, the MM CR-1 would be implemented to

ensure adequate and compliant management of any resources that may be identified within the Project Site during project development.

### Less than Significant with Mitigation

Therefore, potential impacts can be reduced to a less than significant level with implementation of mitigation measures as provided above.

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

***SUBSTANTIATION: San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; Submitted Project Materials; Greenhouse Gas Emissions (GHG) Reduction Plan (September 2011, updated June 2021), CalEEMod Outputs***

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

San Bernardino County adopted its "Greenhouse Gas Emissions Reduction Plan" (GHG Reduction Plan) in December 2011. The GHG Reduction Plan was updated in June 2021 (GHGRP Update).<sup>17</sup> A review standard of 3,000 metric tons of carbon dioxide equivalents (MTCO<sub>2</sub>e) per year will be used to identify projects that require the use of the Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. Screening tables are a menu of options of energy efficiency improvements, renewable energy options, water conservation measures, and other options that provide predictable GHG reductions. Projects that result in GHG emissions exceeding the County's screening threshold of 3,000 MTCO<sub>2</sub>e per year would require the use of the Screening Tables for emission reduction. Each option within the Screening Tables includes point values based upon the GHG reduction that option would provide to a development project. Developers that choose options from the Screening Tables totaling 100 points or more will be determined to have provided a fair-share contribution of GHG reductions and, therefore, are considered consistent with the GHGRP Update.

<sup>17</sup> LSA Associates, Inc. San Bernardino County Greenhouse Gas Reduction Plan Update. Adopted September 21, 2021. [http://www.sbcounty.gov/uploads/LUS/GreenhouseGas/GHG\\_2021/GHG%20Reduction%20Plan%20Update-Greenhouse%20Gas%20Reduction%20Plan%20Update%20-%20Adopted%209-21-2021.pdf](http://www.sbcounty.gov/uploads/LUS/GreenhouseGas/GHG_2021/GHG%20Reduction%20Plan%20Update-Greenhouse%20Gas%20Reduction%20Plan%20Update%20-%20Adopted%209-21-2021.pdf).

The levels of GHG reductions designed into the Screening Tables are consistent with the State goal of achieving 40 percent below 1990 levels of emissions by 2030.

Emissions were estimated using the CalEEMod version 2022. Operational emissions are categorized as area (operational use of the project), energy (generation and distribution of energy to the end use), mobile (vehicle trips), waste (landfill), and water. The operational mobile source emissions were calculated in accordance with the Transportation Study Screening Assessment prepared for the Proposed Project by Gandini Group Inc. in April 2022. The Proposed Project is anticipated to generate approximately 443 total daily trips. The modeled emissions anticipated from the Proposed Project compared to the SCAQMD threshold are shown below in Table 8 and Table 9.

**Table 8**  
**Greenhouse Gas Construction Emissions**  
**(Metric Tons per Year)**

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	R
2025	211	0.01	0.01	0.07
2026	210	0.01	0.01	0.08
<b>Total MTCO<sub>2</sub>e</b>	<b>426</b>			
<b>Construction Amortized 30 Years</b>	<b>14.2</b>			
County Screening Threshold	3,000			
<b>Significant</b>	<b>No</b>			

Source: CalEEMod.2022

**Table 9**  
**Greenhouse Gas Operational Emissions by Sector**  
**(Metric Tons per Year)**

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	R
Area	1.83	<0.005	<0.005	-
Energy	389	0.04	<0.005	-
Mobile	500	0.02	0.03	0.81
Water	29.3	0.68	0.02	-
Waste	9.96	1.00	0.00	-
Refrig.	-	-	-	3.88
<b>Sub-Total MTCO<sub>2</sub>e</b>	<b>992</b>			
<b>Construction Amortized 30 Years</b>	<b>14.2</b>			
<b>Total MTCO<sub>2</sub>e</b>	<b>1,006.2</b>			
County Screening Threshold	3,000			
<b>Significant</b>	<b>No</b>			

Source: CalEEMod.2022

As shown in Table 8 and Table 9, the Proposed Project's emissions would not exceed the County Screening Threshold of 3,000 MTCO<sub>2</sub>e. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The Proposed Project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Any project that does not exceed 3,000 MTCO<sub>2</sub>e per year would be considered to be consistent with the GHG Reduction Plan and determined to have a less than significant individual and cumulative impact for GHG emissions. The Proposed Project is anticipated to generate 1,006.2 MTCO<sub>2</sub>e which would not exceed the County Screening Threshold. Therefore, no significant adverse impacts are anticipated, and no mitigation measures are required.

#### CARB 2022 Scoping Plan

The California Air Resources Board 2022 Scoping Plan assesses progress toward the statutory target of reducing GHG emissions to 40 percent below 1990 levels by 2030, while laying out a path to achieving carbon neutrality no later than 2045. The 2022 Scoping Plan focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the State's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities. All of the post-2020 reductions in GHG emissions are addressed via regulatory requirements at the State level, and the Proposed Project would be required to comply with these regulations as they come into effect.

The Proposed Project would comply with the CALGreen Code, regarding energy conservation and green building standards. Therefore, the Proposed Project would comply with applicable energy also comply with the CALGreen Code, which includes a variety of different measures, including the reduction of wastewater and water use. In addition, the proposed Project would be required to comply with the California Model Water Efficient Landscape Ordinance. Therefore, the proposed Project would not conflict with any of the water conservation and efficiency measures. Vehicles traveling to the Project site would comply with the Pavley II (LEV III) Advanced Clean Cars Program. Therefore, the proposed Project would not conflict with the identified transportation and motor vehicle measures. Implementation of the proposed Project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas with the 2022 Scoping Plan.

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

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

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

**SUBSTANTIATION:**

***San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; Submitted Project Materials; EnviroStor Database; Geotracker Database; San Bernardino Countywide Plan Draft EIR: Hazards and Hazardous Materials; Phase I Environmental Site Assessment prepared by SALEM Engineering Group, Inc.***

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

Construction of the Proposed Project would require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. All materials required during construction would be kept in compliance with State and local regulations and BMPs. Although these materials could be stored on-site during construction activities, the Proposed Project would be required to comply with the guidelines established by the SWPPP. The management of hazardous materials during the Proposed Project's construction phase would not result in a significant impact.

Operations would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public, and the routine transport of materials (as addressed in Section XVII). Impacts from operations would be less than significant.

Hazardous materials are highly regulated in California, including the methods in which they are transported, used and stored. With the assistance of the County Fire Department and the County's Department of Environmental Health regulations involving the use or storage of hazardous materials must be adhered to and will be conditioned as such in the final conditions of approval for the Project. However, since an end user for the Project has not been identified at this time it cannot be stated with certainty that the warehouse would not utilize or store hazardous materials which could be transported to and from the site. Implementation of Mitigation Measure **HAZ-1** would ensure that any identified or anticipated impacts related to the ultimate end users operations, would be reduced to a less than significant level.

The subject property is located within a region of known groundwater contamination designated by the U.S. EPA as an NPL site (Newmark Superfund Site). Groundwater beneath the North San Bernardino/Muscoy area has been impacted by VOCs, predominantly TCE and PCE, the source of which is suspected to have been a midnight dumping operation conducted during the 1950s and 1960s. These chemicals are industrial solvents that have been commonly used for a variety of purposes including dry cleaning, metal plating and machinery degreasing. The pattern of contamination indicates that the release or releases occurred northwest of San Bernardino and that the contaminants have migrated more than five miles southeast to the Santa Ana River. The plume is split by a major outcrop of relatively impermeable bedrock which divides the contaminated groundwater into an eastern branch (the Newmark plume) and a western branch (the Muscoy plume). Pursuant to the U.S. EPA's 1995 interim ROD, the U.S. EPA's primary objective is to withdraw, treat and dispose of the contaminated groundwater to inhibit any further spread of the contamination to clean areas of the aquifer. This is being accomplished for the Newmark and Muscoy OUs by the operation of water treatment plants and barrier wells located along 11th and 14th Streets in San Bernardino. Potentially responsible parties (PRPs) refers to companies that are potentially liable for remediation costs associated with generating, transporting or disposing of hazardous waste found within the NPL site. Given the history of the subject property as undeveloped land with no known storage or handling of hazardous substances or petroleum products, it is not likely that past or future owners of the subject property would be designated as PRPs. Moreover, groundwater beneath the subject property is first reported at a depth of approximately 185 feet below ground surface (bgs).

Based upon the depth to groundwater, vapor intrusion will likely not be an environmental concern. Therefore, no additional investigation is recommended.

Additionally, SALEM's review of the CalGEM website indicates that an exploratory oil well (API 0407100107) was drilled on-site August 1949. After several months of pumping, the oil well was reported to have produced "only fresh water" and was abandoned on July 12, 1950. The abandoned oil well presents a site development issue to the subject property and SALEM recommends conducting a geophysical survey on the southern portion of the subject property to ascertain the location of the former oil well. The well should be re-abandoned in accordance with all current applicable CalGEM requirements.

#### Mitigation Measure

**HAZ-1:** Pursuant to State law, should the warehouse store hazardous materials at reportable quantities, the applicant would be required to prepare and submit a Hazardous Materials Business Plan to San Bernardino County Fire Protection District (the CUPA in the County) for review and approval prior to issuance of occupancy permits.

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

- 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?*

Hazardous or toxic materials transported in association with the construction of the Proposed Project may include items such as oils, paints, and fuels. The use associated with the Proposed Project would include the utilization of hazardous materials as part of the day-to-day operations, such as fuel for trucks. Hazardous materials may be used once operational and may include chemical reagents, solvents, fuels, paints, and cleansers. Potential on-site uses also could generate hazardous byproducts that eventually must be handled and disposed of as hazardous materials. If businesses that use or store hazardous materials occupy the Project Site, the business owner and operator would be required to comply with all applicable federal, state, and local regulations including all CUPA regulations, including the issuance of a permit from the San Bernardino County Fire Department Hazardous Materials Division to register the business as a hazardous materials handler and the maintenance of a Business Emergency Contingency Plan. Accident conditions involving the release of hazardous materials into the environment would be addressed through conditions of approval for the project or through a revision to an approved action permit through County Planning if necessary once the ultimate use of the facility is determined and deemed inappropriate for the approved use. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required at this time.

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

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

Vermont Elementary School is the nearest school to the Project Site. The school is located approximately 0.5 miles southwest of the Project Site at 3695 Vermont Street.

The project would be designed for operation during business hours for warehouse distribution staff and it is possible that hazardous materials could be used during future operations. Therefore, any use of hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) will require a permit from the San Bernardino County Fire Department Hazardous Materials Division in order to register the business as a hazardous materials handler. Therefore, no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within 0.25-miles of a school are anticipated. No impacts are anticipated, and no mitigation measures are required.

### **No Impact**

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

A Phase I Environmental Site Assessment dated December 6, 2021, was completed for the Project Site by SALEM Engineering Group, Inc. and is available for review at County offices (see Appendix G), and County Environmental website-Valley Region. SALEM's review of historical aerial photographs indicates that the subject property has historically been vacant since at least 1930. Based on SALEM's site reconnaissance, and contacts with state and local regulatory agencies, the potential for Recognized Environmental Conditions (RECs) to exist in connection with the historical use of the subject property appears to be low.

The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor Data Management System.<sup>18</sup> EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. The State Water Board directs and collects vast amounts of data and information on the state's water quality, quantity, and uses, as well as the agency business operations<sup>19</sup>. The Project site was not identified by California State Water Resources Control Board databases. No hazardous materials sites are located within or in the immediate vicinity of the Project Site.<sup>20</sup> Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

### **No Impact**

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The Proposed Project is not located within an airport land use plan or within two miles of an airport/airstrip. The closest airport to the Project Site is the San Bernardino International Airport, with airport runways located approximately 7.4 miles southeast of the Project Site. The San Bernardino International Airport noise contours provided in the

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<sup>18</sup>California Department of Toxic Substances Control. EnviroStor. Accessed November 15, 2023.

<sup>19</sup> California State Water Resources Control Board. Accessed March 3, 2025

<sup>20</sup> [Information in GeoTracker | California State Water Resources Control Board](#), Accessed June 16, 2025

Final Environmental Assessment prepared for the San Bernardino International Airport – Eastgate Air Cargo Facility (December 2019) shows that the Proposed Project is well outside the 60 dBA CNEL noise contour for the airport. Therefore, the project would not expose people residing or working in the project area to excessive noise levels associated with airports. The project would have no impact.

#### **No Impact**

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

The Project Site does not contain any emergency facilities. The I-215 freeway is an evacuation route within the Valley Region of the County.<sup>21</sup> The Project Site is approximately 0.45 miles south of the I-215, and directly adjacent to Cajon Boulevard, which is as a major highway within Muscoy and would function as an emergency evacuation route. Furthermore, adequate on-site access for emergency vehicles would be verified during the County's plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

#### **No Impact**

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

The Project Site is not located within a High or Very High Fire Hazard Severity Zone.<sup>22</sup> The Proposed Project is the development of a warehouse, including landscaping and office space. It would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The Proposed Project is subject to review and approval from the San Bernardino County Fire Marshal. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

**No significant adverse impacts are identified or anticipated, that would not be able to be reduced to a less than significant level with mitigation recommended above.**

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<sup>21</sup> Muscoy Community Plan. (2007) Accessed on November 15, 2023.

<sup>22</sup> San Bernardino Countywide Plan, HZ-5: Fire Hazard Severity Zones. 2020

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

**SUBSTANTIATION:**

***San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; Submitted Project Materials; Preliminary Water Quality Management Plan North (Appendix H) and South (Appendix I); Hydrology and Hydraulics Report prepared by raSmith (Appendix J).***

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

The Proposed Project would disturb approximately 4.6 acres and would therefore be subject to the National Pollutant Discharge Elimination System (NPDES) permit. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems and to develop and implement a SWPPP. The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters. Examples of BMPs include, i.e., sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, sweep roadway from track-out, and rumble strips. BMPs applicable to the Proposed Project would be subject to County approval and provided in contract bid documents.

The Regional Water Quality Control Board (RWQCB) has issued an area wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the unincorporated areas of San Bernardino County. The implementation of NPDES permits ensures that the State and Federal mandatory standards for the maintenance of clean water are met.

In addition, the County requires the preparation of a Water Quality Management Plan (WQMP) for development projects that involve the creation of 10,000 ft<sup>2</sup> or more of impervious surface collectively over the entire site and parking lots of 5,000 ft<sup>2</sup> or more exposed to storm water. Preliminary WQMP's for the northern and southern warehouse building, both dated June 12, 2023, were prepared for the Proposed Project by raSmith and are available for review at County offices (see Appendix H & I). The WQMP is intended to comply with the requirements of the County of San Bernardino and the NPDES Area-wide Stormwater Program requiring the preparation of a WQMP. All BMPs included as part of the project WQMP are required to be maintained through regularly scheduled inspection and maintenance. Review and approval of the WQMP would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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

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

The San Bernardino Valley Municipal Water District (SBVMWD) is a regional water management agency that covers about 325 square miles in southwestern San Bernardino County, including a portion of the Community of Muscoy. Water supply to the Project Site would be provided by the City of San Bernardino Municipal Water

District. SBVMMD has developed a cooperative recharge program that is being successfully implemented to help replenish groundwater, using the State Water Project and local runoff.

The approval of the CUP would allow for the development of a warehouse on the Project Site. During operations of the Proposed Project, management of the landscape, and use of the office space and repair bays would be the only sources of demand for water on-site. It does not include uses that are water intensive. Moreover, implementation of the Project WQMP would ensure that stormwater would be collected and treated in an infiltration system allowing it to be utilized for groundwater recharge.

The 2020 SBVMWD Regional Integrated Urban Water Management Plan accounts for the anticipated water use, including ground water use, at the Project Site in calculating future supply and demands. Therefore, the Proposed Project would not be anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge. No significant impacts are identified or anticipated, and no mitigation measures are required.

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

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
  - i) *Result in substantial erosion or siltation on- or off-site;*

Erosion is the wearing away of a geologic surface as a result of the abrasive movement of wind or water over time. Siltation is the process by which a body of water contains an abundance of fine-grained mineral particles, which can be detrimental to regions that are prone to sediment deposition.

Soil erosion could occur at the Project Site due to a future storm event. Thus, the Proposed Project would be subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity. As stated in Section VII(b), during development of the Project Site, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a SWPPP. The SWPPP must list the types BMPs (as listed in Discussion X(a) above) to avoid and minimize soil erosion and to prevent discharge of turbid runoff off-site. Adherence to BMPs would be required to ensure that the Proposed Project does not result in substantial erosion or siltation on- or off-site. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

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

A Hydrology and Hydraulic Report, dated November 6, 2023, was prepared for the Proposed Project by raSmith (see Appendix J). Results of the hydrology study determined that the Project Site currently drains along the gravel shoulder to the southeast along the right of way and then continues on along the shoulder. Additionally, the Project proposes the construction of an additional lane, curb and gutter, driveway entrances and the transition back to the current roadway section.

The WQMP for the northern section of the Proposed Project addresses the construction of one warehouse building and associated parking on a vacant lot. The site covers 2.12 acres of space. The site is divided into 2 Stormwater Drainage Areas (DMAs), DMA-N-1 is the northern portion of the site and DMA-N-2 covers the southern portion of the project. DMA-N-1 is 0.99 acres and consists mostly of building roof, parking areas and landscaping areas. It would be treated with an underground stormwater retention/infiltration Chamber System and hydrodynamic gravity separator pretreatment unit. DMA-N-2 is 1.13 acres consisting of the building roof, parking areas, and landscape areas. It would be treated with an underground stormwater retention/infiltration Chamber System and hydrodynamic gravity separator pretreatment unit.

The WQMP for the southern portion of the Proposed Project addresses the construction of a second warehouse building and associated parking on a vacant lot. The southern portion of the Project Site covers 1.81 acres of space. The southern portion is also divided into 2 Stormwater Drainage Areas (DMAs), DMA-S-1 on the north and DMA-S-2 covers the southern on the south. DMA-S-1 is 1.01 acres and consists mostly of building roof, parking areas and landscaping areas. It would be treated with an underground stormwater retention/infiltration Chamber System and hydrodynamic gravity separator pretreatment unit. DMA-S-2 is 0.81 acres consisting of the building roof, parking areas, and landscape areas. It is treated with an underground stormwater retention/infiltration Chamber System and hydrodynamic gravity separator pretreatment unit.

The retention volume of the northern infiltration system would be 15,048 Cubic Feet (CF) and the southern retention volume would be 13,030 CF, which would result in approximately 28,078 CF of retention volume for the 4.59-acre Project Site. In accordance with the San Bernardino County's drainage requirements, the infiltration system would be sized to retain the difference in runoff volume between the proposed condition and the existing condition for the 100-year storm. Storm flows that exceed the capacity of the infiltration system would runoff to the 20-foot-wide drainage easement along the southern edge of the property (see Figure 3 – *Site Plan*). No significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or*

The infiltration system would be sized to retain the difference in runoff volume between the proposed condition and the existing condition at the Project Site for the 100-year storm. Storm flows that exceed the capacity of the infiltration system would runoff to the drainage easement along the southern edge of the property. The Preliminary Water Quality Management Plan for Cajon and June Industrial North and the Preliminary Water Quality Management Plan for Cajon and June Industrial South states that with incorporation of an underground storm infiltration chambers with a totaled capacity of 28,078 CF into site design, 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. Therefore, no additional mitigation measures are required.

#### **Less than Significant Impact**

- iv) *Impede or redirect flood flows?*

The Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.<sup>23</sup> In accordance with the Proposed Project's WQMP, a subsurface infiltration system would be constructed to retain and infiltrate on site storm water flows. The system's four underground catch basins would be located towards the western side of each parking lot, (see Figure 4 for infiltration chamber locations) The flows would be collected by catch basins and conveyed, via the onsite storm drain, to the underground infiltration system. The catch basins would have filter inserts installed to remove sediment, debris, and other pollutants of concern from the storm flows prior to the flows being infiltrated. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

#### **Less than Significant Impact**

- v) *Impede or redirect flood flows?*

The Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.<sup>24</sup> In accordance with the Proposed Project's WQMP, a subsurface infiltration system would be constructed to retain and infiltrate on site storm water flows. The system's four underground catch basins would be located towards the western side of each parking lot. The flows would be collected by catch basins and conveyed, via the onsite storm drain, to the underground infiltration system. The catch basins would have filter inserts installed to remove sediment, debris, and other pollutants of concern from the storm flows prior to the flows being infiltrated. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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<sup>23</sup> San Bernardino Countywide Plan, HZ-4 Flood Hazards. 2020. Accessed November 15, 2023.

<sup>24</sup> San Bernardino Countywide Plan, HZ-4 Flood Hazards. 2020. Accessed November 15, 2023.

**Less Than Significant Impact**

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

Due to the inland distance from the Pacific Ocean and any other significant body of water, tsunamis and seiches are not potential hazards in the vicinity of the Project Site. The closest body of water to the Project Site would be the Devils Canyon Percolation Basins, located approximately 1.5 miles north of the site. The Project Site is neither located within a Federal Emergency Management Agency (FEMA) 100-year floodplain nor a 500-year floodplain. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

The Proposed Project is subject to the NPDES permit. Requirements of the permit would include development and implementation of a SWPPP, which is subject to RWQCB review and approval. There is no sustainable groundwater management plan within the vicinity of the Project Site. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

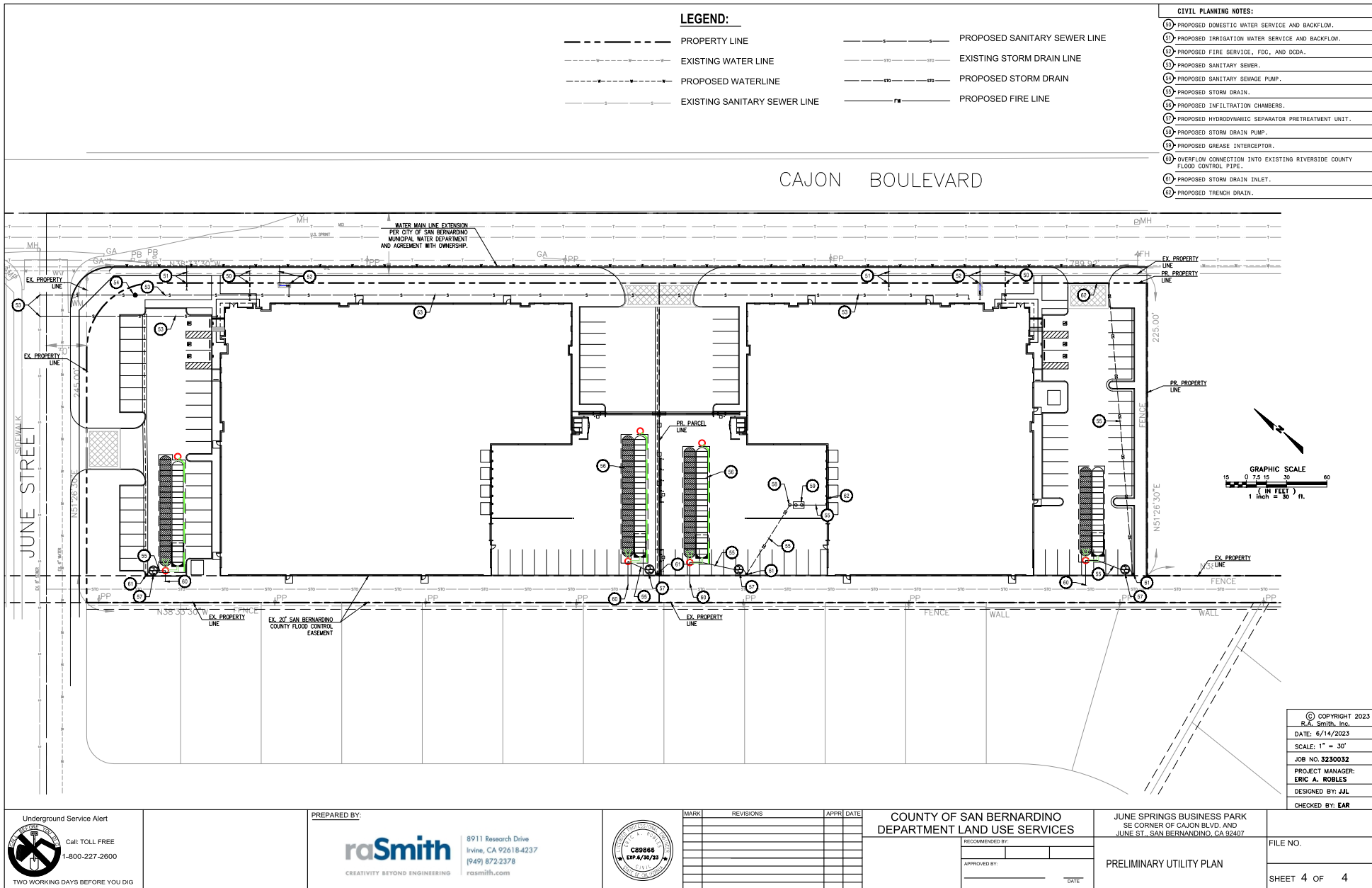
**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

LEGEND:

---	PROPERTY LINE	---	PROPOSED SANITARY SEWER LINE
---	EXISTING WATER LINE	---	EXISTING STORM DRAIN LINE
---	PROPOSED WATERLINE	---	PROPOSED STORM DRAIN
---	EXISTING SANITARY SEWER LINE	---	PROPOSED FIRE LINE

CIVIL PLANNING NOTES:

- PROPOSED DOMESTIC WATER SERVICE AND BACKFLOW.
- PROPOSED IRRIGATION WATER SERVICE AND BACKFLOW.
- PROPOSED FIRE SERVICE, FDC, AND DDDA.
- PROPOSED SANITARY SEWER.
- PROPOSED SANITARY SEWAGE PUMP.
- PROPOSED STORM DRAIN.
- PROPOSED INFILTRATION CHAMBERS.
- PROPOSED HYDRODYNAMIC SEPARATOR PRETREATMENT UNIT.
- PROPOSED STORM DRAIN PUMP.
- PROPOSED GREASE INTERCEPTOR.
- OVERFLOW CONNECTION INTO EXISTING RIVERSIDE COUNTY FLOOD CONTROL PIPE.
- PROPOSED STORM DRAIN INLET.
- PROPOSED TRENCH DRAIN.



PRELIMINARY - FOR REVIEW PURPOSES ONLY

**INFILTRATION CHAMBERS**  
Muscoy Warehouse  
County of San Bernardino, California

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XI. LAND USE AND PLANNING – Would the project:</b>				

- |    |   |                          |                          |                                     |                                     |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Physically divide an established community?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) | Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

***SUBSTANTIATION:***

***San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; Submitted Project Materials***

- a) *Physically divide an established community?*

The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Project Site is currently vacant. Additionally, the Proposed Project does not include the construction of a linear feature. Therefore, the Proposed Project would neither physically divide an established community. No significant impacts are identified or anticipated, and no mitigation measures are required.

- b) **No Impact**

*Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Provided below in Table 10 is an evaluation of the Proposed Project's consistency with applicable Countywide Policies adopted for the purpose of avoiding or mitigating an environmental effect.

**Table 10  
Policy Plan Consistency Analysis**

<b>Policy No.</b>	<b>Policy</b>	<b>Project Consistency</b>
	<b>Land Use Element</b>	
IU-1.1 Water supply	We require that new development be connected to a public water system or a County-approved well to ensure a clean and resilient	Consistent. The Proposed Project will be connected to the San Bernardino Municipal Water District water service system via

	supply of potable water, even during cases of prolonged drought.	an 8" water line to the Project site.
NR-1.3 Coordination on air pollution	We collaborate with air quality management districts and other local agencies to monitor and reduce major pollutants affecting the county at the emission source.	Consistent. Project Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: demolition, site preparation, site grading (fine and mass grading), building construction, paving, and architectural coating. Results can be found in Section III of this document. Operation of the Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities as shown in Section III of this document.
CR-1.1 Tribal notification and coordination	We notify and coordinate with tribal representatives in accordance with state and federal laws to strengthen our working relationship with area tribes, avoid inadvertent discoveries of Native American archaeological sites and burials, assist with the treatment and disposition of inadvertent discoveries, and explore options of avoidance of cultural resources early in the planning process.	Consistent. Project notification letters were emailed to the following tribes pursuant to AB52: Colorado River Indian Tribe, Twentynine Palms Band of Mission Indians, Morongo Band of Mission Indians, Gabrieleno Tongva Band of Mission Indians, San Manuel Band of Mission Indians, and Soboba Band of Luiseno Indians. On December 21, 2023 notification was mailed to the Gabrieleno Band of Mission Indians - Kizh Nation. Consultation was conducted and recommended tribal mitigation has been incorporated into this document in Section XVIII.
CR-2.3 Paleontological and archaeological resources	We strive to protect paleontological and archaeological resources from loss or destruction by requiring that new development include appropriate mitigation to preserve the quality and integrity of these resources. We require new development to avoid paleontological and archeological resources whenever possible. If avoidance is not possible, we require the salvage and preservation of paleontological and archeological resources.	Consistent. The Geotechnical Investigation prepared for the Project did not note the occurrence of any unique geologic features on-site. A Paleontological Assessment October 13, 2023, was completed by Brian F. Smith and Associates, Inc. for the Proposed Project. Based upon the findings of the cultural and paleontological study, mitigation monitoring is not recommended as part of project approval since there is little to no potential to

		encounter any significant cultural sites or fossil localities during the development of this property.
TM-2.2 Roadway improvements	We require roadway improvements that reinforce the character of the area, such as curbs and gutters, sidewalks, landscaping, street lighting, and pedestrian and bicycle facilities. We require fewer improvements in rural areas and more improvements in urbanized areas, consistent with the Development Code. Additional standards may be required in municipal spheres of influence.	Consistent. Off-site road improvements will be constructed to the standards of the County Land Development Division and DPW Traffic Departments. The Building and Safety Division will review building plans to ensure that they are consistent with the design standards of the Land Development Division and DPW Traffic during building plan check.
TM-3.1 VMT reduction	We promote new development that will reduce household and employment VMT relative to existing conditions.	Consistent. As described in Section XVII of this document. The proposed project is consistent with existing land uses in the project TAZ, and there does not appear to be anything unique about the project that would otherwise be mis-represented utilizing the data from the VMT Screening Tool. Since the proposed project consists of industrial use, the proposed project would satisfy the low VMT screening criteria if it is located in a TAZ where the VMT per worker is four percent below the County of San Bernardino regional average VMT per worker.
PP-3.9 Street and premise signage	We require adequate street signage and premise identification be provided and maintained to ensure emergency services can quickly and efficiently respond.	Consistent. Proposed Project identification signage plan will be reviewed and conditioned by County Fire to ensure that the signage meets Fire Code standards prior to issuance of Building permits.
LU-1.1: Growth	We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.	Consistent. The Proposed Project will provide additional job opportunities for the existing community.

LU-1.3 Fiscal sustainability	When determining fiscal impacts, we consider initial capital investments, long-term operations and maintenance, desired levels of service for public facilities and services, capital reserves for replacement, and impacts to existing uses in incorporated and unincorporated areas.	Consistent. The Proposed Project would pay its fair share in development impact fees.
LU-1.4 Funding and financing mechanisms	We require the establishment of community facility districts, lighting and landscaping maintenance districts, and other types of funding and financing mechanisms for new development when the County determines that it may be necessary to maintain fiscal sustainability. We prefer the expansion of existing districts to the establishment of new districts.	Consistent. The Proposed Project would pay its fair share in development impact fees.
LU-1.5 Development impact fees	We require payment of development impact fees to ensure that all new development pays its fair share of public infrastructure.	Consistent. Prior to development permits, the Proposed Project will pay development impact fees.
Policy LU-1.6 Tax sharing	We may utilize tax sharing as a tool to extend public facilities and services from adjacent municipalities into unincorporated areas as an alternative to the County's direct provision of public facilities and services when it is fiscally sustainable for the County	Consistent. The Proposed Project will contribute to tax sharing through annual payment of property tax.
LU-2.1 Compatibility with existing uses	We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.	Consistent. The Proposed Project has been analyzed through this Initial Study, and it has been determined that less than significant impacts would occur to adjacent and nearby property owners and/or neighbors with implementation of mitigation measures identified throughout this document.
LU-2.6 Coordination with adjacent entities	We require that new and amended development projects notify and coordinate with adjacent local, state, and federal entities to maximize land use compatibility, inform future planning and	Consistent. The Proposed Project has been designed using the County Development Code standards and requires County approval prior to development.

	implementation, and realize mutually beneficial outcomes.	
LU-2.7 Countywide jobs-housing balance	We prioritize growth that furthers a countywide balance of jobs and housing to reduce vehicle miles traveled, increase job opportunities and household income, and improve quality of life. We also strive for growth that furthers a balance of jobs and housing in the North Desert region and the Valley region.	Consistent. The Proposed Project will create new job opportunities for the nearby residents. According to the Muscoy Community Action Guide, the total vacancy rate for housing in Muscoy in 2020 was 218 units or 8.6%, while the number of workers employed was 3,593 or 78.3% with 995 unemployed or 21.7%. Given the necessity for the expected 32 workers for the operational activities of the proposed facility, it is not unreasonable to expect that the would come from the local workforce. <sup>25</sup>
LU-2.12 Office and Industrial Development in the Valley Region	We encourage office and industrial uses in the unincorporated Valley region in order to promote a countywide jobs-housing balance	Consistent. The Project would include an industrial use within the unincorporated Valley region and would help to promote a countywide jobs-housing balance.
LU-3.3 City/town standards in SOIs	Upon negotiation with individual jurisdictions, we may require new development in unincorporated municipal sphere of influence areas to apply the improvement standards for roads and sidewalks of the incorporated jurisdiction.	Consistent. As shown in Figure 3: Site Plan, the Proposed Project includes off-site improvements. The Project design has been reviewed and approved by County Traffic Engineer and Planning Department.
LU-4.3 Native or drought-tolerant landscaping	We require new development, when outside of high and very high fire hazard severity zones, to install and maintain drought-tolerant landscaping and encourage the use of native species.	Consistent. The Proposed Project will adhere to Development Code 83.10.060 "Landscape Area Requirements" which requires water efficient landscaping.

According to the approved Countywide Plan land use map, the Project Site has a land use category of Limited Industrial (LI). The Proposed Project is compatible with the Countywide Plan land use designation and requires a conditional use permit for the construction and operation of two industrial warehouses.

As prescribed in the County VMT Guidelines, the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool was used to assess low VMT

<sup>25</sup> Muscoy Community Action Guide. Accessed 2/24/25 [01 Muscoy CAG 2020.pdf](#)

area screening for the project. The VMT Screening Tool was developed using the County travel forecasting model to measure VMT performance for individual jurisdictions and for individual traffic analysis zones (TAZs) within the County transportation region. TAZs are geographic polygons similar to census block groups used to represent areas of homogenous travel behavior. Total daily VMT per service population was estimated for each TAZ. This presumption may not be appropriate if the project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips.

The proposed project is consistent with existing land uses in the project TAZ, and there does not appear to be anything unique about the project that would otherwise be misrepresented utilizing the data from the VMT Screening Tool. Since the proposed project consists of industrial use, the proposed project would satisfy the low VMT screening criteria if it is located in a TAZ where the VMT per worker is four percent below the County of San Bernardino regional average VMT per worker. The Applicant has initiated a Community Outreach effort and held two meetings within the community to inform the residents and any other interested parties of the Proposed Project.

The first meeting was conducted with the community on March 23, 2024 where the applicant introduced the project to the community. The second meeting was conducted on April 6, 2024 where the applicant answered questions from the public and Environmental Justice organizations. Other issues related to environmental justice are associated with air quality, health risk, and noise; these issues are addressed in other sections of this Initial Study. With approval of a CUP, the Proposed Project would be in compliance with the Countywide Plan land use designation of Limited Industrial (LI and would be an allowable use. No significant impacts are identified or anticipated, and no mitigation measures are required.

### Less Than Significant Impact

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

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

**San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; Submitted Project Materials; Mineral Land Classification**

- a) *Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?*

According to the San Bernardino Countywide Plan, the Project Site is located within a MRZ-2 zone.<sup>26</sup> An MRZ-2 zone is defined as an area which is likely underlain by mineral deposits that suggest significant measured or indicated resources could be present.

However, neither the County nor the Community of Muscoy has designated the Project Site for mineral recovery. The surrounding industrial and residential uses make the site unsuitable for mineral resources extraction. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- b) *Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

The Project Site is not delineated for mineral recovery on a local community plan, specific plan or other land use plan and therefore would have no impact on the availability of important mineral resources. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIII. NOISE – Would the project result in:</b>					
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>26</sup> San Bernardino Countywide Plan. NR-4 Mineral Resource Zones. 2020. Accessed December 4, 2023.

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?

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

**San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; Submitted Project Materials; Noise Impact Analysis, Ganddini Group, Inc, November 13, 2023 (Appendix K).**

- a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

A Noise Impact Analysis, dated November 13, 2023, was prepared for the Proposed Project by Ganddini Group, Inc. to determine the noise impacts associated with the development of the Proposed Project (see Appendix K).

Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by comparing very low and very high frequencies of the audible spectrum.

The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, single and multiple-family residential, including transient lodging, motels and hotel uses make up the majority of these areas. The Noise Impact Analysis identified sensitive receptors that may be affected by project generated noise include the single-family residential uses located adjacent to the south and approximately 5 feet west and 90 feet northwest (across June Street) of the Project Site.

#### Construction Noise

The magnitude of construction noise would vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work. Construction activities would occur in phases including, site preparation, grading, building construction, paving, and architectural coating. Assumptions for the phasing, duration, and required equipment for the construction of the Proposed Project were obtained from the project applicant. Construction activities are anticipated to begin in 2025 and be completed later within the year.

Construction noise associated with each phase of Project construction associated with the Proposed Project was calculated utilizing methodology presented in the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual

(2018) together with several key construction parameters including: distance to each sensitive receiver, equipment usage, percent usage factor, and baseline parameters for the Project Site.

Modeled construction noise levels are forecast to reach up to 69.7 dBA Leq at the nearest residential property line to the south, 78.8 dBA Leq at the nearest residential property line to the west, and 68 dBA Leq at the nearest residential property line to the northwest of the Project Site.

Construction noise sources are regulated within Section 83.01.080(g)(3) of the San Bernardino County Development Code which prohibits construction activities other than between the hours of 7:00 AM and 7:00 PM, except Sundays and Federal holidays. Project construction would not occur outside of the hours prohibited by Development Code Section 83.01.080(g)(3) and therefore, would not result in or generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project. In addition, BMPs to reduce construction noise as provided in the Noise Impact Analysis, dated November 13, 2023 would be included in contract specifications to minimize construction noise emanating from the Proposed Project. Therefore, the project would not exceed County-established standards relating to construction noise. The project impact is less than significant; no mitigation is required.

#### Stationary Source Noise

Stationary noise source standards are established within Section 83.01.080 of the County of San Bernardino Development Code. Accordingly, the project would result in a significant impact if:

- Operational noise exceeds the Leq County-established stationary noise standards at nearby land uses.

The SoundPLAN noise model was utilized to model project peak hour operation and nighttime operation. The nighttime scenario assumes half of the peak hour parking lot movements and the same loading/unloading area operations. Noise levels associated with the Proposed Project would range between 42 and 55 dBA Leq without taking into consideration any perimeter walls and would not exceed the County's daytime noise criteria at the adjacent land uses (residential 55 dBA Leq). The site plan identifies a 10 foot "decorative concrete tilt screen wall" on the western boundary of the Project site between the two buildings but does not provide additional information regarding this wall. Without construction of a solid 10-foot-high wall filling in the gap between the two proposed buildings, project operation would exceed the nighttime noise standard of 45 dBA Leq night. The following mitigation measure is necessary to make sure the proposed wall provides adequate noise protection, which would reduce nighttime noise levels at adjacent properties to range between 37 and 45 dBA and would not exceed the County's nighttime noise criteria at the adjacent land uses (residential 45 DBA Leq).

**Mitigation Measure NOI-1:** Construct a 10-foot-high solid barrier between the two proposed buildings. The wall shall be solid without holes or cracks and shall extend from the ground.

Further, residential construction typically provides an exterior to interior noise reduction of 20 dB with a windows-closed condition. An exterior sound level of 65 is typically required to necessitate mitigation for interior noise levels. Given that project operational noise is not expected to exceed 55 dBA Leq at nearby residences, project operation would not cause interior noise levels at nearby residences to exceed the State of California interior noise level standard of 45 dBA CNEL (State of California 2019). Impacts related to interior noise would be less than significant.

#### Mobile Source Noise

Based on the San Bernardino County mobile source noise standards, the noise level criteria of 45 dBA CNEL for interior noise and 60 dBA CNEL for exterior noise apply to residential land uses in the vicinity of the Project Site. It is widely accepted that the average healthy human ear can barely perceive changes of 3 dBA in an outdoor environment and that a change of 5 dBA is readily perceptible.<sup>27</sup> Accordingly, the Proposed project would result in a significant impact if the addition of project trips on surrounding roadways causes noise levels to increase by:

- 5 dBA in residential areas where the existing ambient noise level is within the County standard (60 dBA exterior or 45 dBA interior); or
- 3 dBA in residential areas where the existing ambient noise level exceeds the County standard (60 dBA exterior or 45 dBA interior)

#### *Operational Mobile Source Noise*

Roadway noise levels were calculated for land uses adjacent to Cajon Boulevard and June Street in the project vicinity based on the FHWA Traffic Noise Prediction Model methodology. During operation, the Proposed Project is expected to generate a total of approximately 443 daily trips, including 69 trips during the AM peak hour and 61 trips during the PM peak hour. Roadway noise levels were calculated for the following scenarios:

- Existing (without Project): This scenario refers to existing year traffic noise conditions.
- Existing Plus Project: This scenario refers to existing year plus project traffic noise conditions.

The modeled traffic noise levels at the nearest sensitive receptors along June Street in the project vicinity are 57.9 dBA CNEL for Existing conditions and 60.2 dBA CNEL for Existing Plus Project conditions; the addition of project trips is expected to result in an increase of approximately 2.2 dBA CNEL. In addition, the modeled traffic noise levels at the nearest sensitive receptor along Cajon Boulevard in the project vicinity are 73.7 dBA CNEL for Existing conditions and 73.8 dBA CNEL for Existing Plus Project conditions; the addition of project trips is expected to result in an increase of approximately 0.2 dBA CNEL. Therefore, the addition of project trips is not expected to change noise levels in excess of the applicable thresholds at the study roadway segments. The project impact is less than significant; no mitigation is required.

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<sup>27</sup> California Department of Transportation's Technical Noise Supplement to the Traffic Noise Analysis Protocol (2013). Accessed November 13, 2023.

### *Construction Mobile Source Noise*

Construction truck trips would occur throughout the construction period. Given the project site's proximity to the Interstate 215 Freeway, it is anticipated that vendor and/or haul truck traffic would take the most direct route to the appropriate freeway ramps.

According to the FHWA, the traffic volumes need to be doubled in order to increase noise levels by 3 dBA CNEL. June Street currently handles approximately 1,454 average daily vehicle trips and Cajon Boulevard currently handles approximately 9,081 average daily vehicle trips in the vicinity of the project site. As shown in the CalEEMod output files provided in the Air Quality Analysis prepared for the proposed project (Lilburn, 2023), the greatest number of construction-related vehicle trips per day would be during paving at up to 20 vehicle trips per day (worker trips). Therefore, at only up to 20 daily vehicle trips, the addition of project vendor/haul trucks and worker vehicles per day along off-site roadway segments is not anticipated to result in a doubling of traffic volumes. Off-site project generated construction vehicle trips would result in a negligible noise level increase. The project impact is less than significant; no mitigation is required.

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

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

Section 83.01.090(a) of the County of San Bernardino Development Code prohibits the creation of ground vibration that can be felt without the aid of instruments at or beyond the lot-line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to two-tenths (0.2) inches per second (in/sec) measured at or beyond the lot-line. Per Section 83.01.090(c), construction and demolition related ground vibration is exempt from this requirement as long as it occurs between 7:00 AM and 7:00 PM Mondays through Saturdays and not on Sundays or Federal holidays. Additionally, the Caltrans Transportation and Construction Vibration Guidance Manual provides guidance criteria at which there is a potential for architectural damage.<sup>28</sup>

Accordingly, the project would result in a significant impact if:

- Groundborne vibration levels generated by the project during construction or operation have the potential to cause architectural damage at nearby buildings by exceeding the following PPV:
  - o 0.08 in/sec at extremely fragile historic buildings, ruins, ancient monuments;
  - o 0.10 in/sec at fragile buildings;
  - o 0.25 in/sec at historic and some old buildings;
  - o 0.30 in/sec at older residential structures;
  - o 0.50 in/sec at new residential structures and modern industrial/commercial buildings; or
- Groundborne vibration levels generated by project construction produce a PPV greater than 0.2 inches per second at or beyond the property line outside the

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<sup>28</sup> [Guidance Manuals | Caltrans](#)

hours of 7:00 AM and 7:00 PM Mondays through Saturdays and not on Sundays or Federal holidays.

- Groundborne vibration levels generated by project operation produce a PPV greater than 0.2 inches per second at or beyond the property line.

The closest existing structures include residential structures located approximately 23 feet (building setback across Flood Control Easement) southwest of the Project Site, and 10 feet from parking area to the southeast to the nearest property lines (see Figure 3 *Proposed Site Plan*).

#### *Construction Vibration*

The Project construction will not occur outside of the hours outlined as “exempt” in the San Bernardino County Development Code Section 83.01.090(c). However, the use of vibratory rollers and large bulldozers during project construction may exceed the Caltrans guidance for potential architectural damage to the residential structures to the west and south of the Project Site. This impact can be mitigated with implementation of the following measure:

**Mitigation Measure NOI-2:** The use of vibratory rollers, or other similar vibratory equipment, shall be prohibited within 20 feet and the use of large bulldozers within 12 feet of residential structures south and west of the Project Site.

The project would not exceed County-established standards nor guidance thresholds for potential architectural damage to nearby buildings with implementation of Mitigation Measure NOI-1. The project impact is less than significant with mitigation incorporated.

#### *Operation Vibration*

The most substantial sources of groundborne vibration during project operations would include the movement of passenger vehicles and trucks on paved and generally smooth surfaces. Loaded trucks generally have a PPV of 0.076 at a distance of 25 feet (Caltrans 2020), which is a substantially lower PPV than that of a vibratory roller (0.210 in/sec PPV at 25 feet). Therefore, groundborne vibration levels generated by project operation would not exceed those modeled for project construction.

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

- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?*

The Proposed Project is not located within an airport land use plan or within two miles of an airport/airstrip. The closest airport to the Project Site is the San Bernardino International Airport, with airport runways located approximately 7.4 miles southeast of the Project Site. The San Bernardino International Airport noise contours provided in the Final Environmental Assessment prepared for the San Bernardino International Airport – Eastgate Air Cargo Facility (December 2019) shows that the Proposed Project is well outside the 60 dBA CNEL noise contour for the airport. Therefore, the project would not

expose people residing or working in the project area to excessive noise levels associated with airports. The project would have no impact.

### No Impact

**Therefore, with implementation of Mitigation Measure NOI-1 and NOI-2, the Proposed Project would not have a significant impact on noise.**

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIV. POPULATION AND HOUSING - Would the project:</b>					
a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
<b>SUBSTANTIATION:</b>					
<b><i>San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; Submitted Project Material</i></b>					

- a) *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Construction activities would be temporary and given the proximity to a large labor force the Project would not attract new employees to the area and would attract the approximately 32 necessary employees from the local labor force. The Proposed Project is considered an allowable use and would be consistent with the Countywide Plan land use map. The Proposed Project does not involve construction of new homes, nor would it induce unplanned population growth by creating a substantial number of new jobs. Though the Proposed Project would result in employment opportunities, it would represent the types of employment opportunities envisioned within the Countywide Plan for the LI land use category. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### Less Than Significant Impact

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

The Project Site does not currently contain residential structures. Therefore, implementation of the Proposed Project would not displace substantial numbers of existing housing or require construction of replacement housing. No impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

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

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

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

**SUBSTANTIATION:**

***San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; Submitted Project Materials***

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

*Fire Protection?*

Fire protection for the site is provided by the San Bernardino County Fire Protection District (SBCFPD). Response times to the area are typically 4 to 6 minutes<sup>29</sup> but also dependent upon the type of calls for service. SBCFPD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public

<sup>29</sup> Muscoy Community Action Guide. Accessed 2/24/25 [01 Muscoy CAG 2020.pdf](#)

protection. The nearest Fire Station is located at San Bernardino County Fire Station 75, at 2852 N. Macy Street, approximately 1.46 miles south of the Project Site. The Proposed Project would receive adequate fire protection services and would not result in the need for new or physically altered fire protection facilities. The Proposed Project would be required to comply with County fire suppression standards, provide adequate fire access and pay required Development Impact Fees prior to building permit issuance. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

#### *Police Protection?*

The Muscoy community is protected by the San Bernardino County Sheriff Department (SBCSD). . San Bernardino County Sheriff's Department Central Station at 655 E. 3<sup>rd</sup> Street San Bernardino, CA 92415 is the closest patrol station to the site at approximately 6.2 miles to the southeast. Response times to the area are dependent upon the type of calls for service. The SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Additionally, Development Impact Fees are collected prior to building permit issuance, which also includes property tax revenues generated from development of the site that would provide funding to offset potential increases in the demand for police services at project buildout. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

#### *Schools?*

The Project Site area is served by the San Bernardino City Unified School District. Construction activities would be temporary and would not result in substantial population growth. Employees required for operations of the facility are expected to come from the local labor force. The Proposed Project would not draw new residents to the region such that it would require expansion of existing schools or additional schools. With the collection of Development Impact Fees prior to building permit issuance, impacts related to school facilities are expected to be less than significant. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

#### *Parks?*

The Proposed Project would not induce residential development nor significantly increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of any facilities would result. Operation of the Proposed Project would place no demands on parks because it would not involve the construction of housing and would not involve the introduction of a permanent population into the area as new employees are expected to come from the local labor force. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

### **No Impact**

*Other Public Facilities?*

The Proposed Project would not result in an increased residential population or a significant increase in the work force. Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XVI. RECREATION</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION:***

***San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; Submitted Project Materials***

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

The Proposed Project does not include development of residential housing or other uses that would lead to substantial population growth as new employees are expected to come from the local labor force. Therefore, the Proposed Project would not result in an increase in the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. No impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The Proposed Project does not include the construction or expansion of recreational facilities. No recreational facilities would be removed, and the addition of employees would not create the need for additional facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

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

**SUBSTANTIATION:**

**San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; Submitted Project Materials Transportation Screening Assessment, Ganddini Group, Inc., September 22, 2023.**

- a) *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

A Transportation Screening Assessment, dated September 22, 2023, was prepared for the Proposed Project by Ganddini Group, Inc. and is available for review at County offices (see Appendix L). The purpose of this screening assessment is to determine if the preparation of a traffic impact analysis with level of service (LOS) analysis or vehicle

miles traveled (VMT) analysis is necessary based on the transportation study guidelines and screening criteria established by the County of San Bernardino.

As previously mentioned, the 4.59-acre Project Site is located at the southwest corner of the Cajon Boulevard and June Street intersection in the County of San Bernardino, California. The Project Site is currently undeveloped and located within the Countywide Plan Land Use designation of Limited Industrial (LI) with a zoning of General Commercial (CG). The Proposed Project would involve the construction of two industrial buildings totaling up to 88,174 SF. Vehicular access to the Project Site is proposed via three driveways with two on Cajon Boulevard and one on June Street. Two of the driveways are for passenger vehicles only and a truck driveway is proposed on Cajon Boulevard between the two buildings.

The Project trip generation forecast is based on rates obtained from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021).

The truck trips were converted to passenger car equivalent (PCE) trips based on the County of San Bernardino Congestion Management Program equivalent factors: 1.5 for 2-axle trucks, 2.0 for 3-axle trucks, and 3.0 for trucks with four or more axles. The Proposed Project is forecast to generate net trips of 443 daily vehicle trips, including 69 vehicle trips during the AM peak hour and 61 vehicle trips during the PM peak hour, which is equivalent to 476 daily PCE trips, including 73 PCE trips during the AM peak hour and 65 PCE trips during the PM peak hour.

**Cajon Boulevard (US-66):**

A major highway that consists of one travel lane in each direction and a two-way, left-turn lane located northeast of the Project Site. It is also designated as part of historic Route 66.

**June Street:**

A two lane-undivided roadway located northwest of the Project Site.

*Level of Service Screening*

As specified in the San Bernardino County Transportation Impact Study Guidelines, the requirement to prepare a transportation impact study with LOS analysis should be based on one or more of the following criteria:

- If a project generates more than 100 or more trips without consideration of pass-by trip reductions during any peak hour.
- If a project is located within 300 feet of intersection of two streets designated as Collector or higher on the Countywide Plan circulation system or an impacted intersection as determined by the County Traffic Division.
- If the project creates safety or operational concerns.
- If a project generates less than 100 trips without consideration of pass-by trip reductions during any peak hour, a study may be required if there are special concerns.

The Proposed Project is forecast to generate fewer than 100 peak hour trips and is located more than 300 feet from the nearest intersection of two streets designated as Collector or higher on the Countywide Plan circulation system. Assuming the Project shall construct all on-site and off-site improvements (if any) following County design standards, the project would not create any new safety or operational concerns. Therefore, the Proposed Project does not warrant the preparation of a transportation impact study with LOS analysis based on the County-established screening criteria and LOS impacts may be presumed to be negligible.

#### Bicycle and Pedestrian Facilities

According to the Countywide Plan TM-4: SBCTA Bicycle & Pedestrian Planning shows a planned Class II Bicycle path along Cajon Boulevard, including along the western boundary of the Project Site.<sup>30</sup> The development of the Proposed Project is not anticipated to impact the planned bicycle lane. Therefore, no significant impacts to bicycle and pedestrian facilities are anticipated.

#### Transit Service

The study area is currently served by Omnitrans, a public transit agency serving various jurisdictions within San Bernardino County, with bus service along Ogden Street and Nolan Street via Omnitrans Route 312. The bus stop nearest the Project Site is at Ogden Street, located approximately 0.7 miles south of the Project Site. Therefore, no significant impacts to transit facilities or service are anticipated.

The Proposed Project would be consistent with the County-established screening criteria and would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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

- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?*

The VMT screening assessment has been prepared in accordance with the San Bernardino County Transportation Impact Study Guidelines, which were developed based on guidance from the Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (State of California, December 2018) ["OPR Technical Advisory"]. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region. The OPR Technical Advisory provides technical considerations regarding methodologies and thresholds with a focus on office, residential, and retail developments as these projects tend to have the greatest influence on VMT. The County guidelines identify screening criteria for certain types of projects that typically reduce VMT and may be presumed to result in a less

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<sup>30</sup> San Bernardino Countywide Plan, TM-4: Bicycle & Pedestrian Planning. 2020. Accessed on November 13, 2023.

than significant VMT impact. The project need only satisfy one of the following screening criteria:

- Transit Priority Area (TPA) Screening
- Low VMT Area Screening
- Project Type Screening (If a project generates less than 100 trips)

A land use project needs to meet one of the above screening thresholds to result in a less-than-significant impact.

As prescribed in the County VMT Guidelines, the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool was used to assess low VMT area screening for the Project. The VMT Screening Tool was developed using the County travel forecasting model to measure VMT performance for individual jurisdictions and for individual traffic analysis zones (TAZs) within the County transportation region. TAZs are geographic polygons similar to census block groups used to represent areas of homogenous travel behavior. Total daily VMT per service population was estimated for each TAZ. This presumption may not be appropriate if the project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips.

As stated in the Transportation Screening Assessment prepared for the Project. The Proposed Project is consistent with existing land uses in the Project TAZ, and there does not appear to be anything unique about the Project that would otherwise be misrepresented utilizing the data from the VMT Screening Tool. Since the Proposed Project consists of industrial use, the Proposed Project would satisfy the low VMT screening criteria if it is located in a TAZ where the VMT per worker is four percent below the County of San Bernardino regional average VMT per worker. No significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The Proposed Project would not create substantial hazards due to a design feature or incompatible uses. The Site Plan shows access to the Project Site via two auto access driveways and one truck accessway. The first auto accessway on Cajon Boulevard would provide a 30-foot driveway. There is also a proposed 50-foot driveway centered between the two buildings for truck access only. The second auto access is from June Street providing a 30-foot driveway. With County approval of the Site Plan to include a truck turn plan that meets DPW standards, the Proposed Project would not substantially increase hazards due to a geometric design feature or incompatible uses and would not result in inadequate emergency access. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

### **No Impact**

d) *Result in inadequate emergency access?*

The Proposed Project would provide one 50-foot-wide fire lane between the two buildings via the driveway on Cajon, an additional 30-foot-wide fire lane also accessed from Cajon Boulevard and one 30-foot-wide fire lane for accessed from the driveway on June Street. Regional access to the Proposed Project would be provided by Interstate 215 (I-215), which is approximately 0.45 miles northeast of the Project Site, which would also function as a potential evacuation route. Furthermore, with County approval of the Site Plan, the Proposed Project would not substantially increase hazards due to a geometric design feature or incompatible uses and would not result in inadequate emergency access. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

**Therefore, no significant adverse impacts are identified or anticipated.**

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

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 and paleontological Resources Study, BFSA Environmental Services, a Perennial Company, October 13, 2023; Tribal Consultation***

- a) *i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or;*
- 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?*

California Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency (Government to Government) consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a Proposed Project, if the tribe requested to the lead agency, in writing, to be informed of Proposed Projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

A Cultural Resources Study, dated August 1, 2022, was prepared for the Proposed Project by Brian Smith and Associates Inc (BFSa). The NAHC completed a record search of their Sacred Lands File (SLF) and the results were negative. With the exception of the three historic structures, the Phase I survey of the Project Site did not result in the identification of any cultural resources within the Project's boundary.

On November 6, 2023, Project notification letters were mailed to the following tribes pursuant to AB52: Twenty-Nine Palms Band of Mission Indians, Morongo Band of Mission Indians, Gabrieleño Tongva Band of Mission Indians, San Manuel Band of Mission Indians, and Soboba Band of Luiseno Indians. On December 21, 2023, notification was mailed to the Gabrieleño Band of Mission Indians - Kizh Nation. Mitigation measures are provided below. The Initial Study/MND will be presented to the Planning Commission for consideration of Project approval following the conclusion of consultation(s).

January 23, 2024, the Gabrieleño Band of Mission Indians – Kizh Nation provided mitigation measures to monitor ground-disturbing activities and potential discovery of buried tribal cultural resources. As such to ensure that less than significant impacts occur, the following Mitigation Measures TCR-1 through TCR-3 will be made a part of the Mitigation, Monitoring, and Reporting program (MMRP). No other responses were received from notified tribes.

The Gabrieleño Band of Mission Indians – Kizh Nation requests the following specific mitigation/monitoring measures to be imposed in order to protect Native American human remains and/or cremations, or other inadvertent discoveries of tribal resources. No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s].

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

**Mitigation Measure TCR-1:**

Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.

- A. The Project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
- D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs

**Mitigation Measure TCR-2:**

Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

- A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in

the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historical purposes.

### Mitigation Measure TCR-3:

#### Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

- A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

**With implementation of the Mitigation Measures provided above and as provided in the Mitigation Monitoring and Reporting Program to be adopted by the County, impacts to Tribal Cultural Resources would be less than significant.**

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

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

***SUBSTANTIATION:***

***San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; Submitted Project Materials; California Energy Commission Energy Report***

- 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?*

Sewer service will be provided through specific sewer and annexation agreements with the City of San Bernardino which are currently in progress. The Proposed Project would require a water mainline extension along Cajon Boulevard which includes a 775-foot 8-inch waterline as reflected in the civil plans for the Project. Stormflows will be collected by onsite-catch basins and conveyed, via the onsite storm drain, to the underground infiltration system. The four catch basins will have filter inserts installed to remove sediment, debris, and other pollutants of concern from the storm flows prior to the flows being infiltrated. In accordance with the San Bernardino County's drainage requirements, the infiltration system will be sized to retain the difference in runoff volume between the proposed condition and the existing condition for the 100-year storm. Storm flows that exceed the capacity of the infiltration system would runoff to the 20-foot-wide drainage easement along the south edge of the property (see Figure 3 - *Site Plan*).

SCE provides electrical service to the Project area. The Proposed Project would receive electrical power by connecting to SCE's existing power lines along Cajon Boulevard, running northeast of the Project Site. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 Gigawatt hours between the years 2015 and 2026. The increase in electricity demand from the Proposed Project as

previously presented (Refer to Section VI, Energy) would represent an insignificant percentage of the overall demand in SCE's service area. Therefore, the Proposed Project would not require the expansion or construction of new electrical facilities.

SoCalGas would provide natural gas service to the Project Site. Therefore, the Proposed Project would connect to SoCalGas's high-pressure distribution lines along Cajon Boulevard. As previously discussed, the natural gas demand from the Proposed Project would represent an insignificant percentage of the overall demand in SCE's service area. The Proposed Project would not require the expansion or construction of new natural gas facilities.

The Proposed Project is the development of two warehouse facilities. The Proposed Project would be served by AT&T for telecommunication services. No significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The SBVMWD is a regional water management agency that covers about 325 square miles in southwestern San Bernardino County, including a portion of the Community of Muscoy. Water supply to the Project Site would be provided by the City of San Bernardino Municipal Water District. SBVMWD has developed a cooperative recharge program that is being successfully implemented to help replenish groundwater, using the State Water Project and local runoff.

During operations of the Proposed Project, management of the landscape, and use of the office space and repair bays would be the only sources of demand for water on-site. It does not include uses that are water intensive. Moreover, implementation of the project WQMP would ensure that stormwater would be collected and treated in an infiltration system allowing it to be utilized as a resource that can be used for groundwater recharge.

The 2020 SBVMWD Regional Integrated Urban Water Management Plan accounts for the anticipated water use at the Project Site in calculating future supply and demands. As mentioned above and in correspondence with Ted Brunson, Development Services Manager for SBMWD, the City will supply water under an approved agreement and sewer services to the site through annexation agreements with the city which are in progress. No significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- c) *Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?*

Sewer service will be provided by the San Bernardino Municipal Water District. Specific sewer and annexation agreements for the Project are in progress with the city. There is

an existing City of San Bernardino sewer line on June Street which would be extended to Cajon Boulevard to serve the Proposed Project. The Proposed Project will not require use of a wastewater treatment plant since the Proposed Project would not connect to an existing wastewater treatment facility, no impacts are identified or anticipated, and no mitigation measures are required.

### **No Impact**

- d) *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Upon approval of the Proposed Project, Burrtec Waste Industries would transport solid waste to the Mid-Valley Landfill.<sup>31</sup> The Project Site is located approximately 4.5 miles northeast of the Mid-Valley Landfill at 2390 Alder Avenue, within the City of Rialto. It is anticipated the Proposed Project will require approximately 32 employees. According to CalRecycle's estimated solid waste generation rates for the industrial sector, the Proposed Project would generate approximately 286 pounds of solid waste per day or approximately 0.14 tons per day based on 8.93 pounds per employee per day.<sup>32</sup> The Mid-Valley Sanitary Landfill currently has a maximum permitted throughput of 7,500 tons/day. The anticipated waste for the Proposed Project would account for approximately 0.00186 percent of the maximum permitted throughput at the Mid-Valley Sanitary Landfill. Therefore, waste generated from the Proposed Project is not expected to significantly impact solid waste collection systems. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

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

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

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<sup>31</sup> San Bernardino County Countywide Plan. "IU-5 Waste Disposal and Landfills" (2020). Accessed on November 15, 2023.

<sup>32</sup> <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>. Accessed November 15, 2023

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

### Less Than Significant Impact

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

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

#### **SUBSTANTIATION:**

**San Bernardino County Countywide Plan, approved October 27, 2020, adopted November 27, 2020; Submitted Project Materials; CalFire VHFHSZ in LRA**

- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

The I-215 freeway is an evacuation route within the Valley Region of the County.<sup>33</sup> The Project Site is approximately 0.5 miles south of the I-215, and directly adjacent to Cajon Boulevard, which would also function as a major highway within Muscoy. The Proposed Project is the development of two warehouse building facilities. Furthermore, adequate on-site access for emergency vehicles would be verified during the County's plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- 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?*

As previously stated, the Project Site is not located within a Fire Hazard Severity Zone. In addition, the topography of the Project Site is relatively flat. The development of the Proposed Project would grade the subject property and would reduce wildfire risks by containing irrigated landscaping. Therefore, development of the Proposed Project would remove potential wildfire fuel factors within the Project Site, and the risk of wildfires is low. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The Project Site would include the construction of an additional lane, curb and gutter, driveway entrances and the transition back to the current roadway section. The Proposed Project would connect to existing utilities and service system infrastructure. However, the Proposed Project would require a water main line extension along Cajon Boulevard. Nonetheless, due to the Project Site not being located within a Fire Hazard Severity Zone, the installation or maintenance of associated infrastructure would not be anticipated to exacerbate fire risk. Therefore, the Proposed Project would pose a less than significant impact, and no mitigation measures are required.

**Less Than Significant Impact**

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<sup>33</sup> Muscoy Community Plan. (2007) Accessed on November 15, 2023.

- d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.<sup>34</sup> Moreover, there are no dams, reservoirs, or large bodies of water near the Project Site. Additionally, the Project Site is not located within an area susceptible to landslides. Furthermore, the Project Site is near grade with the surrounding area. Therefore, the Proposed Project would 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. No significant impacts are identified or anticipated, and no mitigation measures are required.

### Less Than Significant Impact

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE:</b>					
a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<sup>34</sup> San Bernardino Countywide Plan, HZ-4 Flood Hazards. 2020. Accessed November 15, 2023.

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

#### Biological Resources

A General Biological Resources Survey, dated November 3, 2023, was prepared for the Proposed Project by Natural Resource Assessment, INC (NRAI) and is available for review at County offices. The report indicated that the subject site is occupied by ruderal habitat. The dominant species observed includes puncture vine (*Tribulus terrestris*), Mediterranean grass (*Schismus barbatus*), prickly lettuce (*Lactuca serriola*) and telegraph weed (*Heterotheca grandiflora*). Other species observed included doveweed (*Croton setiger*), ripgut brome (*Bromus diandrus*), and London rocket (*Sisymbrium irio*). No State and/or federally listed threatened or endangered species or other sensitive species were observed on-site during surveys. At the time of the survey, the parcel had nesting habitat for ground-nesting bird species. However, implementation of Mitigation Measure **BIO-1** would reduce potentially significant impacts to nesting birds.

#### Cultural and Tribal Resources

A Cultural and Paleontological Resources Study, dated October 13, 2023, was prepared for the Proposed Project by Brian Smith and Associates Inc (BFSA) and is available for review at County offices. The SCCIC records search results indicated that there were two previously recorded resources located within one-half mile of the project, neither of which are located within the project's boundaries. These resources include one historic railroad and one historic structure.

While BFSA's investigation did not indicate the presence of any visible archaeological resources within the project, the absence of positive results does not necessarily indicate the absence of resources. Therefore, with the implementation of Mitigation Measures **CR-1** and **TCR-3** the Proposed Project would pose a less than significant impact on potential cultural resources.

Additionally, to ensure adequate and compliant management of any inadvertent tribal cultural resources or buried remains that may be identified during project development, the Mitigation Measure **TCR 1** through **TCR 3** is required to reduce any potential impacts to a less than significant level.

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

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a*

*project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

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

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

The pollutant emissions from the Proposed Project are below SCAQMD thresholds and therefore, the Proposed Project would be in compliance SCAQMD's AQMP. In addition, greenhouse gas emissions from the Proposed Project are below thresholds. Therefore, air quality and greenhouse gas impacts would not be cumulatively considerable.

Although cumulative impacts are always possible, by incorporating all mitigation measures outlined herein, including **NOI-1** and **NOI-2** as part of approving the Proposed Project, would reduce the Project's contribution to any such cumulative impacts to levels that are not cumulatively considerable. Additionally, mitigation measures have been adopted by San Bernardino County for buildout of the Countywide Plan. This type of development has been anticipated by the environmental document prepared for the Countywide Plan. The Proposed Project is consistent with the land use designation of the Countywide Plan, with incorporation of mitigation identified in this document, the Proposed Project would result in individually limited, but not cumulatively considerable, impacts. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

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

Muscoy, as is the case for most of Southern California, is located within a seismically active region. As stated in Section VII, traces of the San Andreas Fault run approximately 2.4 miles north and the Loma Linda Fault which exists approximately a mile to the west. Nonetheless, the Proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Furthermore, implementation of Mitigation Measure **GEO-1** would reduce the potential environmental effects due to geological hazards.

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, either directly or indirectly. In addition to the mitigation measures described throughout this document, the Proposed Project would be required to meet the conditions of approval as set forth by the County of San Bernardino. It is anticipated that all such conditions of approval will further ensure that no potential for adverse impacts will be introduced by construction activities or initial or future land uses authorized by the project approval.

The incorporation of design measures, County of San Bernardino policies, standards, and guidelines and proposed mitigation measures as identified within this Initial Study would ensure that the Proposed Project would have no significant adverse effects on human beings, either directly or indirectly on an individual or cumulative basis.

**Less than Significant with Mitigation**

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

## XXII. MITIGATION MEASURES

**Mitigation Measure BIO-1:** Applicant shall designate an avian biologist (qualified biologist) experienced in: identifying local and migratory bird species; conducting bird surveys using appropriate survey protocol, nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, identifying nesting stages and success; establishing avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.

If start of construction occurs between February 1 and August 31, then a qualified biologist shall conduct a breeding bird survey at the appropriate time of day/night during the appropriate weather conditions, no more than three days prior to the start of construction to determine if nesting is occurring. This survey can be conducted as part of the burrowing owl surveys. Preconstruction surveys shall focus on direct and indirect evidence of nesting, including nest locations, nesting stages, and nest behavior. Surveys shall evaluate all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. The duration of the survey shall be dependent upon the size of the project site, density, and complexity of the habitat; and shall be sufficient to ensure complete and accurate data is collected.

If active occupied nests are found, they shall not be disturbed unless the qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are capable of independent survival and will not be impacted by the removal of the nest. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within a distance specified by the qualified biologist for each nest or nesting site. The qualified biologist will determine the appropriate distance in consultation with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service. The size and location of buffer zones shall be based on nesting bird species, species behavior, nesting stage, species sensitivity to disturbance, and the intensity and duration of the disturbance activity.

**Mitigation Measure CR-1:** If any cultural or paleontological resources are inadvertently discovered, all construction work in the immediate vicinity of the discovery shall stop, and a qualified archaeologist and/or paleontologist shall be consulted to determine if further mitigation measures are warranted.

**Mitigation Measure GEO-1:** The Proposed Project's design and construction specifications shall follow the seismic design parameters presented in the Geotechnical Report based on 2022 California Building Code (CBC) adopted on January 1, 2023.

**Mitigation Measure HAZ-1:** Pursuant to State law, should the warehouse store hazardous materials at reportable quantities, the applicant would be required to prepare and submit a Hazardous Materials Business Plan to San Bernardino County Fire Protection District (the CUPA in the County) for review and approval prior to issuance of occupancy permits.

**Mitigation Measure NOI-1:** Construct a 10-foot-high solid barrier between the two proposed buildings. The wall shall be solid without holes or cracks and shall extend from the ground.

**Mitigation Measure NOI-2:** The use of vibratory rollers, or other similar vibratory equipment, shall be prohibited within 20 feet and the use of large bulldozers within 12 feet of residential structures surrounding the Project Site.

**Mitigation Measure TCR-1:**

Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.

- A. The Project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the Project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
- D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs

**Mitigation Measure TCR-2:**

Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

- A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historical purposes.

**Mitigation Measure TCR-3:**

Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

- A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects,

called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

- B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

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