INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

LINDEN BLOOMINGTON CONDOMINIUM PROJECT

SAN BERNARDINO COUNTY, CALIFORNIA

PROJ-2022-00037

LSA

November 2022

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

BLOOMINGTON CONDOMINIUM PROJECT

SAN BERNARDINO COUNTY, CALIFORNIA

PROJ-2022-00037

Prepared for:

County of San Bernardino
Land Use Services Department, Planning Division
385 North Arrowhead Avenue
San Bernardino, California 92415

Prepared by:

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LSA Project No. APO2201

November 2022

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 California Environmental Quality Act (CEQA) Guidelines*.

PROJECT LABEL:

APNs:	0257-021-28, 0257-031-35, 0257-012-12, and 0257-021-02	***USGS Quad:***	7.5-minute *Fontana and San Bernardino South, California*
Applicant:	Byron Walker All-Era Properties, LLC 310-768-3338 P.O. Box 11503 Carson, California 90749	***T, R, Section:***	Section 27, Township 1 South, Range 5 West
Location	10719 Linden Avenue Bloomington, CA. Between Santa Ana Avenue and Slover Avenue, west of Cedar Avenue, east of Linden Avenue.		
Project No:	PROJ-2022-00037	***Community Plan:***	Bloomington Community Plan (2007)
Rep	Fifth Supervisorial District. Joe Baca Jr.	***LUZD:***	Residential
Proposal:	The proposed Project would develop 180-units two-story attached multifamily condominium homes on approximately 14.25 acres of land. The Project also includes a zoning amendment that would change the current zone, Residential-20 square feet minimum lot size (RS-20M) to Multi Residential (RM)	***Overlays:***	Not Applicable

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, California 92415-0182
Contact Person: Anthony DeLuca/Senior Planner
Phone No: (909) 387-4738 ***Fax: No***: (909) 387-3223
E-mail: Anthony.deluca@lus.sbcounty.gov
Project Sponsor: Byron Walker
All-Era Properties, LLC
310-768-3338
P.O. Box 11503
Carson, California 90749

PROJECT LOCATION AND DESCRIPTION:

Location

The 180-unit multifamily Bloomington Condominium Project (herein referred to as either the "proposed Project" or "Project") encompasses approximately 14.25 acres (Assessor's Parcel Numbers [APN] 0257-021-28, 0257-031-35, 0257-012-12, and 0257-021-02) in the unincorporated community of Bloomington, San Bernardino County, California. The site is

within Section 27, Township 1 South, Range 5 West, as detailed on the United States Geological Survey (USGS) Fontana and San Bernardino South, California quadrangle map. The Project is on Linden Avenue, 0.12 mile north of Santa Ana Avenue. Specifically, the Project site is at the south end of Orchard Street and is east of Linden Avenue. It is bounded on the north and west by residential developments, and on the east and south by vacant land and residential structures. **Figure 1: Regional and Project Location** and **Figure 2: Project Vicinity Map** show the regional and local location of the Project site.

Environmental Setting

The Project site contains four undeveloped parcels including APNs 0257-021-28 and 0257-031-35 and approximately 3 acres of dirt access road previously owned by the San Bernardino County Flood Control District (APNs 0257-012-12, and 0257-021-02), totaling approximately 14.25 acres. The site is bordered to the north and west by residential units. Land adjacent to the eastern and southern boundary of the Project site is occupied by vacant land and residential structures.

The nearest sensitive receptors to the Project site include the residences to the north and the west, residences to the south beyond the vacant land, and residences to the east.

The project site is moderately disturbed due to continued discing for weed control and its urban residential setting, as well as daily use from unauthorized human encampments. As a result of regular soil disturbance from discing, the vegetation on the project site consists of nonnative upland grasslands. Ongoing soil disturbance and the resulting competitive exclusion by invasive nonnative plants limit the potential for native flora to occur on the project site.[1] See **Photograph 1** through **Photograph 4** (provided in the **Site Photographs** section) for reference of existing setting.

The County of San Bernardino (County) General Plan land use designation for the Project site is Medium Density Residential (MDR). The Project site is zoned Single Residential with a 20,000-square-foot minimum lot size (RS-20M).

Surrounding Land Uses

Land adjacent to the northern and western boundary of the Project site is occupied by a single-family residential development, which has a land use designation of Low Density Residential (LDR). The zoning designation for the residential subdivision to the north is Single Residential (RS-1-AA), while the zoning designation for the residences to the west is Single Residential – 20,000-square-foot minimum lot size (RS-20M) under the adopted Countywide Policy Plan. Land adjacent to the east is occupied by single family residences with LDR/Commercial (C) and RS/General Commercial (CG) land use and zoning designations. Land adjacent to the southern boundary of the Project site consists of vacant property and three single family residences and has a MDR land use designation and RS-20M zoning designation.[2] **Table 1** shows the existing land use, County General Plan and zoning designations.

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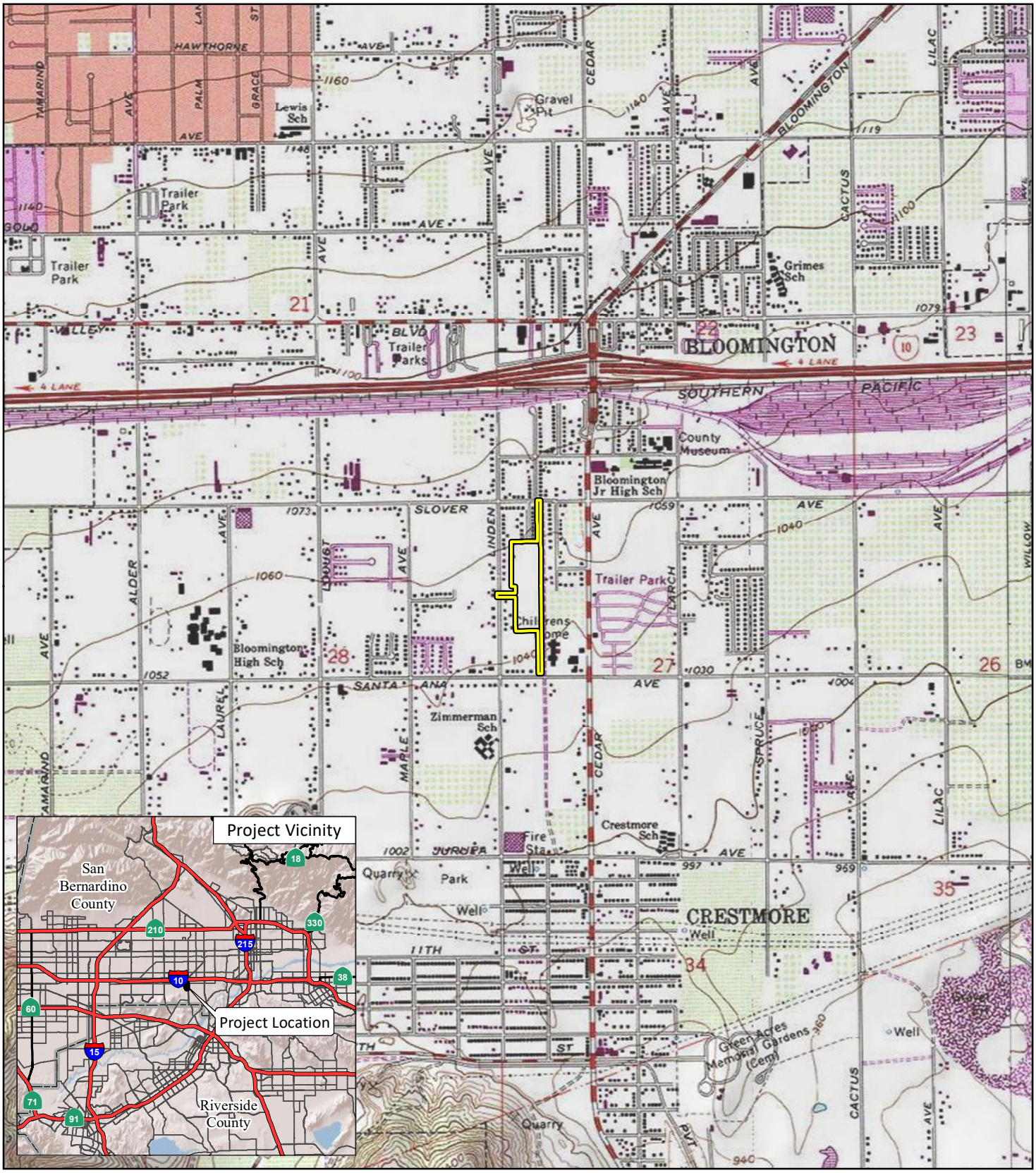
1 LSA Associates, Inc. 2022a. Biological Resources Technical Memorandum. February 3. Page 3.
2 San Bernardino County. n.d. Public San Bernardino County Map Viewer. Website: Public San Bernardino County Map Viewer (arcgis.com) (accessed October 23, 2022).



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LEGEND

Project Location

FIGURE 1

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Linden Bloomington Condominium Project

Regional and Project Location

SOURCE: USGS 7.5' Quad - <ita>Fontana</ita> (1980), <ita>San Bernardino South (1980), CA

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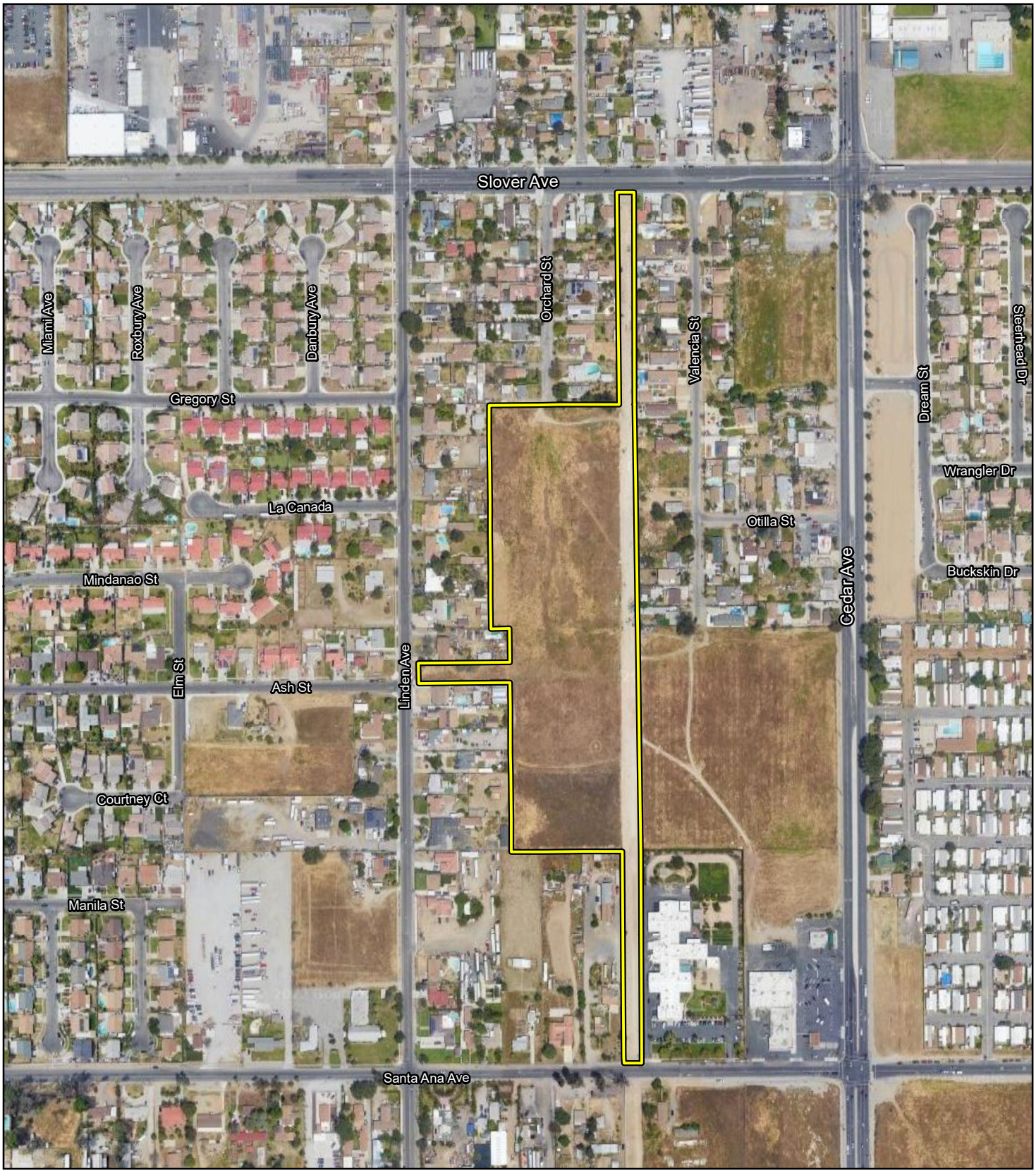

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Project Site

FIGURE 2

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SOURCE: Google (2021)

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Linden Bloomington Condominium Project

Project Vicinity Map

Table 1: Surrounding Land Uses and County General Plan and Zoning Designations[1]

Location	Existing Use Occupying the Site	General Plan Land Use Designation	Zoning Designation
Project Site	Undeveloped	Medium Density Residential (MDR)	Single Residential -20,000 square foot minimum lot size (RS-20M)
North	Single-Family Residential	Low Density Residential (LDR)	Single Residential (RS-1-AA)
East	Single-Family Residential	Low Density Residential (LDR) and Commercial (C)	Single Residential (RS)/General Commercial (CG)
South	Vacant land; Single-Family Residential	Medium Density Residential (MDR)	Single Residential -20,000 square foot minimum lot size (RS-20M)
West	Single-Family Residential	Low Density Residential (LDR)	Single Residential -20,000 square foot minimum lot size (RS-20M)

Project Description

The proposed Project would develop 180 units (two stories) of multifamily condominium homes. The condominium homes are attached, and there are 36 buildings (plus a structure at the swimming pool). The 36 residential buildings range from 3–10 units each. The proposed Project would also include a private open-space area; a common open-space area; one community recreation area with pool, spa, club house, barbecues, exercise stations and shade structures; one tot lot with play equipment; and visitor and resident parking spaces on the street within the Project site. Each unit would provide two-car garages attached to the unit. The site would also be developed with an entrance courtyard with signage, automatic gates, entry keypad assembly, on-site drive aisles, and a 6-foot perimeter wall. Access to the site would be from Linden Avenue at its intersection with J Street, and from Santa Ana Avenue and Slover Street. Additionally, an emergency-only gated driveway would be located from Orchard Street. See **Figure 3: Conceptual Project Site Plan** and **Appendix A: Site Plans.**

The Project site has a current land use designation of Medium Density Residential (MDR) per the Countywide Plan/Policy Plan and is currently zoned Single Residential - 20,000-square-foot minimum lot size (RS-20M). The current zoning does not allow multifamily residential projects. A zoning amendment would be required to change the zoning from RS-20M to Multi Residential (RM) in order for the Project to be approved. No General Plan Amendment (GPA) is required as multifamily residential is allowed under the MDR land use designation.

Construction

Construction activities include removal of existing on-site vegetation; excavation; grading; paving; construction of the residential units, common open space area, recreation building, tot lot and parking areas; and the installation of lighting, landscaping, and utility connections. During grading, on-site soils would be excavated and recompacted in accordance with the 2019 California Building Code (CBC) to accommodate all the Project components.

[1] San Bernardino County. n.d. Public San Bernardino County Map Viewer. Website: Public San Bernardino County Map Viewer (arcgis.com) (accessed October 23, 2022).

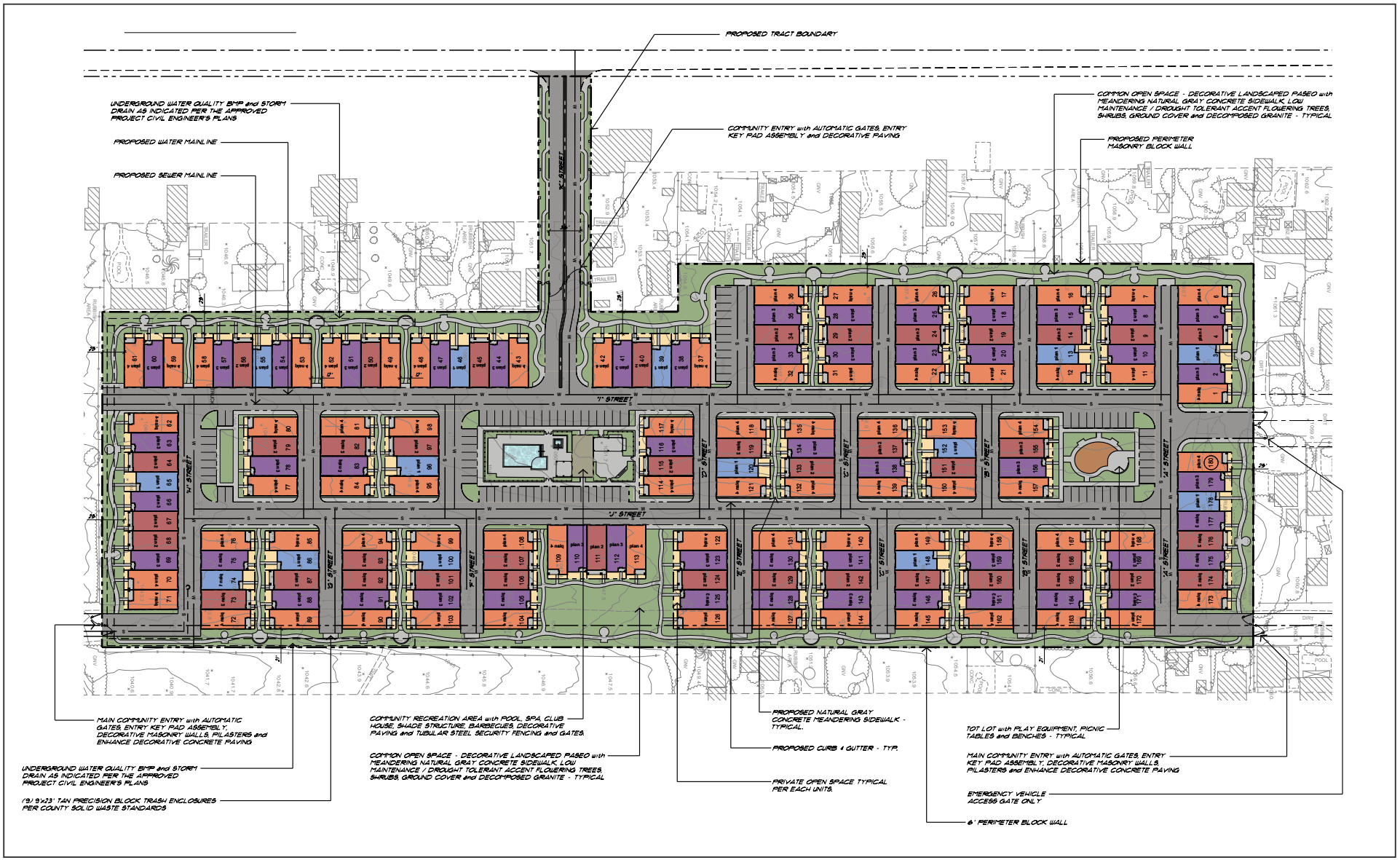

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FIGURE 3

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SOURCE: TK Management Services LLC

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Linden Bloomington Condominium Project

Conceptual Site Plan

Construction equipment parking and staging areas would be on site. Construction hours would conform to County standards and be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday in accordance with San Bernardino County Development Code Section 83.01.080(g). (3) (SBCC).[1] During Project construction, it is possible there would be temporary lane closures and/or detours necessary along Orchard Street, Linden Avenue, Santa Ana Avenue, and Slover Street. Construction of the Project is anticipated to commence in May 2023 and finish by April 2027. [2]

Site Design

The Project would be a condominium community with a maximum building height of 45 feet. The minimum front and rear setbacks would be 25 and 15 feet respectively. The minimum street side setback would be 15 feet while the interior side setback would be 5 feet on one side and 10 feet on the other. **Table 2** provides information of the development standards. [3]

Table 2: Minimum Lot Requirements

Lot Area:	625,086 square feet
Unit Width:	22.5 linear feet. (L.F.)
Unit Depth:	57 linear feet
Common Open Space	233,995 square feet
Average Private Open Space	150 square feet
Minimum Building Setback to Building	25'
Front Elevation	Spanish Revival
Rear Alley Garage:	All Units
Front Setback	25' L.F.
Side Setback	25' L.F.
Corner Lots	12 L.F.
Rear Setback:	21 L.F.
Maximum Building Height	32'

The Project includes the development of 180 units (two-story) of attached multifamily condominium units with private open space area for each unit. The common open space would be a decorative landscaped paseo with meandering natural gray concrete sidewalk, low maintenance and drought-tolerant accent flowering trees, shrubs, ground cover and decomposed granite. The community recreation area would include a pool, spa, clubhouse, shade structures, barbecues, decorative paving, and tubular steel security fencing with gates. The tot lot would include play equipment, picnic tables, and benches.

The main community entryways would include automatic gates, entry keypad assembly, masonry walls, pilasters, and enhanced concrete paving to provide an aesthetic appeal to the

1 San Bernardino County. 2014. Code of Ordinances. Title 8 Development Code. Website: § 83.01.080. Noise., Chapter 83.01. GENERAL PERFORMANCE STANDARDS, Division 3. COUNTYWIDE DEVELOPMENT STANDARDS, Title 8. DEVELOPMENT CODE, Code of Ordinances, San Bernardino County (elaws.us) (accessed April 29, 2022).

2 LSA. Noise Memorandum. *Noise and Vibration Impact Analysis for the Linden Bloomington Condos Project in the Unincorporated Community of Bloomington, San Bernardino County, California.* November 4, 2022

3 Avila Collection. Tentative Tract Map 20481. Development Plan, Page 12.

community frontage. A 6-foot perimeter block wall would also be surrounding the site, separating the surrounding development from the condominiums.

Four floor plans are proposed for the condominiums. Home sizes would range from 1,125 square feet (Plan 140), 1,140 square feet (Plan 160), 1,145 square feet (Plan 170) to 1,177 square feet (Plan 190). Plan 140 would include homes with 2 bedrooms and 2.5 bathrooms; with 8 designated lots for affordable housing. Plan 160 would include homes with 3 bedrooms and 2.5 bathrooms. Plan 170 homes would include homes with 3 bedrooms, 1 loft, and 2.5 bathrooms. Plan 190 homes would include homes with 4 bedrooms, 1 loft, and 2.5 bathrooms. The Project site would provide open space area around the permitter of the site, along perimeter of the buildings. The common open space area would provide decorative landscape paseo (pedestrian passways) with meandering natural gray concrete sidewalk and low maintenance/drought tolerant accent flowering trees. The landscape would include shrubs, ground cover, and decomposed granite along the passways. The private areas would be maintained and governed by a homeowners association The proposed condominium development would be Spanish Revival architectural style with four color schemes. **Figure 3: Conceptual Project Site Plan**

Project development would be subject to compliance with State and County development standards. Specifically, the Project would include landscaped areas in accordance SBCC Chapter 83.10 (Landscape Standards), Chapter 83.06 (Fencing, Hedges and Walls), and Chapter 83.13 (Sign Regulation). The housing units would be developed in conformance with Chapter 84.16 (Multi Family Residential Development Standards) and parking spaces would be developed in conformance with Chapter 83.11 (Parking and Loading Standards) of the County Development Code.

Lighting would be installed throughout the on-site drive aisles, common open space area, and along the site's frontage on Orchard Street and Linden Avenue. All lighting on the Project site would comply with Chapter 83.07 (Glare and Outdoor Lighting) of the County Development Code, which requires light shielding, functional and aesthetic design, and compatibility with surrounding uses.

Wall and Fence Plan

The wall and fence plan provides privacy, screening, and security. The wall and fences for the Project plan would be decorative materials that are compatible with the overall architecture character of the development and surrounding areas. The north property line would be surrounded by a 6-foot tall, tan, split-block wall. The following would be provided by the Project. [1]

- North Property Line—6-foot-tall, tan concrete block wall towards the exterior with tan stucco finish towards the interior and decorative brick wall cap; 6-foot-tall double swinging tubular steel emergency vehicle access gate.

- South Property Line—6-foot-tall, tan concrete block wall towards the exterior with tan stucco finish towards the interior and decorative brick wall cap; 6-foot-tall double swinging tubular steel automatic entry gate.

[1] Avila Collection. Tentative Tract Map 20481. Development Plan, page 5.

- West Property Line—6-foot-tall, tan concrete block wall towards the exterior with tan stucco finish towards the interior and decorative brick wall cap; 6-foot-tall double swinging tubular steel automatic entry gate.

- East Property Line—6-foot-tall, tan concrete block wall towards the exterior with tan stucco finish towards the interior and decorative brick wall cap.

- Monument sign at the entrance,18-inch decorative pilaster, maximum 6-foot-6-inch-tall tan precision block pilaster with El Dorado stone veneer on one side only visible from the main entry streets with a decorative red brick pilaster cap.

- Private Court Yard Fencing—1 course masonry block wall with stucco coat and cap to match residence with 3-foot-tall tubular steel fencing above.

- Pool—5-foot-6-inch-heigh tan tubular steel security pool fencing with pedestrian gates.

Circulation and Access

The Project would provide three driveways approximately 36 feet in width to accommodate private and public vehicles. Access to the site would be via Linden Avenue at its intersection with J Street and from Santa Ana Avenue and Slover Street. Additionally, an emergency-only gated driveway would be constructed from Orchard Street. Pedestrian access to the Project site would be via curb and sidewalks that would be constructed and/or improved along the Project entryways of Linden Avenue, Santa Ana Avenue, Slover Street, and Orchard Street. **See Figure 3: Conceptual Project Site Plan**. **Appendix A** contains Project plans.

In addition, the Project will provide a total of 93 guest parking stalls throughout the community, out of which 4 will be designated for handicap. The remaining portions of the Project site not occupied by condominiums, common open space area and recreation area, tot lot and parking spaces would contain landscaping which would consist of drought-tolerant accent flowering trees, shrubs, groundcover vegetation, and decomposed granite.[1] **See Figure 3** for reference.

Drainage

The majority of the Project site consists of pervious surface area. Currently, stormwater generally sheet flows to the south and drains offsite into the Santa Ana River via storm drains. The proposed Project is expected to maintain the existing drainage pattern. Upon development of the site, all on-site stormwater would be captured on site in accordance with Santa Ana Regional Water Quality Control Board Order Number R8-2010-0033, National Pollutant Discharge Elimination System Permit No. CAS618033, also known as the Municipal Separate Storm Sewer System or MS4 permit. All runoff would be collected via area drains inlets and pipes and be conveyed to an underground perforated pipe infiltration system. The excess discharge would surface drain out to the existing properties to the south. A continuous deflective separation (CDS) clarifier is also proposed for pre-treatment purposes to clean runoff before it gets discharged into the surrounding water bodies.

[1] Avila Collection. Tentative Tract Map 20481. Development Plan, page 1.

Infrastructure

Utility infrastructure including water, sewer, natural gas, electricity, and telephone/cable are already established adjacent to the Project site along Linden Avenue. The West Valley Water District (WVWD) would provide potable water and sewer service to the Project site, Southern California Gas Company would provide natural gas, Southern California Edison would provide electricity, Verizon would serve the Project site for telephone service, and Spectrum would serve the Project site for cable needs. On-site infrastructure in the form of water and sewer lines and laterals would be installed as part of the proposed Project to establish connections to existing utility lines. Natural gas lines and laterals and electrical infrastructure would also be developed as part of the Project and connect to existing off-site infrastructure along Linden Avenue. Utility infrastructure does not exist on the Project site, so relocation of such infrastructure would not be required.

SITE PHOTOGRAPHS

Photo 1: Taken from the northeast property line looking southwest across the site.

Photo 2: View from the western portion of the site facing east.

Photo 3: View from northwest corner of the site facing south.

Photo 4: View from southwest corner of the site facing east.

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

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

Yes, please see Section XVIII of this Initial Study/Mitigated Negative Declaration for a full analysis on Tribal Cultural Resources.

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.

The following is a summary of the tribal notification process that was conducted pursuant to AB 52. Any mitigation/monitoring measures provided by the tribes is incorporated into this document and will become conditions of approval for the project.

Tribe	AB 52 Letter Sent	Response Received	Consultation Requested	Date of Consultation
Twentynine Palms Band of Mission indians	9/1/2022	-	-	-
Gabrieleno Band of Mission Indians-Kizh Nation	9/1/2022	9/12/2022	Yes	11/3/2022
Morongo Band of Mission Indians	9/1/2022	-	-	-
San Gabriel Band of Mission Indians	9/1/2022	-	-	-
San Manuel Band of Mission Indians	9/1/2022	9/29/2022	No	Standard Mitigation Provided

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21000, et seq. and the *State CEQA Guidelines* (California Code of Regulations [CCR] 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 Project's effects are categorized into one of the following four categories of possible determinations:

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

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

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.

2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.

3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures).

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

☐	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
☒	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.
☐	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	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.
☐	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.

ADeLuca Jr — 12/12/2022

Signature: (prepared by Anthony DeLuca, Senior Planner) — Date

12/12/2022

Signature: (Chris Warrick, Supervising Planner) — Date

CEQA ENVIRONMENTAL CHECKLIST

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
I.	***AESTHETICS*** – Except as provided in Public Resources Code Section 21099, would the project:				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	☐	☒
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?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	☐	☐	☒	☐

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

San Bernardino County, Countywide Plan Draft EIR, Aesthetics; California Department of Transportation (Caltrans); United States Census Bureau

a) Less than Significant Impact. The Countywide Plan indicates the Valley Region, in which the Project site is located, includes a number of scenic resources that are viewable scenic vistas, including the San Bernardino Mountain range and the Yucaipa and Crafton Hills to the north, and La Loma Hills, Jurupa Hills, and Chino Hills to the south.[1]

Scenic vistas are generally not available in the Project area due to the urbanized and built-out nature of the area. Adjacent residential development, mature landscaping, and transportation and utility infrastructure obstruct views of the San Bernardino Mountain range to the north, La

[1] San Bernardino County. 2019h. *Countywide Plan Draft EIR*. *Aesthetics.* June. Page 5.1-3. https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-01-AE.pdf (accessed April 21, 2022).

Loma Hills to the southeast, Jurupa Hills to the south, and Chino Hills to the southwest of the Project site.

The Project site has a Medium Density Residential (MDR) land use and Single Residential – 20,000-square-foot minimum lot size (RS-20M) zoning designations. The proposed Project would change the zoning designation for the Project site from "Single Residential – 20,000-square-foot minimum lot size (RS-20M)" to the "Multifamily Residential (RM)" to accommodate for the development of 180 units of condominium homes. The proposed Project would have a maximum building height of 45 feet. The maximum building height and minimum building setbacks developed on site would comply with the development standards set forth by the County of San Bernardino (County) in the Development Code. Residents in these homes would have obstructed views of scenic vistas when looking through the Project site due to the intervening topography, trees, and urbanized and built-out nature of the area. Implementation of the proposed Project would not substantially affect the availability of existing views of the San Bernardino Mountains, La Loma Hills, Jurupa Hills, and Chino Hills. The proposed Project would therefore not have a substantial effect on a scenic vista, and impacts would be **less than significant**. Mitigation is not required.

b) No Impact. The California Department of Transportation (Caltrans) Scenic Highway Program does not identify any State-designated scenic highways near the Project site. The nearest designated Scenic Highway is a portion of State Route 91 in Anaheim Hills (Riverside Freeway), approximately 22 miles southwest of the Project site.[1] Because there are no scenic highways or roadways near the Project site, the Project would not affect scenic resources within a State scenic highway. **No impact** would occur, and no mitigation is required.

c) Less than Significant Impact. As of April 1, 2020, the United States Census Bureau estimated Bloomington's population to be 24,339 persons and the land area to be 5.99 square miles.[2] The Project is in an area with at least 1,000 persons per square mile and therefore meets the definition of *Urbanized Area* under Section 15387 of the *State CEQA Guidelines*.

In its existing condition, the Project site consists of a vacant lot with ruderal vegetation. During construction, the presence of construction vehicles and equipment could temporarily degrade the visual quality of the Project site by removal of vegetation, heavy equipment use, and storage, excavation, and the presence of other visible general construction activity. The presence of construction equipment and vehicles would be temporary and would cease once construction is complete, and they would not interfere with views or visual character of the surrounding area. Due to the temporary nature of construction activities, impacts to visual character of the site and its surroundings would be **less than significant** during construction.

The Project site has a Medium Density Residential (MDR) land use and Single Residential – 20,000-square-foot minimum lot size (RS-20M) zoning designations. The proposed Project would change the zoning designation for the Project site from "Single Residential – 20,000-square-foot minimum lot size (RS-20M)" to the "Multifamily Residential (RM)" to accommodate the development of 180-unit condominium homes. However, no GPA is

1 California Department of Transportation. 2019. State Scenic Highway System Map. Website: https://www.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa (accessed April 21, 2022).

2 United States Census Bureau. n.d. *QuickFacts, Bloomington CDP, California.* https://www.census.gov/quickfacts/fact/table/bloomingtoncdpcalifornia,US/PST045221 (accessed April 21, 2022).

required. Although the proposed Project requires a zone amendment to accommodate for the 180-unit condominium development, the zone change is a municipal exercise intended to achieve consistency of land use development in accordance with the existing MDR land use designation of the County General Plan.

The proposed Project would be designed and constructed in conformance with the requirements of Chapter 83.06 (Fences, Hedges, and Walls), Chapter 83.10 (Landscaping Standards) and Chapter 84.16 (Multi Family Residential Development Standards) of the County Development Code, which establishes development standards to ensure a high-quality development compatible with the surrounding community, the general plan land use designation, and zoning district in which the Project is located.

The proposed Project would be subject to the County's Design Review process, which provides for the review of the physical improvements to the site, including the overall scale of the buildings, setbacks, massing, design, and landscape. The Design Review of the proposed Project ensures compatibility and compliance with County design guidelines set forth in the County's Development Code to ensure a high-quality development compatible with the surrounding community, the general plan land use designation, and zoning district. Because the proposed Project would be consistent with the development standards set forth by the County's Development Code and undergo the required Design Review, the proposed Project would not conflict with any regulations governing scenic quality. Impacts would be **less than significant,** and mitigation is not required.

d) Less than Significant Impact. Currently, there are no sources of light and glare on the Project site. The existing residential structures and commercial facility surrounding the site have proper measures in place to prevent significant light or glare. Sources of light and glare in the Project area include street lighting, vehicle lighting on adjacent roadways, and residential lighting. The Project is south of Orchard Street and east of Linden Avenue, which are heavily lit and well-traveled by vehicles. There are also residential light sources in all directions surrounding the Project site. The nearest light-sensitive receptors to the Project site include the residences to the north, west, and east, and residences to the south beyond the vacant land.

Development of the Project site would introduce new sources of light into the Project area. Lighting would be installed throughout the recreation and common open space area and along on-site pedestrian pathways. All lighting on the Project site would comply with Chapter 83.07 (Glare and Outdoor Lighting) of the San Bernardino County Development Code, which requires light shielding, functional and aesthetic design, and compatibility with surrounding uses. The purpose of these lighting standards is to minimize light pollution, glare, and spillover, conserve energy resources, and curtail the degradation of the nighttime visual environment. Additionally, the County's Design Review process includes consideration of material composition and colors to reduce potential for substantial glare from the proposed development. Therefore, through compliance with Chapter 83.07 of the County Development Code, Project impacts related to light and glare would be **less than significant.** Mitigation is not required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
II.	**AGRICULTURE AND FORESTRY RESOURCES** - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☒	☐

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

San Bernardino Countywide Plan 2020; California Department of Conservation Farmland Mapping and Monitoring Program; San Bernardino County Williamson Act FY 2015/2016;

a) Less than Significant Impact. The most recent agricultural land conversion data for San Bernardino County is for the 2014 to 2016 period. **Table 3, San Bernardino County Agricultural Land Conversion 2014–2016,** shows the land converted in San Bernardino County during the 2014–2016 period. For the 2-year period, San Bernardino County had a 2,406-acre decrease in the amount of agricultural land inventory.

Table 3: San Bernardino County Agricultural Land Conversion 2014–2016

Land Use Category	Total Acreage Inventoried		2014–2016 Acreage Changes			
	2014	2016	Acres Lost (-)	Acres Gained (+)	Total Acreage Changed	Net Acreage Changed
Prime Farmland	11,715	11,233	850	458	1,308	-392
Farmland of Statewide Importance	5,702	5,770	184	252	436	68
Unique Farmland	2,675	2,738	92	155	247	63
Farmland of Local Importance	605	562	118	75	193	-43
Important Farmland Subtotal	20,697	20,393	1,244	940	2,184	-304
Grazing Land	900,735	898,633	3,629	1,527	5,156	-2,102
Agricultural Land Subtotal	921,432	919,026	4,873	2,467	7,340	-2,406
Urban and Built-up Land	282,905	286,407	419	3,921	4,340	3,502
Other Land	244,700	243,604	2,540	1,444	3,984	-1,096
Water Area	510	510	0	0	0	0
Total Area Inventoried	**1,449,547**	**1,449,547**	**7,832**	**7,832**	**15,664**	**0**

Source: California Department of Conservation, Division of Land Resource Protection, n.d.

The Farmland Mapping and Monitoring Program[1] designates the project site as "Urban and Built-Up Land." Neither the site nor adjacent properties are designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, **no impact** to farmland would occur and no mitigation is required.

b) No Impact. The Project site is zoned as Single Residential – 20,000-square-foot minimum lot size (RS-20M) and is not zoned for agricultural use. In addition, the Project site is in "Urban and Built-Up Land" and is therefore not subject to a Williamson Act Contracts.[2] As such, implementation of the proposed Project would not conflict with existing zoning for agricultural use, nor would it conflict with a Williamson Act Contract. **No impact** would occur and no mitigation is required.

c) No Impact. As shown in **Table 1, Surrounding Land Uses and General Plan and Zoning Designations,** in the Project Description section, neither the Project site nor adjacent lands are zoned for forest land or timberland production. Therefore, there is no potential for the Project to conflict with existing zoning for forest land or land zoned for timberland production. The zoning is currently Single Residential - 20,000-square-foot minimum lot size (RS-20M)

1 California Department of Conservation. n.d. California Important Farmland Finder. Website: https://maps.conservation.ca.gov/DLRP/CIFF/ (accessed April 21, 2022).

2 California Department of Conservation. 2017. *State of California Williamson Act Contract Map.* Website: California Department of Conservation Williamson Map 2016.pdf (lacity.org) (accessed April 20, 2022).

and would be rezoned by a zoning amendment that would change the zone from RS-20M to Multi Residential (RM). **No impact** would occur, and no mitigation is required.

d) No Impact. The Project site and adjacent land are not occupied by forest resources. Implementation of the proposed Project would not result in the loss or conversion of forest land to non-forest land. **No impact** would occur to forest land and no mitigation is required.[1]

e) Less than Significant Impact. No farmland or forest land occur on site or on adjacent land. Therefore, implementation of the proposed Project would not involve other changes in the existing environment that could result in the conversion of farmland to non-agricultural use, or conversion of forest land to non-forest use. **No impact** would occur and no mitigation is required.[2]

1 United States Department of Agriculture, United States Forest Service. Region 5 National Forests Map in California. Interactive Map. Region 5 - Maps & Publications (usda.gov) (accessed May 2, 2022).
2 Ibid.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
III.	**AIR QUALITY -** Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

SUBSTANTIATION:

LSA Associates Inc. Air Quality, Greenhouse Gas Emissions, and Energy Analysis for the Linden Bloomington Condos Project. November 2, 2022. (Appendix B of the Initial Study); South Coast Air Quality Management District. Final 2016 Air Quality Management Plan; United States Census Bureau; California Code of Regulations Title 14

The following analysis is based in part on Air Quality, Greenhouse Gas Emissions, and Energy Analysis for the Linden Bloomington Condos Project prepared by LSA Associates, Inc., on November 2, 2022, and is included in full as Appendix B.[1]

a) Less than Significant Impact. The current regional air quality plan is the Final 2016 Air Quality Management Plan (AQMP) adopted by the South Coast Air Quality Management District (SCAQMD) on March 10, 2017.[2] The 2016 AQMP incorporates current scientific, technological, and planning assumptions including the Southern California Association of Governments (SCAG) 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and updated air pollution emission inventory methodologies for various air pollution source categories. The 2016 AQMP addresses new and changing federal requirements, implements new technology measures to reduce air pollution, and continues the SCAQMD legacy of developing economically sound and flexible regulatory compliance approaches for the South Coast Air Basin (Basin).

1 LSA Associates Inc. 2022b. Air Quality, Greenhouse Gas Emissions, and Energy Analysis for the Linden Bloomington Condos Project. November 2.

2 South Coast Air Quality Management District.2016. *Final 2016 Air Quality Management Plan*. March.

The Basin is currently a federal and State nonattainment area for particulate matter less than 10 microns in size (PM_{10}), particulate matter less than 2.5 microns in size ($PM_{2.5}$), and ozone (O_3). The 2016 AQMP proposes attainment demonstration of the federal $PM_{2.5}$ standards through a more focused control of sulfur oxides (SOx), directly emitted $PM_{2.5}$, nitrogen oxides (NOx), and volatile organic compounds (VOCs).

Consistency with the AQMP for the Basin means that a project would be consistent with the goals, objectives, and assumptions in the respective plan to achieve the federal and State air quality standards. For a project to be consistent with the AQMP adopted by the SCAQMD, the pollutants emitted from the Project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or the Project must already have been included in the AQMP projections. However, if feasible mitigation measures are implemented and shown to reduce the impact level from significant to less than significant, a Project may be deemed consistent with the AQMP. The AQMP uses the assumptions and projections of local planning agencies to determine control strategies for regional compliance status. Because the AQMP is based on the local General Plan, projects that are deemed consistent with the General Plan are found to be consistent with the AQMP. Although the proposed Project requires a zoning amendment from RS-20M to Multifamily Residential (RM), it does not require a General Plan Amendment. As such, the proposed Project would be consistent with the AQMP's air quality emission estimates for the current Medium Density Residential land (MDR) use designation.

Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD *CEQA Air Quality Handbook*,[1] consistency for project development proposals that differ from the land use designation assumed within the 2016 AQMP is affirmed when a project: (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation; and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

1. The Project would result in short-term construction and long-term pollutant emissions that are below the CEQA significance emissions thresholds established in the SCAQMD's *CEQA Air Quality Handbook*, as demonstrated in Section 3.3 (Threshold B), below. Therefore, the Project would not result in an increase in the frequency or severity of any air quality standards violation and would not cause a new air quality standard violation.

2. The *CEQA Air Quality Handbook* indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant projects. Significant projects include airports, electricity-generating facilities, petroleum and gas refineries, designation of oil-drilling districts, water ports, solid-waste disposal sites, and offshore-drilling facilities; therefore, the proposed Project is not defined as significant.

Based on the Traffic Impact Analysis prepared for the Project,[2] at full buildout the Project would generate 72 trips in the a.m. peak hour, 92 trips in the p.m. peak hour, and 1,213 average daily trips. Although development of the site under the new zoning designation of (Multifamily Residential (RM) would lead to a more intense use of the site, the anticipated number of peak

[1] South Coast Air Quality Management District. 1993. *CEQA Air Quality Handbook.* Chapter 12.
[2] LSA Associates Inc. 2022c. Linden Bloomington Condos Trip Generation Analysis and CEQA Assessment Memorandum. October 12.

hour trips generated by the proposed Project is found to be lower than the trip threshold (100 peak-hour trips) established by the San Bernardino County's Traffic Impact Study (TIS) Guidelines. As such, a TIS analysis was not required for the proposed Project. In addition, the proposed Project meets the low vehicle miles traveled (VMT) criteria as VMT per person is found to be less than 4 percent below the baseline for unincorporated San Bernardino County. As such, the proposed Project was screened out of the VMT analysis due to it being in a low VMT generating area.

Based on a per-unit occupancy and the number of residential units, the proposed Project would accommodate a population of up to 677 persons.[1] This figure is consistent with future growth projections made by the County; therefore, development of the Project would not generate a population increase inconsistent with the County's projected population growth. Although the Project would increase the density of the residential use through the zone change, the change in designation would support the population growth projections used for San Bernardino County in the AQMP.

Based on the consistency analysis presented above, development of the proposed Project is not expected to exceed the growth projections anticipated in the 2016 AQMP. Furthermore, the Project does not qualify as a project of Statewide, Regional, or Areawide Significance pursuant to the criteria listed in Section 15206(b) of the CCR.[2] Therefore, the proposed Project is consistent with the SCAQMD Final 2016 AQMP. Impacts would be **less than significant.** Mitigation is not required.

b) Less than Significant Impact. The SCAQMD's *CEQA Air Quality Handbook* establishes suggested significance thresholds based on the volume of pollution emitted. According to the *Handbook*, any project in the South Coast Air Basin with daily emissions that exceed any of the following thresholds generally is considered as having individually and cumulatively significant air quality impacts:

- 55 pounds (lbs.) per day of VOC (75 lbs./day during construction);
- 55 lbs. per day of NOx (100 lbs./day during construction);
- 550 lbs. per day of carbon monoxide (CO) (550 lbs./day during construction);
- 150 lbs. per day of PM_{10} (150 lbs./day during construction)
- 55 lbs. per day of $PM_{2.5}$ (55 lbs./day during construction); and
- 150 lbs. per day of SOx (150 lbs./day during construction).

The Project would generate short-term and long-term emissions of air pollutants, respectively, during construction and operation of the proposed residential community. These emissions are summarized below based on the California Emissions Estimator Model, Version 2020.4.0 (CalEEMod) runs prepared for the Project-specific Air Quality, Greenhouse Gas, and Energy Impact Analysis (Appendix B).

***Short-term Emissions*:** Short-term emissions would result from construction-related activities such as excavation and grading, machinery and equipment emissions, and vehicle

[1] United States Census Bureau. n.d. *QuickFacts, Bloomington CDP, California.* 3.76 persons per household x 180 condominiums = 676.8 persons

[2] California Code of Regulations Title 14, Division 6, Chapter 3, Article 13, §15206(b). *Projects of Statewide, Regional, or Areawide Significance.*

emissions from construction employees,[1] etc. Emissions during grading and construction activities would vary as construction activity levels change. Air pollutant emission sources during Project construction would include:

- Exhaust gas and particulate emissions generated by construction equipment engines;
- Fugitive dust from soil disturbance during site preparation, grading, and excavation activities; and
- VOCs that evaporate during site paving and architectural coating (e.g., painting of new structures).

The construction analysis includes estimating the construction equipment that would be used during each construction phase, the hours of use for that construction equipment, the quantities of earth and debris to be moved, and on-road vehicle trips (worker, soil hauling, and vendor trips).

The duration of construction activity and associated construction equipment was based on the CalEEMod Version 2020.4.0 defaults for phasing. Construction is planned to start in May 2023 and finish by April 2027. However, to be conservative and consistent with CalEEMod modeling parameters, the starting date was specified in CalEEMod and the rest of the schedule was left at CalEEMod defaults, which resulted in a compressed schedule ending in October 2024. Other than the construction start date, CalEEMod defaults were used in the analysis.

Table 4, Estimated Construction Emissions, identifies the maximum daily emissions associated with construction activities and indicates any criteria pollutant emission thresholds that would be exceeded from construction of the proposed Project.

Table 4: Estimated Construction Emissions

Construction Phase	Total Regional Pollutant Emissions (pounds per day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Site Preparation	3	28	19	<1	9	5
Grading	3	35	29	<1	5	2
Building Construction	2	16	23	<1	2	<1
Paving	1	10	15	<1	<1	<1
Architectural Coating	58	1	3	<1	<1	<1
Peak Daily Emissions	58	35	29	<1	9	5
SCAQMD Thresholds	75	100	550	150	150	55
Significant Emissions?	No	No	No	No	No	No

Source: LSA 2022b. Table C.
CO = carbon monoxide
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
SCAQMD = South Coast Air Quality Management District
SO_X = sulfur oxides
VOC = volatile organic compound

The construction calculations prepared for the Project assume that dust control measures would be employed to reduce emissions of fugitive dust during site grading. Adherence to

[1] This analysis assumes an average construction worker trip length of 14.7 miles one-way per default values in CalEEMod.

AQMD Rule 403, including the implementation of Best Available Control Measures (BACM), is a standard requirement for any construction activity occurring within the Basin. Among the requirements under this rule, fugitive dust must be controlled so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. These measures may include, but are not limited to:

- Water active sites at least twice daily (locations where grading is to occur would be thoroughly watered prior to earthmoving).
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet (0.6 meter) of freeboard (vertical space between the top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114.
- Reduce traffic speeds on all unpaved roads to 15 miles per hour or less.

SCAQMD published its *Final Localized Significance Threshold Methodology* in June 2003 and updated it in July 2008,[1] recommending that all air quality analyses include an assessment of both construction and operational impacts on the air quality of nearby sensitive receptors. Localized significance thresholds (LST) represent the maximum emissions from a project site of up to 5 acres that are not expected to result in an exceedance of the National Ambient Air Quality Standards or California Ambient Air Quality Standards for CO, nitrogen dioxide (NO_2), PM_{10}, and $PM_{2.5}$. LSTs are based on the ambient concentrations of that pollutant within the project Source Receptor Area and the distance to the nearest sensitive receptor. Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. The closest sensitive receptors are single-family residential uses surrounding the Project site with the closest approximately 5 feet from the boundary of construction. As specified in the SCAQMD LST methodology, even in circumstances like this where a sensitive receptor is very close to the Project boundary, the minimum distance to be analyzed in the LST analysis is 25 meters, or approximately 80 feet.

Long-term Emissions: Long-term (operational) air pollutant emissions are those associated with area sources, stationary sources, and mobile sources involving any Project-related changes. Operational emissions from area sources include architectural coatings, consumer products, hearths, and landscaping. Energy sources include natural gas consumption for heating and cooking. Mobile source emissions are associated with vehicle trips associated with a Project. Long-term emissions were calculated for VOC, NOx, CO, SOx, PM_{10}, and $PM_{2.5}$ that are expected to be generated through operation of the proposed Project. Based on the Trip Generation Analysis and CEQA Assessment Memorandum prepared for the Project, at full buildout the Project would generate 1,213 average daily trips. **Table 5, Operational Emissions,** presents the estimated operational emissions for the proposed Project.

Vehicular trips associated with the proposed project would contribute to congestion at intersections and along roadway segments in the project vicinity. Localized air quality impacts would occur when emissions from vehicular traffic increase as a result of the proposed project.

[1] South Coast Air Quality Management District. 2003. *Final Localized Significance Thresholds Methodology*. June 2003, Revised July 2008. Website: http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf?sfvrsn=2 (accessed April 21, 2022).

Table 5: Operational Emissions

Source	Pollutant Emissions (pounds per day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Area Sources	4	<1	15	<1	<1	<1
Energy Sources	<1	<1	<1	<1	<1	<1
Mobile Sources	4	5	38	<1	10	3
Total Project Emissions	8	6	53	<1	10	3
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No

Source: LSA. 2022b. Table E.
CO = carbon monoxide
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
SCAQMD = South Coast Air Quality Management District
SO_X = sulfur oxides
VOC = volatile organic compounds

The primary mobile-source pollutant of local concern is CO, a direct function of vehicle idling time and, thus, of traffic flow conditions. CO transport is extremely limited; under normal meteorological conditions, CO disperses rapidly with distance from the source. However, under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels, affecting local sensitive receptors (e.g., residents, schoolchildren, the elderly, and hospital patients). Typically, high CO concentrations are associated with roadways or intersections operating at unacceptable levels of service or with extremely high traffic volumes. In areas with high ambient background CO concentrations, modeling is recommended to determine a project's effect on local CO levels.

An assessment of Project-related impacts on localized ambient air quality requires that future ambient air quality levels be projected. Existing CO concentrations in the immediate Project vicinity were not available. Ambient CO levels monitored at the closest California Air Resources Board (CARB) station, the San Bernardino Station, show a highest recorded 1-hour concentration of 2 parts per million (ppm) (the State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (the State standard is 9 ppm) during the past 3 years.

The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis. As described in the Project-specific Trip Generation Analysis and CEQA Assessment Memorandum, the Project is expected to add approximately 92 vehicle trips per hour[1] during the peak hour to local roads. This low level of traffic would not substantially alter the existing traffic flow. Therefore, the project can be implemented in an existing setting with no significant peak-hour intersection impacts. Because no CO hot spots would occur, there would be no Project-related impacts on CO concentrations.

The cumulative impacts analysis is based on projections in the regional AQMP. As detailed in Section 3.3 (Threshold A), the proposed Project is consistent with growth projections of the General Plan and would not conflict with or obstruct implementation of the regional AQMP.

Construction emissions can vary greatly depending on the level of activity, the specific operations taking place, the equipment operated, local soils, weather conditions, and other

[1] LSA Associates Inc. 2022c. *Linden Bloomington Condos Trip Generation Analysis and CEQA Assessment Memorandum.* October 12.

factors. Even with the compressed schedule described above, the anticipated peak daily construction emissions shown in **Table 4** indicate the construction emissions from the proposed Project would not exceed the corresponding SCAQMD daily emission thresholds for criteria pollutants.

Due to the nonattainment status of the Basin, the primary air pollutants of concern would be NOx and reactive organic gases (ROG), which are ozone precursors, and PM_{10} and $PM_{2.5}$. As detailed in **Table 5,** long-term emissions were calculated for NOx, ROG, CO, SOx, PM_{10}, and $PM_{2.5}$ that are expected to be generated through operation of the proposed Project; Project-related emissions would not exceed the established SCAQMD daily emission thresholds for any criteria pollutants.

No single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions would contribute to existing cumulatively significant impacts to air quality. The SCAQMD developed the operational thresholds of significance based on the level above which a project's individual emissions would result in a cumulatively considerable contribution to the Basin's existing air quality conditions. Therefore, a project that exceeds the SCAQMD's operational thresholds would also have a cumulatively considerable contribution to a significant air quality impact. Because the proposed Project would not exceed any air quality emissions thresholds for both construction and operations, the Project would not result in a cumulatively considerable contribution to significant air quality impacts. Short-term and long-term cumulative air quality impacts would be **less than significant.** Mitigation is not required.

c) Less than Significant Impact. The SCAQMD recommends the evaluation of localized CO, NOx, PM_{10}, and $PM_{2.5}$ construction- and operation-related impacts to sensitive receptors in the immediate vicinity of the Project site. Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. The closest sensitive receptors are single-family residential uses surrounding the Project site with the closest approximately 5 feet from the boundary of construction. As specified in the SCAQMD LST methodology, even in circumstances like this where a sensitive receptor is very close to the Project boundary, the minimum distance to be analyzed in the LST analysis is 25 meters, or approximately 80 feet.

Table 6, Short-Term Construction Localized Impacts Analysis, shows that the on-site emissions of the pollutants on the peak day of construction would result in concentrations of pollutants at these nearest residences that are all below the SCAQMD thresholds of significance. Therefore, construction of the Project would not result in a locally significant air quality impact.

Table 6: Short-Term Construction Localized Impacts Analysis

Emissions Sources	NO_x	CO	PM_{10}	$PM_{2.5}$
On-Site Emissions (pounds per day)	35	28	9	5
LSTs (pounds per day)	237	1,488	12	7
Significant Emissions?	No	No	No	No

Source: LSA. 2022b. Table D.
Note: LSTs based on SRA – Central San Bernardino Valley, 4 acres, 80-foot distance
CO = carbon monoxide
LST = localized significance threshold
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
SRA = Source Receptor Area

Table 7, Long-Term Operational Localized Impacts Analysis, indicates the localized operational emissions would not exceed the LSTs on site. Therefore, the proposed operational activity would not result in a locally significant air quality impact.

Table 7: Long-Term Operational Localized Impacts Analysis

Emissions Sources	NO_X	CO	PM_{10}	$PM_{2.5}$
On-Site Emissions	<1	17	<1	<1
LSTs	270	1,746	4	2
Significant Emissions?	No	No	No	No

Source: LSA. 2022b. Table F.
Note: LSTs based on SRA – Central San Bernardino Valley, 5 acres, 80-foot distance, on-site traffic would be 5 percent of total mobile source trips.
CO = carbon monoxide
LST = Localized Significance Thresholds
NO_x = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
SRA = Source Receptor Area

d) Less than Significant Impact. Heavy-duty equipment in the Project area during construction would emit odors, primarily from the equipment exhaust. However, the construction-produced odors would cease after individual construction is completed. No other sources of objectionable odors have been identified for the proposed Project during construction.

SCAQMD Rule 402, regarding nuisances, states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property." Additionally, Title 13, Section 2449(d)(D) of the CCR requires operators of off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) to limit vehicle idling to 5 minutes or less.

SCAQMD Rule 402 and Title 13, Section 2449(d)(D) of the CCR require the Project Applicant to implement standard control measures to limit fugitive dust and construction equipment emissions. These temporary emissions are expected to be isolated to the immediate vicinity of the construction site. Therefore, operation of fueled equipment during construction would not adversely affect a substantial number of people.

The painting of buildings and structures or the installation of asphalt surfaces may also create odors. SCAQMD Rule 1113 outlines standards for paint applications, while Rule 1108 identifies standards regarding the application of asphalt. Adherence to the standards identified in these SCAQMD rules is required for all construction projects in the County to reduce emissions and objectionable odors impacts.

Land uses generally associated with long-term objectionable odors include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities. The proposed Project is a residential development that does not include uses that would generate objectionable odors.

During Project operation, temporary storage of typical solid waste (refuse) associated with occupation of the site could generate potential odors. Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations.

Compliance with mandated regulatory policies designed to reduce emissions from construction equipment and in conjunction with removal of solid waste (refuse) at regular intervals would ensure the Project would not involve short-term or long-term emissions or sources of odors that could affect a substantial number of people. Impacts would be **less than significant**. Mitigation is not required.

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

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

LSA Biological Resources Technical Memorandum for the Linden Bloomington Condos Project in Bloomington, California; California Essential Habitat Connectivity Project: A Strategy for Conserving a Connected California

The following analysis is based in part on the *Biological Resources Technical Memorandum for the Linden Bloomington Condos Project in Bloomington, California* prepared by LSA on October 28, 2022, and is included in full as Appendix C.[1]

a) Less than Significant with Mitigation Incorporated. The Project site is currently vacant and surrounded by residential development to the north and the west, vacant land and residences to the south and east. The site is moderately disturbed and contains no native habitat or connections to adjacent natural lands due to it being disced for weed control, its location in an urban residential setting, and its daily use from unauthorized human encampments.

The Biological Resources Assessment prepared for the Project includes a literature review and field survey to determine the existence or potential occurrence of threatened, endangered, or candidate plant or animal species and critical habitats on or in the vicinity of the Project Site (Appendix C). The results of the literature search indicate the Project site is not within designated critical habitat of any species, but special-status species of concern such as the California glossy snake (*Arizona elegans occidentalis*), Burrowing owl (*Athene cunicularia*), and Los Angeles pocket mouse (*Perognathus longimembris brevinasus*) were identified as potentially present with a low to moderate probability to occur in the Project vicinity. **Table 8, CNDDB/CNPS Special-Status Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity,** provides a list of special-status plant and animal species known to occur or that potentially occur in the vicinity of the Project site, and also includes each species' probability of occurrence within the proposed construction footprint.

As shown in **Table 8, CNDDB/CNPS Special-Status Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity**, special-status species of concern such as the California glossy snake and Los Angeles pocket mouse have suitable habitat present on the site, but the habitat condition is poor due to frequent weed control activities and other human-caused disturbances. In addition, the site's location in an urbanized environment, isolated from better habitat, provides for the low potential for these species to occur. Although burrowing owl has a moderate potential to occur on the Project site, it was not observed on site.

The results of the field survey indicate the Project site is moderately disturbed and covered by nonnative grassland species. Ongoing soil disturbance and the resulting competitive exclusion by invasive nonnative plants limit the potential for native flora to occur on the Project site. Therefore, none of the plant species are expected to occur on the Project site. Although The California Natural Diversity Database search identified occurrences of one sensitive natural (i.e., plant) community, Southern Cottonwood Willow Riparian Forest, within 3 miles of the Project area. This plant species is not present within the Project area.

[1] LSA Associates Inc. 2022a. Biological Resources Technical Memorandum for the Linden Bloomington Condos Project in Bloomington, California. October 28.

Table 8: CNDDB/CNPS Special-Status Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity*

Species	Status	Habitat and Distribution	Species Occurrence Probability
Plants			
Arenaria paludicola **Marsh sandwort**	US: FE CA: CE/ 1B.1	Boggy areas in freshwater marshes and swamps below 170 meters (560 feet) elevation (formerly higher). Known to presently occur only in San Luis Obispo County (at Oso Flaco Lake and Morro Bay). Believed extirpated from Los Angeles, San Francisco, Santa Cruz, Riverside, and San Bernardino counties, and from the State of Washington. The last known record of this species in Riverside, San Bernardino, or Los Angeles counties is from 1900.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the project site and suitable habitat is absent from the project site (boggy areas in freshwater marshes and swamps).
Calochortus plummerae **Plummer's mariposa-lily**	US: – CA: – CNPS: 4.2	Rocky sites of granitic or alluvial material in grassland, coastal scrub, chaparral, cismontane woodland, and lower montane coniferous forest, at 100 to 1,700 meters (300 to 5,600 feet) elevation. Known from Riverside, San Bernardino, Orange, Los Angeles, and Ventura counties, California.	**Not Expected to occur.** Site is highly disturbed and suitable habitat is absent (rocky sites of granitic or alluvial material in grassland, coastal scrub, chaparral, cismontane woodland, and lower montane coniferous forest). No known occurrences in the vicinity of the project site.
Chloropyron maritimum spp. *maritimum* **Salt marsh bird's-beak**	US: FE CA: CE/ 1B.2	Coastal dunes and salt marshes. In California, known from Los Angeles, Orange, Santa Barbara, San Bernardino, San Diego, San Luis Obispo, and Ventura counties. Historical collections referred to this taxon from alkaline meadow in vicinity of San Bernardino Valley and from interior San Diego County are intermediate to *C. maritimus* ssp. *canescens*. Also occurs in Mexico.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the project site and suitable habitat is absent on the project site (coastal dunes and salt marshes).
Chorizanthe parryi var. *parryi* **Parry's spineflower**	US: – CA: 1B.1	Sandy or rocky soils in chaparral, coastal scrub, oak woodlands, and valley and foothill grassland at 40 to 1,705 meters (100 to 5,600 feet) elevation. Known only from Los Angeles, Riverside, and San Bernardino counties.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the project site and suitable habitat is poor due to frequent weed control and other human-caused disturbances.
Deinandra paniculata **Paniculate tarplant**	US: – CA: 2B.2	Occurs in coastal scrub, valley and foothill grassland, and vernal pools at 25 to 940 meters (80 to 3,085 feet) in elevation, often found in sandy soil. Known in Kern, Los Angeles, Orange, Riverside, San Bernardino, San Diego, San Luis Obispo, Santa Barbara, and Ventura counties.	**Not Expected to Occur.** Suitable habitat is poor due to frequent weed control and other human-caused disturbances.
Eriastrum densifolium ssp. *sanctorum* **Santa Ana River woollystar**	US: FE CA: SE/ 1B.1	Riversidean alluvial fan sage scrub and chaparral in sandy or gravelly soils of floodplains and terraced fluvial deposits of the Santa Ana River and larger tributaries (Lytle and Cajon creeks, lower portions of City and Mill creeks) at 90 to 625 meters (300 to 2,100 feet) in elevation in San Bernardino and	**Not Expected to Occur.** Suitable habitat is absent on the project site (Riversidean alluvial fan sage scrub and chaparral in sandy or gravelly soils of floodplains and terraced fluvial deposits of the Santa Ana River).

Table 8: CNDDB/CNPS Special-Status Species Identified as Potentially Occurring or Known to Occur in thProject Vicinity*

Species	Status	Habitat and Distribution	Species Occurrence Probability
		Riverside counties. Presumed extirpated from Orange County.	
Horkelia cuneate var. puberula **Mesa horkelia**	US: – CA: 1B.1	Dry, sandy, coastal chaparral, cismontane woodland, and coastal scrub on sandy or gravely soils. Occurs at 70 to 870 meters (229 to 2,854 feet) in elevation. Distributed along the central to southern coast of California, found in San Luis Obispo, Riverside, Santa Barbara, and Los Angeles counties.	**Not Expected to Occur.** Suitable habitat is absent on the project site (dry, sandy, coastal chaparral, and cismontane woodland, and coastal scrub on sandy or gravely soils).
Lepidium virginicum var. robinsonii **Robinson's pepper-grass**	US: – CA: 4.3	Chaparral and coastal scrub at 1 to 885 meters (5 to 2,905 feet) in elevation. Known in Los Angeles, Mono, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, and Ventura counties.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the project site and suitable habitat is absent on the project site (chaparral and coastal scrub).
Malacothamnus parishii **Parish's bush mallow**	US: – CA: 1A	Known only from one occurrence in 1895, in chaparral and coastal sage scrub at 490 meters (1,600 feet) in elevation in the vicinity of San Bernardino. Presumed extinct.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the project site and suitable habitat is absent on the project site (chaparral and coastal sage scrub).
Monardella pringlei **Pringle's monardella**	US: – CA: 1A	Sandy hills in coastal sage scrub at 300 to 400 meters (980 to 1,300 feet) in elevation. Known only from two occurrences west of Colton. Last seen in 1941. Habitat lost to urbanization. Presumed extinct.	**Not Expected to Occur.** Suitable habitat is absent on the project site (sandy hills in coastal sage scrub).
Senecio aphanactis **Chaparral ragwort**	US: – CA: 2B.2	Openings (especially alkaline flats) in cismontane woodland, coastal sage scrub, and chaparral at 15 to 800) meters (50 to 2,600 feet) in elevation. Known in California from Alameda, Contra Costa, Fresno, Los Angeles, Merced, Monterey, Orange, Riverside, Santa Barbara, Santa Clara, San Diego, San Luis Obispo, Solano, and Ventura counties. Also occurs in Baja California.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the project site and suitable habitat is absent on the project site (cismontane woodland, coastal sage scrub, and chaparral).
Sphenopholis obtusata **Prairie wedge grass**	US: – CA: 2B.2	Wet meadows, stream banks, and ponds at 300 to 2,000 meters (1,000 to 6,600 feet) elevation. Widely distributed. In Southern California, known only from San Bernardino, Riverside (Santa Ana River), and perhaps San Diego Counties.	**Not Expected to Occur.** There are no known occurrences in the vicinity of the project site and suitable habitat is absent on the project site (wet meadows, stream banks).
Symphyotrichum defoliatum **San Bernardino aster**	US: – CA: 1B.2	Vernally wet sites (such as ditches, streams, and springs) in many plant communities below 2,040 meters (6,700 feet) in elevation. In California, known from Ventura, Kern, San Bernardino, Los Angeles, Orange, Riverside, and San Diego counties. May also occur in San Luis Obispo County. In the western Riverside County area, this species is scarce, and documented only from Temescal and San Timoteo Canyons	**Not Expected to Occur.** There are no known occurrences in the vicinity of the project site, and suitable habitat is absent on the project site (vernally wet sites).

Table 8: CNDDB/CNPS Special-Status Species Identified as Potentially Occurring or Known to Occur in theProject Vicinity*

Species	Status	Habitat and Distribution	Species Occurrence Probability
		(F.M. Roberts et al. 2004. The Vascular Plants of Western Riverside County, California).	
Invertebrates			
Bombus crotchii **Crotch bumble bee**	US: – CA: SCE	Inhabits open scrub and grassland from coastal California to the crest of Sierra-Cascade and in desert edge areas, south into Mexico. Primarily nests underground. Suitable bumble bee habitat requires the continuous availability of flowers on which to forage throughout the duration of the colony (spring through fall), colony nest sites, and overwintering sites for the queens. Nectars on Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum in coastal California east to the Sierra-Cascade crest and south into Mexico.	**Not Expected to Occur.** Suitable habitat is poor due to frequent weed control and other human-caused disturbances. The project site does notoffer any nectar plants for this species. CNDDB records for this species show two records from 1938. The recorded locations are 0.5 and 3.5 miles northeast from the site.
Rhaphiomidas terminatus abdominalis **Delhi Sands flower-loving fly**	US: FE CA: SA	Restricted to Delhi series sands in western Riverside and San Bernardino counties.	**Not Expected to Occur.** No Delhi series sands or dunes are on site.
Fish			
Catostomu santaanae **Santa Ana sucker**	US: FT CA: SSC	The Santa Ana sucker's historical range includes the Los Angeles, San Gabriel, and Santa Ana river drainage systems in Southern California. An introduced population also occurs in the Santa Clara River drainage system in Southern California. Found in shallow, cool, running water.	**Absent.** No perennial streams on site.

Source: LSA (2022a).
CNDDB = California Natural Diversity Database
CNPS = California Native Plant Society
California Native Plant Society (CNPS) Designations:
1A = California Rare Plant Rank 1A: Presumed extinct in California.
1B = California Rare Plant Rank 1B: Rare, threatened, or endangered in California and elsewhere.
2B = California Rare Plant Rank 2B: Rare, threatened, or endangered in California, but more common elsewhere.
4 = California Rare Plant Rank 4: A watch list of plants of limited distribution.
0.1 Seriously endangered in California (greater than 80% of occurrences threatened/high degree and immediacy of threat).
0.2 Fairly endangered in California (20 to 80% occurrences threatened).
0.3 Not very endangered in California (less than 20% of occurrences threatened).
Additional Abbreviation/Acronym Definitions:
CNDDB = California Natural Diversity Database SSC = Species of Special Concern
FE = Federally Endangered
FT = Federally Threatened
ST = State Threatened
SE = State Endangered
SA = Special Animal
SCE = State Candidate for Endangered
WL = Watch List

The Project site does offer marginal suitable habitat for burrowing owl (*Athene cunicularia*) due to the presence of suitable habitat in the undeveloped areas and prevalence of the

species in the region, which generally provide suitable burrows for burrowing owl occupation. The Biological Assessment has provided the following **Mitigation Measures (MM) BIO-1** and **BIO-2** to reduce potential impacts to candidate, sensitive, or special-status species and their habitats.

MM BIO-1: **Avoidance of Breeding and Nesting Bird Season.** Project activities shall take place outside the nesting season (February 1 through September 30) to the fullest practicable extent.

Pre-Construction Nesting Bird Survey. If project activities with potential to indirectly disturb suitable avian nesting habitat within 500 feet of the work area would take place during the nesting season (as determined by a qualified biologist), a qualified biologist with experience in conducting breeding bird surveys shall conduct a nesting bird survey no more than 3 days prior to the initiation of project activities to determine the presence/absence of migratory and resident bird species occurring in suitable nesting habitat. Project activities may begin no more than 3 days after the completion of the nesting bird survey in the absence of active bird nests. An additional nesting bird survey shall be conducted if project activities fail to start within 3 days of the completion of the pre-construction nesting bird survey.

Nesting Bird Exclusionary Buffers. Should nesting birds be found during the pre-construction nesting bird survey, an exclusionary buffer shall be established by the qualified biologist. This buffer shall be clearly marked in the field by construction personnel under the guidance of the biologist, and construction shall not be conducted in this zone until the biologist determines that the young have fledged or the nest is no longer active. Work may only take place during the breeding season if nesting bird surveys indicate the absence of any active nests within the work area. Without the written approval of the California Department of Fish and Wildlife (CDFW) and/or the United States Fish and Wildlife Service, no work shall take place if listed or fully protected bird species are found to be actively nesting within 500 feet of the areas subject to construction activities.

Trash and Waste Removal. During construction, trash and food waste shall be removed from worksites on a daily basis to avoid the attraction of predators that prey on nesting bird species.

MM BIO-2: **Focused Burrowing Owl Breeding Season Surveys.** In order to avoid impacts to burrowing owl, a burrowing owl breeding season survey shall be conducted in accordance with the *CDFW 2012 Staff Report on Burrowing Owl Mitigation*. Four site visits shall be conducted during the breeding season: one between February 15 and April 15 (if possible) and three, at least 3 weeks apart, between April 15 and July 15, with at least one of these after June 15. Surveys are conducted by walking transects spaced up to 20 meters (65 feet) apart throughout the survey area, which includes the project site plus adjacent habitat within 150 meters (500 feet) where access is permitted. Areas within the 500-foot buffer that are inaccessible shall be scanned using binoculars during the survey effort. Surveys are to be conducted between morning civil twilight and 10:00 a.m. or between 2 hours before sunset and evening civil

twilight. All burrowing owl sightings, occupied burrows, and potentially suitable burrows shall be mapped. If burrowing owl is found during any of the surveys, the project proponent shall need to inform the CDFW and additional avoidance and minimization measures would then be required.

Burrowing Owl Take Avoidance. A take avoidance survey for burrowing owls and their burrows should be conducted in accordance with accepted guidelines ("Staff Report on Burrowing Owl Mitigation," California Department of Fish and Game, March 7, 2012). This includes an initial take avoidance survey no more than 14 days prior to initiating ground disturbance activities and a final take avoidance survey within 24 hours of initiating ground disturbance activities. If no burrowing owls are detected during the take avoidance surveys, project activities can proceed. If burrowing owl is found during the pre-construction survey, the project proponent shall need to inform the CDFW and additional avoidance and minimization measures would then be required.

With implementation of **MM BIO-1 and BIO-2,** potential impacts to species identified as a candidate, sensitive, or special-status species and their habitats would be **less than significant with mitigation incorporated.**

b) No Impact. The site is moderately disturbed and contains no native habitat or connections to natural lands. No riparian or sensitive natural community is on the Project site. Therefore, **no impact** to riparian habitat or other sensitive natural community would occur and no mitigation is required.

c) No Impact. The Project site does not contain federally protected wetlands or any drainage features, ponded areas, wetlands, or riparian habitat subject to jurisdiction by the California Department of Fish and Wildlife (CDFW), United States Army Corps of Engineers, and/or Regional Water Quality Control Board (RWQCB). Therefore, the proposed Project would have **no impact** on federally protected wetlands and no mitigation is required.

d) Less than Significant with Mitigation Incorporated. The Project site is surrounded by urban development in all directions. The Project vicinity consists of an 8.5-acre undeveloped plot on the east side of the Project site along with similar undeveloped lands within 0.5 mile of the Project. These areas are similarly situated in an urban environment with heavily traveled roads that can hinder wildlife movement in the area. As such, the Project site is not within an established wildlife corridor and does not function as a wildlife movement corridor. Therefore, the proposed Project would not interfere substantially with any native resident or migratory fish or wildlife species movement.

Though limited, any trees or shrubs on site have the potential to harbor nesting birds. **MM BIO-3** is provided to reduce impacts to nesting birds.

MM BIO-3 Pursuant to the Migratory Bird Treaty Act and California Fish and Game Code, prior to removal of any trees, shrubs, or any other potential nesting habitat, a qualified biologist shall first conduct a pre-construction survey for active bird nests outside the avian nesting season. The nesting season generally extends from early February through August but can vary slightly from year to year based upon seasonal weather conditions. The report shall be provided to the Community Development Department.

Implementation of **MM BIO-3** would ensure the avoidance of active nests during construction activities. Impacts to native resident or migratory fish or wildlife species, established native resident or migratory wildlife corridors, or a native wildlife nursery would remain **less than significant**.

e) No Impact. The County's Mountain Forest and Valley Tree Conservation ordinance establishes regulations to "promote conservation and wise use of forest resources in the Mountain Region and native tree resources in the Valley Region."[1] Although the County's Mountain Forest and Valley Tree Conservation ordinance applies to the Project area, regulated trees covered by this ordinance are absent from the Project Site.

Because the unincorporated community of Bloomington has not adopted a tree ordinance, implementation of the proposed Project would not conflict with any local policies or ordinances related to biological resources. **No impact** would occur and no mitigation is required.

f) No Impact. The Project site does not lie within an area covered by an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.[2] **No impact** would occur and no mitigation is required.

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1 Spencer, W.D., P. Beier, K. Penrod, K. Winters, C. Paulman, H. Rustigian-Romsos, J. Strittholt, M. Parisi, and A. Pettler. 2010. California Essential Habitat Connectivity Project: A Strategy for Conserving a Connected California. Prepared for California Department of Transportation, California Department of Fish and Game, and Federal Highways Administration. Website: https://nrm.dfg.ca.gov/FileHandler.ashx? DocumentID= 18366&inline. (Accessed April 21, 2022).

2 LSA. 2022a. Biological Resources Technical Memorandum for the Linden Bloomington Condos Project in Bloomington, California. Page 9. October 28.

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

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

California Health and Safety Code (Section 7050.5); Cultural Resources Assessment for the Linden Bloomington Condos Project prepared by LSA November 2022.

The information and analysis in this section is based on the *Cultural Resources Assessment for the Linden Bloomington Condos Project* prepared by at LSA in November 2022 (Appendix D).

a) and b) Less than Significant with Mitigation Incorporated. A Project-specific Cultural Resources Assessment was conducted for the Project site and included an archaeological and historical records search, additional research, and an intensive pedestrian survey of the Project site (Appendix D).

The records search conducted on March 2, 2022, at the South Central Coastal Information Center indicated that 26 cultural resource studies were previously conducted within 1 mile of the proposed Project site, one of which included the entirety of the Project area. One cultural resource (a water conveyance feature) is documented within the Project site and an additional two prehistoric resources and 50 historic-period archaeological sites and built resources were recorded within 1 mile. The nearest resource (a 1955 residence) is located approximately 500 feet north of the Project site. The nearest prehistoric resource (an isolated artifact) is 1,015 meters (0.63 mile) south. The Bloomington Garage was evaluated as eligible for National Register of Historic Resources (National Register) listing prior to its relocation along with the LaGrue House to Orchard Street and Commercial Street in 1997. Bloomington Middle School (constructed in 1939) was also evaluated as eligible for National Register but was found not to be prehistoric. [1]

Additional research was completed by the USGS, which identified the presence of a north-to-south-trending Union Pacific Railroad line adjacent to but outside the eastern boundary of the

[1] LSA. 2022d. Cultural Resources Assessment for the Linden Bloomington Condos Project. November. Page 6.

parcel and an orchard on the northern parcel with windrows on the north and south sides. [1] Historic aerial images indicate that the railroad is extant by the mid-1950s. The orchard was gone by the late 1950s, but the windrows remain, gradually diminishing until they were removed in the 2010s. Both sites are therefore no longer present today. [2]

The pedestrian survey of the Project site identified a weir box feature along with additional undocumented features such as two rows of windrow tree stumps. The intaglio dates in the weir feature, in the northeastern portion of the site, make it an unusually early example of this type of water conveyance system (1890s–1910s), but it is otherwise a typical remnant of a type of resource (expansive non-pressurized agricultural irrigation systems) that was once dominant in the western ends of both San Bernardino and Riverside counties during the citrus era. Results of the survey indicate that the surface of entire Project site has been disturbed, with approximately 50 percent of the ground surface obscured by vegetation. Modern refuse was noted throughout the site but concentrated along the northern and southern edges and in the central portion of the Project site at homeless encampments.

Despite the low likelihood of additional cultural resources occurring on the Project site, there remains some potential for the proposed Project to unearth previously undocumented cultural resources during earthwork activities associated with construction. Therefore, **MM CUL-1 and CUL-2** are required in the event that unanticipated cultural resources are unearthed on the Project site.

MM CUL-1: Prior to issuance of grading permits, the County of San Bernardino (County) shall verify that the following note is included on all grading plans:

> In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, Native American tribe(s) that have expressed interest in consulting on this Project pursuant to Public Resources Code Statute 21080.3.1 shall be contacted regarding any pre-contact and/or historic-era finds so as to provide tribal input with regards to significance and treatment.
>
> Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
>
> This measure shall be implemented to the satisfaction of the County of San Bernardino's Community Development Director or designee.

MM CUL-2: If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured,

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1 LSA. 2022d. Cultural Resources Assessment for the Linden Bloomington Condos Project. November. Page 8.

2 LSA. 2022d. Cultural Resources Assessment for the Linden Bloomington Condos Project. November. Page 8.

the Project archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to Native American tribe(s) that have expressed interest in consulting on this Project pursuant to Public Resources Code Statute 21080.3.1 for review and comment, in particular the YSMN for review and comment, as detailed within TCR-1. The Project archaeologist shall monitor the remainder of the Project and implement the Plan accordingly. This measure shall be implemented to the satisfaction of the County of San Bernardino's Community Development Director or designee.

Upon implementation of **MMs CUL-1** and **CUL-2**, the proposed Project would be conditioned to cease excavation or construction activities if cultural resources are identified during Project execution pursuant to applicable regulatory policies. Potential impacts to historical and archaeological resources would be reduced to a **less than significant** level.

c) Less than Significant with Mitigation Incorporated. There is no evidence to suggest the Project site has been used for human burials. The California Health and Safety Code (Section 7050.5)[1] states that if human remains are discovered on site, no further disturbance shall take place until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be prehistoric, the County Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Because State regulations address unanticipated discoveries of human remains, mitigation measures intended to reiterate such an effort are not required. Adherence to State regulations required for all development projects **(MM CUL-3)** will ensure potential impacts to human remains would be **less than significant**..

MM CUL-3: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

[1] State of California. 1987. Health and Safety Code. Division 7, Dead Bodies. Part 1. Chapter 2 General Provisions. Section 7050.5. Website: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=HSC&sectionNum=7050.5 (accessed April 21, 2022).

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
VI.	**ENERGY** – Would the project:				
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

SUBSTANTIATION:

California Energy Commission; LSA Air Quality, Greenhouse Gas Emissions, and Energy Analysis for the Linden Bloomington Condos Project, November 2, 2022, (Appendix B); United States Department of Transportation (DOT). 2021. Table 4-23: Average Fuel Efficiency of U.S. Light Duty Vehicles

a) Less than Significant Impact. The proposed Project would increase the demand for electricity, natural gas, and gasoline compared to the existing condition of the site. The Project's consumption of energy during construction and operation is calculated via CalEEMod (Version 2020.4.0), as detailed in California Energy Commission in the *Air Quality, Greenhouse Gas Emissions, and Energy Analysis for the Linden Bloomington Condos Project,* prepared by LSA dated November 2, 2022 (Appendix B).

Construction. The tentative construction schedule is expected to start in May 2023 and finish by April 2027. However, to be conservative and consistent with CalEEMod parameters, the starting date was specified in CalEEMod and the rest of the schedule was left at CalEEMod defaults, which resulted in a compressed schedule ending in October 2024. The anticipated construction schedule therefore assumes that the proposed Project would be built over approximately 17 months.

Construction of the proposed Project would require site preparation, grading, building construction, paving, and architectural coating during construction. All these construction activities would require energy for the manufacture and transportation of building materials and for preparation of the site for grading activities and building construction. Petroleum fuels (e.g., diesel and gasoline) would be the primary sources of energy for these activities.

The CalEEMod output for energy consumption incorporates project compliance with SCAQMD Rule 431.2, Title 13-Section 2449 of the CCR, and California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program regulations, which include implementation of standard control measures for equipment emissions and materials recycling. Adherence to these regulations, including the implementation of BACMs, is a standard requirement for any construction or ground disturbance activity taking place within the Basin.

BACMs include, but are not limited to, requirements that the Project proponent utilize only low-sulfur fuel having a sulfur content of 15 ppm by weight or less; ensure off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and above that were not designed to be driven on road) limit vehicle idling to 5 minutes or less; register and label vehicles in accordance with the CARB Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, the construction contractor would recycle/reuse at least 65 percent of the construction material and use "Green Building Materials," such as those materials that are rapidly renewable or resource efficient and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the Project in accordance with CalRecycle regulations. Through compliance with SCAQMD Rule 431.2, Title 13-Section 2449 of the CCR, and the CalRecycle Green Building Program as a matter of regulatory policy, construction of the proposed Project would demand only the energy required, and impacts from wasteful, inefficient, or unnecessary energy consumption would be reduced.

In addition, construction activities would not result in an inefficient use of energy, as gasoline and diesel fuel would be supplied by construction contractors who would conserve the use of their supplies to minimize their costs on the proposed Project. Construction-related energy usage on the Project Site would be temporary and be relatively small in comparison to the State's available energy sources (as discussed in Section VI, Threshold B). Therefore, construction energy impacts would be less than significant, and no mitigation would be required.

Operation. Operation of the proposed Project has the potential to increase energy demands. **Table 9, Estimated Annual Energy Use of the Proposed Project,** represents the estimated potential increase in electricity, natural gas, gasoline, and diesel demand associated with the proposed Project. The electricity and natural gas rates are from the CalEEMod analysis, while the gasoline and diesel rates are based on the traffic analysis in conjunction with United States Department of Transportation (DOT) fuel efficiency data.

Table 9: Estimated Annual Energy Use of the Proposed Project

Land Use	Electricity Use (kWh per year)	Natural Gas Use (kBTU per year)	Gasoline (gallons per year)	Diesel (gallons per year)
Condominiums	895,277	3,797,990	153,782	89,269

Source: LSA. 2022b. Table J.
kBTU = thousand British thermal units
kWh = kilowatt hours

As shown in **Table 9, Estimated Annual Energy Use of the Proposed Project**, the estimated potential increased electricity demand associated with the proposed Project is 895,277 kilowatt hours (kWh) per year. In 2019, California consumed approximately 277,750 gigawatt hours (GWh) or 277,750,000,000 kWh.[1] Of this total, San Bernardino County consumed 15,969 GWh or 15,969,000,000 kWh.[2] Therefore, electricity demand

1 California Energy Commission. n.d.-a. *Total System Electric Generation*. Website: https://www.energy.ca.gov/data-reports/energy-almanac/california-electricity-data/2020-total-system-electric-generation/2019 (accessed November, 2022).

2 California Energy Commission. n.d.-b. Electricity Consumption by County. San Bernardino County. Website: https://ecdms.energy.ca.gov/elecbycounty.aspx (accessed November, 2022).

associated with the proposed Project would be approximately 0.0056 percent of San Bernardino County's total electricity demand.[1]

Also shown in **Table 9, Estimated Annual Energy Use of the Proposed Project,** the estimated potential increased natural gas demand associated with the proposed Project is 3,797,990 thousand British thermal units per year, or 37,980 therms. In 2019, California consumed approximately 12,571,000,000 therms, while San Bernardino County consumed 527,236,428 therms. Therefore, natural gas demand associated with the proposed Project would be 0.0072 percent of San Bernardino County's total natural gas demand.[2]

Furthermore, the proposed Project would result in energy usage associated with gasoline and diesel to fuel project-related trips. Per the DOT report, the average fuel economy for light-duty vehicles such as automobiles, pickups, vans, and sport utility vehicles in the United States has steadily increased from about 14.9 mpg in 1980 to 22.2 mpg in 2019.[3] The average fuel economy for heavy-duty trucks in the United States has also steadily increased, from 5.7 mpg in 2013 to a projected 8.0 mpg in 2021.[4]

The Project-specific *Air quality, Greenhouse Gas and Energy Analysis* determined that the proposed Project would result in the annual consumption of 153,782 gallons of gasoline and 89,269 gallons of diesel fuel. In 2019, vehicles in California consumed approximately 15.6 billion gallons of gasoline and 3.8 billion gallons of diesel fuel. Therefore, gasoline and diesel demand generated by vehicle trips associated with the proposed Project would be 0.0009 percent and 0.00023 percent of the total demand.[5,6] These values represent a minimal fraction of gasoline and diesel fuel consumption in California and in San Bernardino County.

In addition, automobiles associated with trips to and from the Project site would be subject to fuel economy and efficiency standards, which are applicable throughout the State. As such, the fuel efficiency of vehicles associated with Project operations would increase throughout the life of the proposed Project. Therefore, implementation of the proposed Project would not result in a substantial increase in transportation-related energy uses.

The proposed Project would not result in the wasteful, inefficient, or unnecessary consumption of fuel or energy and would incorporate renewable energy or energy efficiency measures into building design, equipment uses, and transportation. Impacts would be **less than significant**, and no mitigation measures are required.

b) Less than Significant Impact. The State of California provides a minimum standard for building design and construction standards through Title 24 of the CCR, known as the CBC. The CBC is updated every 3 years, and the current 2019 CBC went into effect in January

1 895,277 kWh / 15,969,000,000 kWh x 100% = 0.0056%
2 LSA. 2022b. Air Quality, Greenhouse Gas Emissions, and Energy Analysis for the Linden Bloomington Condos Project. November 2.
3 United States Department of Transportation (DOT). 2021. Table 4-23: Average Fuel Efficiency of U.S. Light Duty Vehicles. Bureau of Transportation Statistics. Website: www.bts.gov/content/average-fuel-efficiency-us-light-duty-vehicles (accessed April 21, 2022).
4 California Energy Commission (CEC). 2015. Medium and Heavy-Duty Truck Prices and Fuel Economy 2013–2026. Website: efiling.energy.ca.gov/getdocument.aspx?tn=206180 (accessed November, 2022).
5 LSA. 2022b.
6 153,782/15,600,000,000 x 100% = 0.0009 percent; 89,269/3,800,000,000 x 100% = 0.00023 percent

2020. Compliance with Title 24 is mandatory at the time new building permits are issued by local governments. The California Building Standards Commission adopted Part 11 of the Title 24 Building Energy Efficiency Standards (also referred to as the California Green Building Standards Code, or CALGreen) in 2010 as part of the State's efforts to reduce greenhouse gas (GHG) emissions and energy consumption from residential and nonresidential buildings. CALGreen covers the following five categories: (1) planning and design, (2) energy efficiency, (3) water efficiency and conservation, (4) material conservation and resource efficiency, and (5) indoor environmental quality. The proposed Project is required to comply with the current 2019 CALGreen requirements and Title 24 efficiency standards established by the California Energy Commission regarding energy conservation and green building standards*.*

As indicated previously, construction-related energy usage on the Project site would be temporary in nature and would comply with all the applicable local, State, and federal energy standards. In addition, energy usage associated with operation of the proposed Project would be relatively small in comparison to the State's available energy sources. Energy impacts would therefore be negligible at the regional level. The proposed Project would not conflict with California's energy conservation plans. Impacts would be **less than significant**, and no mitigation measures are required.

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

SUBSTANTIATION: *(Check ☐ if project is located in the Geologic Hazards Overlay District):*
Preliminary Geotechnical Engineering Investigation and Water Infiltration Test Report, Linden Bloomington Condos. Tentative Tract 20481. Bloomington Area, San Bernardino County, California, prepared by Converse Consultants; National Pollutant Discharge Elimination System (NPDES) Program; United States Department of Agriculture, Natural Resources Conservation Service; San Bernardino County. Countywide Plan Draft EIR. Paleontological Resources Technical Report; San Bernardino County, Land Use, Geological Hazard Maps

The following analysis is based on the Preliminary Geotechnical Engineering Investigation and Water Infiltration Test Report, Linden Bloomington Condos. Tentative Tract 20481. Bloomington Area, San Bernardino County, California, prepared by Converse Consultants. (Appendix E).[1] The Project site is also not within a Geological Hazards Overlay. [2]

a.i) Less than Significant Impact. The Project site is not within an Earthquake Fault Zone as defined by the State of California in the Alquist-Priolo Earthquake Fault Zone Act of 1972.[3] In addition, there is no evidence of any faults or faulting activity on the Project site. The risk of ground rupture due to fault displacement beneath the site is low. Impacts would be **less than significant**; mitigation is not required.

a.ii) Less than Significant Impact with Mitigation Incorporated. The Project site is within a seismically active region, with a number of faults traversing or in proximity to the region. The nearest active faults to the Project site are the San Jacinto fault, 5.06 miles (northeast) from the site, the Cucamonga fault, 8.41miles (north) from the site, and the San Andreas fault, 10.36 miles (north) from the site.[4]

Due to the presence of active and inferred faults in proximity to the Project site, the Project site is expected to experience occasionally moderate to severe ground shaking, as well as some background shaking from other seismically active areas of the Southern California region. The extent of ground-shaking associated with an earthquake is dependent upon the size of the earthquake and the geologic material of the underlying area. Construction and development of the Project would be required to comply with applicable provisions of the CBC. State law requires the design and construction of new structures comply with current CBC requirements, which address general geologic, seismic (including ground shaking), and soil constraints for new buildings. Accordingly, design and construction of the proposed Project would be required to adhere to 2019 CBC requirements to reduce any potential impacts from seismic related activity.

Chapter 84.16 (Multi Family Residential Development Standards) of the Development Code incorporates design and construction standards of the 2019 edition of the CBC. Prior to the

1 Converse Consultants. Preliminary Geotechnical Engineering Investigation and Water Infiltration Test Report, Linden Bloomington Condos. Tentative Tract 20481. Bloomington Area, San Bernardino County, California. December 20, 2021.

2 San Bernardino County. 1984. Geological Hazard Overlay Map. Website: http://www.sbcounty.gov/Uploads/lus/GeoHazMaps/FH29C.pdf (accessed April 21, 2022).

3 Converse Consultants. Preliminary Geotechnical Engineering Investigation and Water Infiltration Test Report, Linden Bloomington Condos. Tentative Tract 20481. Bloomington Area, San Bernardino County, California. Page 8.

4 *Ibid.* Table No. 2, Summary of Regional Faults.

issuance of a grading permit, the Project Applicant would be required to submit detailed grading plans and a site-specific geotechnical investigation of the Project prepared in conformance the current CBC and applicable San Bernardino County standards (**MM GEO-1**).

MM GEO-1: Prior to issuance of grading and/or building permits, the Project Applicant shall provide evidence to the County of San Bernardino (County) for review and approval that proposed structures, features, and facilities have been designed and shall be constructed in conformance with applicable provisions of the 2019 edition of the California Building Code (CBC) or the most current edition of the CBC in effect at the time the Applicant's development application is deemed complete by the County.

Additionally, the Project Applicant shall submit a site-specific geotechnical investigation of the Project and provide evidence to the County that the recommendations cited in the geotechnical investigation are incorporated into Project plans and/or implemented as deemed appropriate by the County. Geotechnical recommendations may include, but are not limited to, removal of existing vegetation, structural foundations, floor slabs, utilities, and any other surface and subsurface improvements that would not remain in place for use with the new development. Remedial earthwork, over-excavation, and ground improvement shall occur to depths specified in the geotechnical investigation to provide a sufficient layer of engineered fill or densified soil beneath the structural footings/foundations, as well as proper surface drainage devices and erosion control. Retaining wall parameters shall be in accordance with the geotechnical investigation to protect against lateral spreading and landslides. Construction of concrete structures in contact with subgrade soils determined to be corrosive shall include measures to protect concrete, steel, and other metals. Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified. The structural engineer must determine the ultimate thickness and reinforcement of the building floor slabs based on the imposed slab loading.

As necessary, the County may require additional engineering protocols to meet its requirements. This measure shall be implemented to the satisfaction of the County Director of Building and Safety or designee.

Upon implementation of **MM GEO-1**, post-construction differential movements of shallow foundations designed and constructed in accordance with applicable provisions of the 2019 edition of the CBC and measures identified in the Project-specific geotechnical investigation are expected to occur within the CBC tolerable limits of post-construction static and differential settlements of 1.0 and 0.5 inches, respectively. Impacts from seismic ground-shaking would be reduced to **less than significant with mitigation incorporated.**

a.iii) No Impact. Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. A relatively shallow groundwater table (within approximately 50 feet below ground surface) or completely saturated soil conditions in conjunction with a source of ground shaking, such as an earthquake, may facilitate soil mass distortion such as liquefaction. The Project site is not in a State of California- or San Bernardino County-designated liquefaction zone. In addition, the lack of shallow groundwater

(within 50.5 feet below ground surface), dense soil conditions and high blow counts help to maintain a negligible liquefaction potential at the Project site.[1] **No impact** from liquefaction would occur and no mitigation is required.

a.iv) No Impact. Factors that contribute to slope failure include slope height and steepness, shear strength and orientation of weak layers in the underlying geologic units, and pore water pressures. The Project site is not in a State of California- or San Bernardino County-designated landslide susceptibility area. In addition, the site is relatively flat and is not adjacent to any steep slopes.[2] Any retaining walls proposed on site would be designed and constructed pursuant to the recommendations of the Project-specific Geotechnical Investigation (refer to **MM GEO-1**) to protect against lateral spreading and landslides. Additionally, any retaining walls greater than 6 feet tall shall be designed for seismic lateral earth pressures pursuant to applicable provisions of the CBC, as specified in **MM GEO-1**. In the absence of significant ground slopes, the potential for landslides is considered low. **No impacts** related to seismically induced landslides would occur, and no mitigation is required.

b) Less than Significant Impact. Development on the Project site would convert a majority of existing permeable surfaces to paved surfaces, which would generally reduce the potential for soil erosion from the site. However, earthwork activities as part of the construction process would expose soils to the potential for soil erosion or loss of topsoil. Short-term erosion effects during the construction phase would be prevented through required grading permits and implementation of a Storm Water Pollution Prevention Plan (SWPPP) and incorporation of best management practices (BMPs) intended to reduce soil erosion.[3] Refer to Section X (Threshold A) for additional information.

Compliance with stormwater regulations include minimizing stormwater contact with potential pollutants by providing covers and secondary containment for construction materials, designating areas away from storm drain systems for storing equipment and materials, and implementing good housekeeping practices at the construction site. Prior to the issuance of a grading permit, the Project Applicant would be required to prepare and submit site-specific, detailed grading plans to the County in accordance with Chapter 84.16 (Multi Family Residential Development Standards) of the San Bernardino County Development Code to minimize soil erosion, runoff, and water waste.

Operation of the Project would be subject to a Water Quality Management Plan (WQMP), which incorporates measures to capture excess stormwater runoff and prevent soil erosion to downstream water courses from the conversion of permeable surfaces to impermeable surfaces pursuant to the Municipal Separate Storm Sewer System Permit, General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit No.CAS000004 (MS4 Permit) issued by the State Water Resources Control Board.

The SWPPP and WQMP would identify BMP measures to treat and/or limit the entry of contaminants into the storm drain system. The WQMP is required to be incorporated by reference or attached to a project's SWPPP as the Post-Construction Management Plan.

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1 Converse Consultants. Preliminary Geotechnical Engineering Investigation and Water Infiltration Test Report, Linden Bloomington Condos. Tentative Tract 20481. Bloomington Area, San Bernardino County, California. Page 9.

2 *Ibid.* Page 10.

3 Pursuant to the National Pollutant Discharge Elimination System (NPDES) program and Chapter 83.04 Conditional Grading Compliance, of the San Bernardino County Development Code.

Adherence to the BMPs contained in the SWPPP and WQMP is a standard regulatory requirement for all projects that create or replace more than 5,000 square feet of impervious surface area and would ensure that impacts related to soil erosion would remain **less than significant.** No mitigation is required.

c) Less than Significant Impact with Mitigation Incorporated. The Project site is relatively flat and abutted by urban development. There is no evidence of landslides and/or slope instabilities on the Project site. As detailed in Section XII (Threshold A)(iii) and (iv) above, the Project site is not in an area considered susceptible to liquefaction or landslides. Due to the site's flat topography, absence of steep slopes in the surrounding area, deep groundwater depth (within 50.5 feet below ground surface), dense soil conditions, high blow counts and the planned site development in accordance with **MM GEO-1**, potential impacts from landslides, slope instabilities, lateral spreading, and/or liquefaction at the Project site would be **less than significant with mitigation incorporated**.

MM GEO-1 would ensure over-excavation and establishment of a sufficient layer of engineered fill or densified soil is prepared beneath any proposed structural footings/foundations. Upon implementation of **MM GEO-1**, post-construction differential movements of shallow foundations designed and constructed in accordance with applicable provisions of the 2019 edition of the CBC and measures identified in a project-specific Geotechnical Investigation would be within CBC tolerable limits of post-construction static and differential settlements of 1.0 and 0.5 inches, respectively. Therefore, impacts from settlement, subsidence, and/or collapse would be reduced to **less than significant with mitigation incorporated.**

d) Less than Significant. Expansive soils generally have a substantial amount of clay particles, which can give up water (shrink) or absorb water (swell). The change in the volume exerts stress on buildings and other loads placed on these soils. The amount and types of clay present in the soil influence the extent or range of the shrink/swell. The occurrence of clayey soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed, and they can occur along hillside areas as well as low-lying alluvial basins.

Soils on site consist of Tujunga loamy sand, 0 to 5 percent slopes.[1] The site-specific geotechnical report indicates a very low expansion index (EI=0) for the upper 6 feet of soils on site.[2] Soils on the Project site are therefore considered non-expansive. The Project would not create substantial direct or indirect risks to life or property due to expansive soils. Impacts would be **less than significant** and no mitigation is required.

e) No Impact. The Project would connect to the existing municipal wastewater collection system and would not use septic systems. There would be **no impact** relative to septic system or alternative wastewater disposal systems. Mitigation is not required.

f) Less than Significant Impact with Mitigation Incorporated. According to the Paleontological Resources Assessment for the San Bernardino County, the Valley Region is

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1 United States Department of Agriculture, Natural Resources Conservation Service. n.d. *Web Soil Survey.* San Bernardino County Southwestern Part, California (CA677).Website: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx (accessed April 21, 2022).

2 Converse Consultants. Preliminary Geotechnical Engineering Investigation and Water Infiltration Test Report, Linden Bloomington Condos. Tentative Tract 20481. Bloomington Area, San Bernardino County, California. Page 6.

characterized by deposits of Younger Alluvium (Q), which is likely underlain by Older Alluvium (Qoa) and Pleistocene-Pliocene Nonmarine Sediments (QPc), such as the San Timoteo Formation. In addition, a large area of Miocene Marine Sediments (M), including the Vaqueros and Puente Formations, is present in the southwestern corner, whereas the northern margins of the region abut the granitic rocks of the San Bernardino Mountains. The findings indicate that the Younger Alluvium (Q) across the valley floor is too young to preserve fossil resources in the upper layers, but the deeper layers and underlying sediments have high paleontological sensitivity, as do the Miocene Marine Sediments (M). [1]

In accordance with State law, the Project would be required to comply with Penal Code *§ 622 Destruction of Sites,* which establishes as a misdemeanor the willful injury, disfiguration, defacement, or destruction of any object or thing of archaeological or historical interest or value, whether situated on private or public lands. California Administrative Code, Title 14, Section 4307, states that no person shall remove, injure, deface or destroy any object of paleontological, archaeological, or historical interest or value. Furthermore, CCR Section 1427 recognizes that California's archaeological resources need to be preserved and that every person, not the owner thereof, who willfully injures, disfigures, defaces, or destroys any object or thing of archaeological or historical interest or value, whether situated on private lands or within any public park or place, is guilty of a misdemeanor.

Disturbance of subsurface sediments from past agricultural and off-highway vehicle activities on the Project site does not preclude the potential for paleontological resources to be encountered if excavation activities reach Pleistocene-age sediments below the ground surface. The proposed Project must comply with all applicable regulations protecting paleontological resources and would be monitored during mass grading activities (**MM GEO-2**) to ensure any paleontological resources identified during excavation are managed in accordance with applicable regulations. Any paleontological resources encountered during excavation activities will be managed as prescribed in **MM GEO-3.**

MM GEO-2: Prior to issuance of a grading permit, the Project Applicant must retain a qualified paleontologist (defined as an individual with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least one year) to prepare a Paleontological Resource Impact Mitigation Plan (PRIMP) and monitor mass grading activities on the site. Implementation of the PRIMP shall include (but not be limited to) the following:

- Review of Project-specific geotechnical report data, with particular regard to location and depth of earthmoving and the rock unit(s) encountered;

- Development of a formal agreement between the Project Applicant and the San Bernardino County Museum, Natural History Museum of Los Angeles County, Western Science Center, San Diego Natural History Museum, Riverside Municipal Museum, or other accredited museum repository for

[1] San Bernardino County. 2018. Countywide Plan Draft EIR. Paleontological Resources Technical Report for the San Bernardino County General Plan Update. San Bernardino County, California. June. Page 25. https://countywideplan.com/wp-content/uploads/sites/68/2021/01/FPaleontologicalResourcesTechnicalReport_report.pdf. (accessed April 21, 2022)

the final disposition, permanent storage, and maintenance of any fossil collections and associated data;

- The construction schedule, term/schedule of on-site paleontological monitor(s) and the extent of areas and activities to be monitored;
- Authority of paleontological monitor(s) to temporarily redirect construction activity in the vicinity of any paleontological discovery;
- Procedures for the evaluation and option to recover large fossil specimens and for the evaluation, recovery, and processing of small fossil specimens;
- Fossil specimen preparation, identification to the lowest taxonomic level possible, curation, and cataloging; and
- A report of findings.

Monitoring shall occur from the outset of grading activities since the depth of Pleistocene sediments onsite is unknown. However, the qualified paleontologist shall have the discretion of scaling back monitoring to a schedule approved by the San Bernardino County Planning Division if, at the discretion of the paleontologist, grading is unlikely to reach depths of Pleistocene sediments or if the sediments encountered on the site have little to no potential to yield paleontological resources.

If paleontological resources are encountered during the course of ground disturbance, work within 60 feet of the find shall be halted, and an exclusionary buffer shall be established. The qualified paleontologist shall assess the find for scientific significance. Construction personnel shall not collect or move any suspected paleontological materials or further disturb any soils within the exclusionary buffer without the consent of the paleontologist and the San Bernardino County Planning Division, but construction activity may continue unimpeded on other portions of the Project site. If the paleontologist determines the find is not a paleontological resource, no further evaluation shall be required within the exclusionary buffer, and construction activity shall be allowed to resume therein. However, if the paleontologist determines the find is a paleontological resource, construction activity shall not resume within the exclusionary buffer, and **MM GEO-3** shall apply. This measure shall be implemented to the satisfaction of the San Bernardino County Planning Division.

MM GEO-3: If the qualified paleontologist determines paleontological resources are encountered on the Project site, the paleontologist shall address the resource(s) pursuant to the Paleontological Resource Impact Mitigation Plan (PRIMP) to be implemented during the balance of ground-disturbing activities. The paleontologist shall be equipped to record and salvage fossil resources that may be unearthed during construction and shall temporarily halt or divert construction equipment to allow recording and removal of the unearthed resources. Significant fossils shall be offered for curation at an accredited museum repository in accordance with the PRIMP. A report of findings,

including, when appropriate, an itemized inventory of recovered specimens and a discussion of their significance, shall be prepared at the conclusion of paleontological monitoring. The report and inventory, when submitted to and approved by the San Bernardino County Planning Division, would signify completion of the program. This measure shall be implemented to the satisfaction of the San Bernardino County Planning Division.

With implementation of **Mitigation Measures GEO-2** and **GEO-3,** impacts to paleontological resources would be reduced to **less than significant with mitigation incorporated.**

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

SUBSTANTIATION:

CARB 2017 Scoping Plan Update; Air Quality, Greenhouse Gas Emissions, and Energy Analysis for the Linden Bloomington Condos Project prepared by LSA

The following analysis is based in part on *Air Quality, Greenhouse Gas Emissions, and Energy Analysis for the Linden Bloomington Condos Project* prepared by LSA on November 2, 2022, and is included in full as Appendix B.

GLOBAL CLIMATE CHANGE BACKGROUND

Global climate change (GCC) is defined as the change in average meteorological conditions on the Earth with respect to temperature, precipitation, and storms. Scientific evidence suggests that GCC is the result of increased concentrations of GHGs in the Earth's atmosphere, including carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. GCC refers to the change in average meteorological conditions on the Earth with respect to temperature, wind patterns, precipitation and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO_2, N_2O, CH_4, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride (SF_6). These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the Earth's atmosphere but prevent radioactive heat from escaping, thus warming the Earth's atmosphere. GCC can occur naturally as it has in the past with the previous ice ages.

California has significantly slowed the rate of growth of GHG emissions due to the implementation of energy efficiency programs as well as adoption of strict emission controls but is still a substantial contributor to the United States' emissions inventory total. CARB compiles GHG inventories for the State of California. Based upon the 2019 GHG inventory data (i.e., the latest year for which data are available) for the 2000–2017 GHG emissions period, California emitted an average 424.1 million metric tons of carbon dioxide equivalent (MMT CO_2e) per year.

In November 2017, CARB released the *2017 Scoping Plan Update*, which identifies the State's post-2020 reduction strategy. The 2017 Scoping Plan Update reflects the 2030 target of a 40 percent reduction below 1990 levels, set by Executive Order B-30-15 and codified by

Senate Bill (SB) 32. Key programs that the proposed Second Update builds upon include the Cap-and-Trade Regulation; the Low Carbon Fuel Standards; much cleaner cars, trucks and freight movement; using cleaner, renewable energy; and strategies to reduce CH_4 emissions from agricultural and other wastes. The *2017 Scoping Plan Update* establishes a new emissions limit of 260 MMT CO_2e for the year 2030, which corresponds to a 40 percent decrease in 1990 levels by 2030. California's climate strategy will require contributions from all sectors of the economy, including the land base, and will include enhanced focus on zero- and near-zero-emission vehicle technologies; continued investment in renewables, including solar roofs, wind, and other distributed generation; greater use of low carbon fuels; integrated land conservation and development strategies; coordinated efforts to reduce emissions of short-lived climate pollutants (CH_4, black carbon, and fluorinated gases); and an increased focus on integrated land use planning to support livable, transit-connected communities and conservation of agricultural and other lands. Requirements for direct GHG reductions at refineries will further support air quality co-benefits in neighborhoods, including in disadvantaged communities historically located adjacent to these large stationary sources, as well as efforts with California's local air pollution control and air quality management districts (air districts) to tighten emission limits on a broad spectrum of industrial sources.

In addition to the statewide strategies, the 2017 Scoping Plan Update also identifies local governments as essential partners in achieving the State's long-term GHG reduction goals and identifies local actions to reduce GHG emissions. As part of the recommended actions, CARB recommends that local governments achieve a community-wide goal to achieve emissions of no more than 6 metric tons of CO_2e (MT CO_2e) or less per capita by 2030 and 2 MT CO_2e or less per capita by 2050. For CEQA projects, CARB states that lead agencies may develop evidenced-based bright-line numeric thresholds—consistent with the Scoping Plan and the State's long-term GHG goals—and projects with emissions over that amount may be required to incorporate on-site design features and mitigation measures that avoid or minimize project emissions to the degree feasible or a performance-based metric using a Climate Action Plan or other plan to reduce GHG emissions is appropriate.

According to research conducted by the Lawrence Berkeley National Laboratory (LBNL) and supported by CARB, California, under its existing and proposed GHG reduction policies, is on track to meet the 2020 reduction targets under Assembly Bill (AB) 32 and could achieve the 2030 goals under SB 32. The research utilized a new, validated model known as the California LBNL GHG Analysis of Policies Spreadsheet (CALGAPS), which simulates GHG and criteria pollutant emissions in California from 2010 to 2050 in accordance to existing and future GHG-reducing policies. The CALGAPS model showed that GHG emissions through 2020 could range from 317 to 415 MT CO_2e per year (MT CO_2e/yr), "indicating that existing state policies will likely allow California to meet its target [of 2020 levels under Assembly Bill 32]." CALGAPS also showed that by 2030, emissions could range from 211 to 428 MT CO_2e/yr, indicating that "even if all modeled policies are not implemented, reductions could be sufficient to reduce emissions 40 percent below the 1990 level [of SB 32]." CALGAPS analyzed emissions through 2050 even though it did not generally account for policies that might be put in place after 2030. Although the research indicated that the emissions would not meet the State's 80 percent reduction goal by 2050, various combinations of policies could allow California's cumulative emissions to remain very low through 2050.

The County of San Bernardino updated the *San Bernardino County GHG Reduction Plan* in March 2021. The regional GHG reduction plan will serve as the basis for cities in San Bernardino County to develop more detailed community level climate action plans. The

community of Bloomington is included as part of unincorporated San Bernardino County participating in this study. The proposed project would generate more than the 100 points required to demonstrate compliance. The project would include GHG reduction measures such as enhanced insulation, improved efficiency water heaters, improved appliances, high efficiency lighting, solar panels, limiting landscaping, widened parking spaces, insulation with design, and use of water-efficient showerheads, toilets, and faucets. Projects that are consistent with the San Bernardino Regional GHG Reduction Plan are considered to have a less than significant impact related to the emission of GHGs. Hence, the proposed project's operational GHG emissions would be **less than significant.** [1]

a) Less than Significant Impact. Construction and operation of the proposed Project has the potential to result in greenhouse gas emissions. Construction activities produce combustion emissions from various sources, such as site grading, utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from these construction activities would vary daily as construction activity levels change.

The construction emissions calculated in CalEEMod are shown in **Table 10, Construction GHG Emissions**. The SCAQMD does not have an adopted threshold of significance for construction-related GHG emissions. However, lead agencies are encouraged to quantify and disclose GHG emissions that would occur during construction. Results indicate that Project construction would generate approximately 767 MT of CO_2e. Based on SCAQMD guidance, construction emissions were amortized over 30 years (a typical project lifetime) to be added to the total Project operational emissions. Thus, annual construction emissions would be approximately 26 MT of CO_2e per year.

Table 10: Construction Greenhouse Gas Emissions

Construction Phase	Total Emissions per Phase (MT)			Total Emissions per Phase (MT CO_2e)
	CO_2	CH_4	N_2O	
Site Preparation	17	<1	<1	18
Grading	84	<1	<1	85
Building Construction	630	<1	<1	637
Paving	21	<1	<1	21
Architectural Coating	5	<1	<1	5
Total Emissions for the Entire Construction Process				**767 MT CO_2e**
Total Construction Emissions Amortized over 30 Years				**26 MT CO_2e**

Source: LSA 2022b. Table G.
CH_4 = methane
CO_2 = carbon dioxide
MT = metric tons
MT CO_2e = metric tons of carbon dioxide equivalent
N_2O = nitrous oxide

Long-term operation of the proposed Project would generate GHG emissions from area and mobile sources and indirect emissions from stationary sources associated with energy consumption. Mobile-source emissions of GHGs would include project-generated vehicle trips. Area-source emissions would be associated with activities such as landscaping and maintenance of proposed land uses, natural gas for heating, and other minor sources.

[1] LSA. 2022b. Air Quality, Greenhouse Gas Emissions, and Energy Analysis for the Linden Bloomington Condos Project. November.

Increases in stationary-source emissions would also occur at off-site utility providers as a result of demand for electricity, natural gas, and water by the proposed uses.

Table 11, Estimated Operational Greenhouse Gas Emissions, shows the GHG emissions associated with the level of development envisioned by the proposed Project at opening. The planned solar panels on every residence and the recreation building were included. Area sources include architectural coatings, consumer products, and landscaping. Energy sources include natural gas consumption for space heating.

Table 11: Estimated Operational Greenhouse Gas Emissions

Source	Pollutant Emissions (metric tons per year)			
	CO_2	CH_4	N_2O	CO_2e
Construction emissions amortized over 30 years				26
Operational Emissions				
Area Sources	3	<1	0	3
Energy Sources	361	<1	<1	363
Mobile Sources	1,297	<1	<1	1,317
Waste Sources	17	<1	0	42
Water Usage	45	<1	<1	58
Total Project Emissions				**1,809**

Source: LSA. 2022b. Table H.
CH_4 = methane
N_2O = nitrous oxide
CO_2e = carbon dioxide equivalent
CO_2 = carbon dioxide

As shown in **Table 11, Estimated Operational Greenhouse Gas Emissions**, the Project will result in an estimated emissions rate of 1,809 MT of CO_2e per year, which is below the 3,000 MT CO_2e threshold and would be consistent with the County of San Bernardino Regional Greenhouse Gas Reduction Plan. Therefore, the proposed Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts would be **less than significant,** and no mitigation is required.

b) Less than Significant Impact. As mentioned above in Section VIII (Threshold A), the proposed Project would be consistent with the County of San Bernardino Regional Greenhouse Gas Reduction Plan. The County updated the San Bernardino County GHG Reduction Plan in March 2021. The regional GHG reduction plan will serve as the basis for cities in San Bernardino County to develop more detailed community level climate action plans. The community of Bloomington is included as part of Unincorporated San Bernardino County participating in this study. the proposed Project would generate more than the 100 points required to demonstrate compliance. The Project would include GHG reduction measures such as enhanced insulation, improved efficiency water heaters, improved appliances, high efficiency lighting, solar panels, limiting landscaping, widened parking spaces, insulation with design, and use of water-efficient showerheads, toilets, and faucets. Projects that are consistent with the San Bernardino Regional GHG Reduction Plan are considered to have a less than significant impact related to the emission of GHGs. Hence, the proposed project's operational GHG emissions would be less than significant.

Based on the Screening Table (Table I in the *Air Quality, Greenhouse Gas Emissions, and Energy Analysis for the Linden Bloomington Condos Project* [Appendix B]), the proposed Project would generate more than the 100 points required to demonstrate compliance. The Project would include GHG reduction measures such as enhanced insulation, improved

efficiency water heaters, improved appliances, high efficiency lighting, solar panels, limiting landscaping, widened parking spaces, insulation with design, and use of water-efficient showerheads, toilets, and faucets.

Projects that are consistent with the San Bernardino Regional GHG Reduction Plan are considered to have a less than significant impact related to the emission of GHGs. Hence, the proposed Project's operational GHG emissions would be **less than significant**. Mitigation is not required.

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

SUBSTANTIATION:

State Water Resources Control Board; California Department of Toxic Substances Control (Cortese List); San Bernardino County. Countywide Plan Policy Plan. Policy Map HZ-9 Airport Safety & Planning; CAL FIRE.

a) Less than Significant Impact.

Construction. Construction of the Project has the potential to create a hazard to the public or environment through the routine transportation, use, and disposal of construction-related hazardous materials such as fuels, oils, solvents, and other materials. Potential hazardous materials such as fuel, paint products, lubricants, solvents, and cleaning products may be used and/or stored on site during construction of the proposed Project. These materials are typical of materials delivered to construction sites. Due to the relatively small scale of proposed development (14.25 acres), only limited quantities of these materials are expected to be used during construction, so they are not considered hazardous to the public at large.

The transport, use, and disposal of hazardous materials during construction would be regulated by the San Bernardino County Fire Protection District and the California Occupational Safety and Health Administration (Cal/OSHA). Additionally, the DOT Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials by truck and rail on State highways and rail lines, as described in Title 49 of the Code of Federal Regulations and implemented by Title 13 of the CCR.

Operation. Residential operations and maintenance on the Project site would use relatively small amounts of hazardous materials, such as chemicals associated with heating and cooling systems and pool operations, fuel for landscape equipment, solvents, cleaning products, pesticides/fertilizers, and other similar chemicals. These materials are substantially similar to household chemicals and solvents already in wide use throughout the Project vicinity.

Similar to Project construction, the transport, use, and disposal of hazardous materials during Project operation would be regulated by the San Bernardino County Fire Protection District and the Cal/OSHA. Additionally, transport of hazardous materials by truck and rail on State highways and rail lines would be regulated by the DOT Office of Hazardous Materials Safety.

This regulatory oversight would ensure transport, use, and storage of hazardous materials during construction and operation of the proposed Project would not create a significant hazard to the public or the environment. Impacts would be **less than significant** and no mitigation is required.

b) Less than Significant Impact. The project site and a one-half-mile radius encompassing the project site were evaluated via the State Water Resources Control Board (SWRCB) GeoTracker database,[1] the Department of Toxic Substances Control's EnviroStor database,

[1] State Water Resources Control Board. n.d. *GeoTracker Database.* https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=l+averne%2C+ca (accessed April 22, 2022).

[1] and the Hazardous Waste and Substances sites (Cortese) List[2] for the purposes of identifying recognized environmental conditions or historical recognized environmental conditions. The Project site is not listed in the Cortese list, nor have identified environmental conditions. The nearest leaking underground storage tank cleanup site is located within half a mile from the project site on the intersection of Santa Ana Avenue and Cedar Avenue.

Direct skin contact with hazardous chemicals, incidental ingestion of hazardous materials, or inhalation of airborne dust generated by dried hazardous materials might all result in accidental circumstances during the Project's development. Accidental spills, leaks, poisonous releases, fire, or explosion might occur while transporting hazardous chemicals. The normal transport, use, or disposal of hazardous materials during construction would be minimized or avoided if federal, state, and municipal rules, regulations, and Cal/OSHA training programs were followed. For compliance with current hazardous materials rules defined in the CCR, appropriate paperwork for every hazardous waste that is transported, stored, or used in conjunction with specified Project-site operations would be given.

To minimize or lessen the consequences of hazardous materials incidents, construction operations on the project site would be required to conform with federal and State rules. Employees who deal with hazardous materials, for example, must wear suitable protection gear, and safety equipment is readily available in all places where hazardous products are employed. A Phase I Environmental Site Assessment (ESA) is required prepared for individual properties that identifies either potential or existing environmental contamination liabilities. Thus, Mitigation Measure **MM HAZ-1** would be implemented.

Compliance with federal, State, and local standards controlling the transportation, use, and disposal of hazardous waste would decrease the negative effects of reasonably anticipated upset and accident situations during construction to have **less than significant impacts with mitigation.**

MM HAZ-1: Prior to the grading of the site, the Project applicant shall retain a Phase I Environmental Assessment conduct a field survey of the single-family residential unit and detached shed. If the specialist determines that there are hazardous materials on site, the specialist shall prepare a mitigation plan to safely and properly remove the structures from the property and to dispose of the hazardous materials pursuant to applicable federal, State, and local regulations. The specialist shall submit the report to the County of San Bernardino and shall proceed with construction of the structures based on report approval. If the specialist determines that the on-site structures are not constructed with lead-based paint or asbestos-containing materials, the results shall be submitted to the County and construction activities can proceed as normal.

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1 California Department of Toxic Substances Control. n.d. *EnviroStor Database.* Website: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=la+verne%2C+ca (accessed April 22, 2022).

2 California Department of Toxic Substances Control. 2020. Hazardous Waste and Substances Site List (Cortese). Website: https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM,COLUR&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+(CORTESE) (accessed April 22, 2022).

Implementation of **MM HAZ-1** would ensure that health impacts associated with hazardous materials in the existing site to construction workers and sensitive receptors would be **less than significant with mitigation implemented.** The proposed Project would not 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.

c) Less than Significant Impact. There are no schools within a 0.25-mile radius of the Project site. The nearest school to the Project site is Walter Zimmerman Elementary School at 11050 Linden Avenue, 0.3 mile south of the Project site. Furthermore, any transport of hazardous materials associated with construction of the proposed Project would be in accordance with the DOT, which regulates the transport of hazardous materials and waste and requires carriers to register with the California Department of Toxic Substances. Only Cal/OSHA licensed Hazardous Materials Substances Removal contractors, and/or California State Registered Asbestos Abatement Contractors registered by the Division of Occupational Health and Safety in accordance with the California Administrative Code, Title 8, and article 2.5 and the SCAQMD Asbestos Hazard Emergency Response Act pursuant to Code of Federal Regulations Chapter 40, Part 763, subpart E would transport hazardous materials off site, as detailed in Section 3.9(a).

Because no schools are located or proposed within 0.25 mile of the Project site, and any transport of hazardous materials associated with construction and operation of the proposed Project would be in accordance with applicable regulatory policy, impacts related to an accidental release of hazardous materials or emissions of hazardous substances within 0.25 mile of an existing or proposed school would be **less than significant.** No mitigation is required.

d) No Impact. Pursuant to Government Code Section 65962.5, two sites (Home Depot USA HD5087 9377 Alabama Street in Redlands and San Bernardino International Airport (former Norton Air Force Base) in the city of San Bernardino) near the Project site are listed environmental database for hazardous conditions. A review of the federal, State, and local environmental database for hazardous conditions determined the Project site is not listed as a site included as a hazardous material site pursuant to Government Code Section 65962.5. Therefore, **no impact** related to hazardous materials sites pursuant to Government Code Section 65962.5 would occur. No mitigation is required.

e) No Impact. San Bernardino International Airport is 14 miles northeast of the Project site. The Project site is not within an Airport Safety Review Area of any airport or private airstrip.[1] **No impact** related to airport hazards for people residing or working on the Project site would occur. Mitigation is not required.

f) Less than Significant Impact.

> ***Construction.*** Construction activities that may temporarily restrict vehicular traffic would be required to implement appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. Typical requirements include prior notification of any lane or road closures with sufficient signage before and during any closures, flag crews with radio communication when necessary to coordinate traffic flow,

[1] San Bernardino County. 2020. *Countywide Plan Policy Plan*. Policy Map HZ-9 Airport Safety & Planning. July 6.

etc. The developer would be required to comply with these requirements, which would maintain emergency access and allow for evacuation if needed during construction activities. Compliance with these requirements would ensure that short-term impacts related to this issue are **less than significant.** Mitigation is not required.

Operation. In accordance with the California Fire Code, the Project Applicant is required to design, construct, and maintain structures, roadways, and facilities to maintain appropriate emergency/evacuation access to and from the Project site as codified in Chapter 83.02 General Development and Use Standards, Chapter 83.09 Infrastructure Improvement Standards and Chapter 84.16 Multi Family Residential Development Standards of the Development Code.

These improvements would be subject to compliance with the County Development Code sections specified above and would be reviewed by the San Bernardino Fire Protection District and San Bernardino County Sheriff's Department through the County's general development review process. Proper site design and compliance with standard and emergency access requirements would allow for evacuation if necessary. This would ensure that long-term operational impacts related to this issue are **less than significant.** Mitigation is not required.

g) Less than Significant Impact. The Project is not within a Very High Fire Hazard Severity Zone (VHFHSZ) in the Local Responsibility Areas.[1] The nearest VHFHSZ is approximately 3 miles southeast of the site between Santa Ana River and South La Cadena Drive. The Project is surrounded by developed land and would be required to comply with 2019 CBC requirements for ignition-resistant construction and with the Safety Element of the Countywide Plan. In consideration of the Project site's location in a developed area and compliance with wildland fire safety policies, it is not expected that the Project would expose people or structures to significant loss or injury from wildland fires. Impacts are **less than significant** and mitigation is not required.

[1] CAL FIRE. n.d. Fire and Resources Assessment Program. Fire Hazard Severity Zone Viewer. Website: https://egis.fire.ca.gov/FHSZ/ (accessed February 15, 2022).

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
X.	**HYDROLOGY AND WATER QUALITY -** Would the project:				
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☒	☐	☐
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?	☐	☒	☐	☐
	ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	☐	☒	☐	☐
	iii. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of runoff?	☐	☒	☐	☐
	iv. Impede or redirect flood flows?	☐	☐	☒	☐
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☒	☐	☐

SUBSTANTIATION:

Preliminary Water Quality Management Plan Report prepared by Encompass Associates Inc.; San Bernardino County Department of Public Works; Santa Ana Regional Water Quality Control Board Order Number R8-2010-0033, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS618033; Encompass Associates, Inc. Preliminary Water Quality Management Plan for Tract 20481. APN(s): 1011-351-02. Appendix B: Supporting Documentation; Water Systems Consulting, Inc. 2015 San Bernardino Valley Regional. Urban Water Management Plan; Federal Emergency Management Agency, FEMA Flood Map Service Center; San Bernardino County, Countywide Plan Draft EIR, Hydrology and Water Quality.

The following analysis is based in part on *Preliminary Water Quality Management Plan Report* prepared by Encompass Associates Inc., December 24, 2021, which is included in full as Appendix F.

a) Less than Significant Impact with Mitigation Incorporated.

Construction. The County is a co-permittee under Santa Ana RWQCB Order number R8-2010-0036, NPDES Permit No. CAS618036, also known as the MS4 permit. The San Bernardino County Water Quality Management Plan was developed to implement compliance with the MS4 permit. The Project site clearing and grading phases would disturb vegetation and surface soils, potentially resulting in erosion and sedimentation. If left exposed and with no vegetative cover, the Project site's bare soil could be subject to additional wind and water erosion. Because the proposed Project involves more than 1 acre of ground disturbance, it is subject to NPDES requirements. Coverage under an NPDES permit includes the submittal of a Notice of Intent application to the SWRCB, the receipt of a Waste Discharge Identification Number from the SWRCB, and the preparation of a SWPPP for construction discharges.

A SWPPP is a written document that describes the construction operator's activities to comply with the requirements in the NPDES permit. The SWPPP is intended to facilitate a process whereby the operator evaluates potential pollutant sources at the site and selects and implements BMPs designed to prevent or control the discharge of pollutants in stormwater runoff. During the construction phases, the Project would incorporate a series of BMPs to reduce erosion and sedimentation. These measures may include the use of gravel bags, silt fences, haybales, check dams, hydroseed, and soil binders. The construction contractor(s) would be required to operate and maintain these controls throughout the duration of construction activities. In addition, the construction contractor(s) would be required to maintain an inspection log and have the log on site to be reviewed by the County and representatives of the SWRCB.

An NPDES permit would generally specify an acceptable level of a pollutant or pollutant parameter in a discharge (for example, a certain level of bacteria). The permittee may choose which technologies to use to achieve that level. Some permits, however, do contain certain generic BMPs. **Table 12**, **General Best Management Practices,** lists BMPs for runoff control, sediment control, erosion control, and housekeeping that may be used during the construction of the proposed Project.

Table 12: General Best Management Practices

Runoff Control	Sediment Control	Erosion Control	Good Housekeeping
• Minimize clearing • Preserve natural vegetation • Stabilize drainage ways	• Install perimeter controls • Install sediment trapping devices • Inlet protection	• Stabilize exposed soils • Protect steep slopes • Complete construction in phases	• Create waste collection area • Put lids on containers • Clean up spills immediately

Source: United States Environmental Protection Agency. n.d. *National Menu of Stormwater Best Management Practices*. Website: https://www.epa.gov/npdes/national-menu-best-management-practices-bmps-stormwater#constr (accessed February 21, 2022). More detailed Best Management Practices are available at this web site.

Operation. Under existing conditions, the Project site consists of 100 percent pervious surface area. Stormwater drains south into municipal storm water drain on Santa Ana Avenue. From there, runoff drains to Santa Ana River Reach 4, which then drains to Santa Ana River Reach 3 before entering the Prado Flood Control Basin. From the Flood Control Basin, flows enter Santa Ana River Reach 2, then Santa Ana River Reach 1 before finally entering the Pacific Ocean. To address potential water contaminants, the Project is required to comply with applicable federal, State, and local water quality regulations. All development projects that would disturb more than 1 acre of land in San Bernardino County are required to prepare a WQMP to reduce water pollution impacts from construction and operation of the developments. According to the Project-specific WQMP, the United States Environmental Protection Agency-approved Section 303(d) listed impairments for the Project's receiving waters (Santa Ana River Reach 4, Santa Ana River Reach 3 and Prado Flood Control Basin) include indicator bacteria, heavy metals such as copper and lead, and the pH. These are the Project's priority pollutants of concern.[1]

Development of the Project site is expected to increase the amount of impervious surface area up to 71 percent due to the proposed condominiums, pavement, sidewalks, and driveways. However, the Project is expected to generally maintain the existing drainage pattern, and all runoff would be infiltrated via an underground perforated pipe infiltration system prior to discharge into the municipal storm drain system located on Santa Ana Avenue, at volumes that do not exceed the existing, pre-developed condition. Discharge in excess of the water quality volume will surface drain out to the existing properties to the south and be treated by a CDS clarifier.[2]

The Project is exempt from hydrologic conditions of concern because all downstream conveyance drain to an adequate sump (Prado Flood Control Basin), and the runoff flow rate, volume, and velocity for the post-development condition of the Project would not exceed the pre-development (i.e., naturally occurring condition)[3] as described below.

The Project would include a single Drainage Management Area (DMA-1) with an underground perforated pipe infiltration system to manage stormwater runoff. The on-site

1 Encompass Associates, Inc. 2022. *Preliminary Water Quality Management Plan for Tract 20481.* APN(s): 1011-351-02. April 21. Page 3-7.
2 *Ibid.* Page 1-1.
3 San Bernardino County Department of Public Works. 2013. *San Bernardino County Water Quality Management Plan.* Appendix F, Figure F-1. Website: http://cms.sbcounty.gov/Portals/50/Land/AppendixF-HCOCExemptionCriteriaandMap.pdf?ver=2013-02-28-193056-000 (accessed April 21, 2022).

runoff would be captured and directed through this infiltration system (BMP) and undergo necessary pre-treatment prior to discharge into the municipal storm drain system.

According to the Project-specific WQMP (Appendix F), the proposed infiltration chamber BMP must be sized with a design capture volume (DCV) of at least 30,921 cubic feet of runoff in order to adequately manage runoff from the building (all DMAs), parking lot and drive aisles, and sidewalks of DMA-1 pursuant to the NPDES MS4 Permit.[1] To treat identified pollutants of concern,[2] the proposed infiltration chamber BMP would be designed and constructed to capture approximately 30,921 cubic feet of runoff. With adequate DCV, the infiltration chamber BMP would treat "first-flush" runoff[3] from the Project site and ensure post-development storm water runoff volume or time of concentration would not exceed pre-development conditions by more than 5 percent of the 2-year peak flow pursuant to the NPDES MS4 Permit.

MMs HYD-1 through **HYD-3** are prescribed to ensure proper engineering design and construction in conformance with the requirements of the County. The intent of the NPDES Permit for San Bernardino County and the unincorporated communities of San Bernardino County within the Santa Ana Region (MS4 permit) and Project-specific recommendations outlined in an SWPPP and WQMP is to reduce impacts related to water quality standards or waste discharge requirements to a level that would be **less than significant with mitigation incorporated.**

MM HYD-1: Prior to the issuance of a grading permit, the Project Applicant shall file and obtain a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) in order to be in compliance with the State National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit for discharge of surface runoff associated with construction activities. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the County of San Bernardino (County) for coverage under the NPDES General Construction Permit. This measure shall be implemented to the satisfaction of the County Public Works Department.

MM HYD-2: Prior to the issuance of a grading permit, the Project Applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the County of San Bernardino (County). The SWPPP shall include a surface water control plan and erosion control plan citing best management practices (BMPs) to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural BMPs to control sediment and non-visible discharges from

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1 Pursuant to the Santa Ana Regional Water Quality Control Board Order Number R8-2010-0033, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS618033, as amended by Order No. R8-2013-0024, also known as the Municipal Separate Storm Sewer System (MS4) permit, the hydrologic performance standard for the proposed bioretention basin is a flow duration curve of the post-development DMA not to exceed that of the pre-development, naturally occurring, DMA by more than 5 percent of the 2-year peak flow.

2 The project-specific priority pollutants of concern are indicator bacteria (pathogens), heavy metals such as copper and lead, and the pH, pursuant to Section 3.3(d) of the Clean Water Act and the United States Environmental Protection Agency.

3 "First-flush" runoff is the initial surface runoff of stormwater along impervious surfaces, such as parking lots, and is typically more concentrated with pollutants compared to the remainder of a storm event.

the site. The SWPPP shall include inspection forms for routine monitoring of the site during the grading and construction phases to ensure National Pollutant Discharge Elimination System (NPDES) compliance and that additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary. The SWPPP shall be kept on site for the entire duration of Project construction and shall be available to the local Regional Water Quality Control Board (RWQCB) for inspection at any time. BMPs to be implemented may include the following.

- Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs shall be periodically inspected during construction, and repairs shall be made when necessary as required by the SWPPP.

- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles shall be surrounded by silt fences and covered with plastic tarps.

- The construction contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sandbag barriers and other sediment control measures called for in the SWPPP. Monthly reports and inspection logs shall be maintained by the contractor and reviewed by the City and representatives of the RWQCB. In the event that it is not feasible to implement specific BMPs, the County can make a determination that other BMPs would provide equivalent or superior treatment either on or off site.

This measure shall be implemented to the satisfaction of the County Public Works Department.

MM HYD-3: Prior to the issuance of a grading permit, the Project Applicant shall submit a Final Water Quality Management Plan (Final WQMP) to the County of San Bernardino (County) for review and approval. The Project shall include Project design features identified in the Final WQMP. The Final WQMP shall demonstrate that any proposed on-site development plan includes best management practices (BMPs) for source control, pollution prevention, site design, low-impact development (LID) implementation, and structural treatment control. BMPs to be implemented may include the following:

- Property Owner/Occupant will be required to review and implement Storm Water Pollution Brochures, Hazardous Waste Guidelines, and the “After the Storm” handouts.

- Property Owner/Occupant shall clean and dispose of any hazardous spills and educate and train employees on use of pesticides and in

pesticide application techniques to prevent pollution. Pesticide application must be under the supervision of a California qualified pesticide applicator.

- Property Owner/Occupant shall clean and maintain all proposed LID BMPs and ensure that underground infiltration BMP is in proper working order by inspecting and cleaning out the system of silt/sediment as needed after every qualifying event.

- Property Owner/Occupant shall implement trash management and litter control procedures in the common areas aimed at reducing pollution of drainage water.

- Stenciling shall be provided at all catch basin inlets that states "No Dumping—Drains to Ocean."

- Drainage is routed around the trash enclosure area. Additionally, the trash enclosure area shall be walled to prevent off-site transport of trash. Enclosure area shall also have a roof and attached lids to prevent rainfall from entering the containers.

- A landscape plan is to be submitted to the County for approval. The landscape plan shall have an emphasis on efficient water use and irrigation methods and on water conservation.

BMPs shall be designed and implemented to address Section 303(d) listed pollutants and retain the Project site's minimum design capture volume and, if applicable, hydromodification volume to ensure post-development storm water runoff volume or time of concentration does not exceed pre-development stormwater runoff by more than 5 percent of the two-year peak flow in accordance with the *Technical Guidance Document for Water Quality Management Plans* prepared for the County of San Bernardino Areawide Stormwater Program, National Pollutant Discharge Elimination System Permit Number CAS618036, Order Number R8-2010-0036. The proposed LID BMPs specified in the Final WQMP shall be incorporated into the grading and development plans submitted to the County for review and approval. Periodic maintenance of any required BMPs and landscaped areas during Project occupancy and operation shall be in accordance with the schedule outlined in the Final WQMP. This measure shall be implemented to the satisfaction of the County Public Works Department.

The Project site is in a developed and urbanized area of San Bernardino County. The Project-specific WQMP indicates groundwater levels are at least 247 feet below the ground surface at the Project site.[1] Maximum depths during site development are expected during construction of the underground perforated pipe infiltration system but it would not reach depths that would impair or alter the direction or rate of flow of groundwater or introduce total

[1] Encompass Associates, Inc. 2022. *Preliminary Water Quality Management Plan for Tract 20481.* APN(s): 1011-351-02. Appendix B: Supporting Documentation. Page 1 of 1.

dissolved solids or other contaminants into the groundwater table. Additionally, no groundwater extraction would take place as part of the Project.

Project implementation of the NPDES permit ensures that the State's mandatory standards for the maintenance of clean water and the federal minimums are met. The Santa Ana RWQCB regulates waste discharges to minimize and control their effects on the quality of the region's groundwater and surface waters. The Project-specific SWPPP and Final WQMP would be reviewed and approved as routine actions during the processing of the Project by the County; therefore, the required measures and features detailed in the SWPPP and WQMP to safeguard surface and groundwater quality would be incorporated into the proposed Project. Water and groundwater quality and waste discharge impacts would be reduced to **less than significant with mitigation incorporated** through implementation of **Mitigation Measures HYD-1** through **HYD-3**.

b) Less than Significant Impact with Mitigation Incorporated. The proposed Project site is within an unincorporated part of San Bernardino County but water service to the site would come from the WVWD. The WVWD operates a domestic water distribution system that consists of 21 groundwater wells and 25 separate storage reservoirs across 8 pressure zones for a total storage of over 72 million gallons.[1] It extracts groundwater from five regional groundwater basins: Bunker Hill and Lytle Creek (which are both part of the San Bernardino Basin (SBB), Rialto-Colton, Riverside North, and Chino basins.[2]

The Western Judgment, entered simultaneously with the Orange County Judgment, settled rights within the upper Santa Ana River watershed to ensure that those resources would be sufficient to meet the flow obligations in the lower Santa Ana River watershed.[3] The Bunker Hill and Lytle Creek sub basins are combined under the Western Judgment. The Bunker Hill Subbasin ("Bunker Hill") has a surface area of approximately 89,600 acres and a groundwater storage capacity of 5,976,000 acre-feet.[4] The Lytle Creek Basin was adjudicated under 1924 Judgment No. 17,030 from the Superior Court of San Bernardino County and is managed by the Lytle Creek Water Conservation Association, which is made up of the successors to the stipulated parties of the judgment. Lytle Creek subbasin is adjoined on the west by the Rialto-Colton subbasin along the Lytle Creek fault, and on the east and southeast by the Bunker Hill subbasin along the Loma Linda fault and Barrier G. The northwestern border of the subbasin is delineated by the San Gabriel Mountains, and runoff from the mountains flows south/southeast through Lytle and Cajon creeks into the basin.[5]

The Rialto Basin is adjudicated pursuant to the 1961 Rialto Basin Degree. The surface area of the Rialto-Colton Basin is approximately 30,100 acres. The principal recharge areas within the Rialto-Colton groundwater basin are Lytle Creek, Reche Canyon in the southeastern part of the subbasin, and the Santa Ana River in the south-central part of the subbasin. A lesser

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1 West Valley Water District. 2020b. *2020 Integrated Regional Urban Water Management Plan. Upper Santa Ana River Watershed. Part 2: Local Agency UWMPs.* Page 10-3. Website: https://www.sbvmwd.com/home/showpublisheddocument/9232/637614632546570000 (accessed April 21,2022).

2 *Ibid.* Page 10-15.

3 *Water Systems Consulting, Inc.* 2016. *2015 San Bernardino Valley Regional. Urban Water Management Plan.* June. Page 2-15. Website: https://wvwd.org/wp-content/uploads/2018/03/SBVMWD_RUWMP_Rev20160615.pdf (accessed April 21, 2022).

4 *Ibid.* Page 9-11.

5 West Valley Water District. 2020a. *2020 Integrated Regional Urban Water Management Plan. Upper Santa Ana River Watershed. Part 1: Regional Context.* Page 3-21. Website: https://www.sbvmwd.com/home/showpublisheddocument/9206/637614256184870000 (accessed April 21, 2022).

amount of recharge is provided by percolation of precipitation to the valley floor, underflow, and irrigation and septic returns. Underflow occurs from fractured basement rock and through the San Jacinto Fault in younger river deposits at the south end of the subbasin in the northern reaches of the San Jacinto fault system and artificial recharge. WVWD has a total water right allocation in the Rialto Basin of 6,104 acre-feet per year (AFY), including 510 AFY that are fixed rights and 5,594 AFY that are adjustable and subject to a percent reduction each year based on groundwater levels in the index wells. Over the previous 10 years, the percentage of reduction has ranged from 7 percent in 2010 to 29 percent in 2020. For 2025, WVWD's available water supply from the Rialto Basin is expected to be 4,426 AFY (510 AFY fixed plus 5,594 AFY reduced by 30 percent). By 2045, the average water supply is assumed to increase to 4,873 AFY.[1]

The Riverside North Basin is the main source of water for Bloomington. Groundwater extractions in the Riverside North Groundwater Basin (the portion of the Riverside Basin Area in San Bernardino County) are also governed by the Western Judgment. Extractions for use in San Bernardino County are unlimited, provided that water levels at three index wells in the Rialto-Colton and Riverside North Basins stay above 822.04 feet. The 2015 Integrated Regional Water Management Plan provided an estimate of 30,100 AFY as the sustainable supply from Riverside North for use in San Bernardino County, based on extractions from 1996 to 2005, which continues to apply.[2]

The Chino Basin is another water source for the WVWD. Adjudicated in 1975 under the Chino Basin Judgment, the Chino Basin is managed by the Chino Basin Optimum Management Plan. This basin lies in the southwestern corner of San Bernardino County, bordered on the east by the Rialto-Colton fault and on impermeable rock of the San Gabriel Mountains, Jurupa Mountains, and Puente Hills. This area is drained by San Antonio Creek and Cucamonga Creek southerly to the Santa Ana River. WVWD owns rights to approximately 900 AF of production in the Chino Basin. Due to water quality constraints, this supply is not currently being used. In the near term, WVWD is looking at options to use its water rights in this basin. By 2030, WVWD may use the supply directly.[3]

This Project includes the development of 180 additional housing units, which is estimated to add 677 residents to Bloomington's existing population.[4] The WVWD Urban Water Management Plan (UWMP) indicates WVWD's calculated water use target for 2020 is 232 gallons per capita per day (GPCD). WVWD met its target, as the actual water use for 2020 was 201 GPCD. Based on a rate of 232 GPCD, development of the site under the existing land use of Medium Density Residential (MDR) would use 157,064 gallons per day[5] or 175.88 AFY. However, using the actual GPCD of 201 would result in even less demand from the Project, as it would result in 136,077 gallons per day or 152.38 AFY, which is much lower than

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1 West Valley Water District. 2020b. *2020 Integrated Regional Urban Water Management Plan. Upper Santa Ana River Watershed. Part 2: Local Agency UWMPs.* Page 10-16. Website: https://www.sbvmwd.com/home/showpublisheddocument/9232/637614632546570000 (accessed April 21, 2022).

2 West Valley Water District. 2020a. *2020 Integrated Regional Urban Water Management Plan. Upper Santa Ana River Watershed. Part 1: Regional Context.* Page 3-25. Website: https://www.sbvmwd.com/home/showpublisheddocument/9206/637614256184870000 (accessed April 21, 2022).

3 West Valley Water District. 2020b. *2020 Integrated Regional Urban Water Management Plan. Upper Santa Ana River Watershed. Part 2: Local Agency UWMPs.* Page 10-16.

4 United States Census Bureau. n.d. *QuickFacts, Bloomington CDP, California.* 3.76 persons per household x 180 condominiums = 676.8 persons

5 232 gallons per person per day × 677 persons = 157,064 gallons per day ÷ 893= 175.88 acre-feet per year.

the formerly calculated residential water demand.[1] In addition, the application of Title 24 of the CBC would ensure that GPCD demand remains below the target.

According to the WVWD UWMP, WVWD's normal year comparison indicates that it has adequate capacity to serve its service region.[2] WVWD's demands in single dry years are assumed to increase by 10 percent above normal year demands for single and multiple dry years. The local groundwater basins that WVWD produces water from have storage for use in dry years so WVWD can produce the volume of water needed to meet 100 percent of demands in single and multiple dry years. WVWD's supplies are therefore 100 percent reliable during single and multiple dry years up to 2045.[3]

Furthermore, implementation of **MM HYD-3** would ensure the Project would include an infiltration system designed to capture and infiltrate storm water runoff at rates in accordance with the NPDES MS4 Permit, which would not interfere substantially with groundwater recharge or impede sustainable groundwater management of the basins supplying groundwater to the Project. Impacts to groundwater supply and sustainability of groundwater management are reduced to **less than significant with mitigation incorporated**.

c.i) Less than Significant with Mitigation Incorporated. Currently, 100 percent of the Project site consists of pervious surface area. Construction activities would expose surface soils to the potential for wind and water erosion. Pursuant to **MM HYD-2**, the Project Applicant would submit to the City a SWPPP that would include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural BMPs to control sediment and non-visible discharges from the site. The SWPPP would include inspection forms for routine monitoring of the site during construction phases to ensure NPDES compliance and that additional BMPs and erosion control measures would be documented in the SWPPP and used if necessary. Upon completion of construction and during operation, the Project site would be paved and vegetated, which would prevent erosion and siltation of sediments. Through implementation of **MM HYD-2,** impacts from substantial erosion or siltation on or off site would be reduced to **less than significant with mitigation incorporated**.

c.ii) Less than Significant with Mitigation Incorporated. On-site conversion of permeable surfaces to impermeable surfaces could increase stormwater runoff rates and/or volume. NPDES regulations require development projects to retain stormwater runoff on site at levels that generally do not exceed the existing condition. Pursuant to **MM HYD-3,** the Project Applicant shall prepare a Final WQMP that details incorporation of self-treating or self-retaining areas such as landscaped areas of permeable surfaces to the greatest extent practicable and streets/sidewalks/parking lots designed to minimum permitted widths to increase permeable areas. The Final WQMP shall verify the site's minimum DCV of runoff and specify appropriate LID BMPs to ensure post-development storm water runoff volume or time of concentration does not exceed pre-development stormwater runoff by more than 5 percent of the 2-year peak flow in accordance with the NPDES MS4 Permit. Periodic

1 201 gallons per person per day × 677 persons = 136,077 gallons per day ÷ 893= 152.38 acre-feet per year.
2 West Valley Water District. 2020b. *2020 Integrated Regional Urban Water Management Plan. Upper Santa Ana River Watershed. Part 2: Local Agency UWMPs.* Page 10-22.
3 West Valley Water District. 2020b. *2020 Integrated Regional Urban Water Management Plan. Upper Santa Ana River Watershed. Part 2: Local Agency UWMPs.* Pages 10-27 to 10-28.

maintenance of any required BMPs during Project occupancy and operation would be in accordance with the schedule outlined in the Final WQMP.

The Project-specific SWPPP and WQMP would be reviewed and approved as routine actions during the processing of the Project by the County; therefore, the required measures and features detailed in the SWPPP and WQMP to maintain drainage patterns and control the rate and volume of runoff would be incorporated into the proposed Project. Risks from flooding due to increases in storm water runoff would be reduced to **less than significant with mitigation incorporated** through implementation of **MM HYD-2** and **HYD-3**.

c.iii) Less than Significant Impact. The Clean Water Act delegates authority to the states to issue NPDES permits for discharges of stormwater from construction, industrial, and municipal entities to waters of the United States. The purpose of the MS4 permit is to meet the SWRCB's requirements to mitigate for the negative impact of increases in stormwater runoff caused by new development and redevelopment. The Project stormwater discharge rates cannot exceed the pre-development runoff condition.

The Project is more than 1 acre in size and is required to have coverage under the State's General Permit for Construction Activities SWPPP. Pursuant to **MM HYD-2,** a SWPPP would be prepared detailing BMPs to be implemented during construction to reduce/eliminate adverse water quality impacts resulting from development. All impacts related to runoff during site preparation, and construction would be addressed through implementation of the SWPPP.

Pursuant to **MM HYD-3,** the Applicant shall prepare a WQMP to address Section 303(d) listed pollutants and retain the project site's minimum DCV. Through implementation of **MM HYD-3,** BMPs shall be designed and implemented to ensure post-development stormwater runoff volume or time of concentration does not exceed pre-development stormwater runoff by more than 5 percent of the 2-year peak flow in accordance with the NPDES MS4 Permit. Additional Project design features, such as roof downspouts draining into pervious, landscaped areas, and maintenance of existing surface flows across the Project site into an underground infiltration system, would further maintain the site's existing drainage pattern and prevent additional sources of polluted runoff. Periodic maintenance of the infiltration system and landscaped areas during Project occupancy and operation shall be in accordance with the schedule outlined in the Final WQMP.

The proposed Project is expected to maintain the existing drainage pattern. Upon development of the site, all on-site stormwater would be captured on site in accordance with Santa Ana Regional Water Quality Control Board Order Number R8-2010-0033, NPDES Permit No. CAS618033, also known as the MS4 permit. All runoff would be collected via area drain inlets and pipes and be conveyed to an underground perforated pipe infiltration system. The excess discharge would surface drain out to the existing properties to the south. A CDS clarifier is also proposed for pre-treatment purposes to clean runoff before it gets discharged into the surrounding water bodies. All storm drain infrastructure would be constructed to specifications detailed in the San Bernardino County Development Code. The County Public Works Department would review the proposed storm drain improvements as part of the routine plan check process required by the County to ensure adequate capacity.

BMPs to mitigate the pollutants of concern would treat runoff prior to discharge to the municipal storm drain system. Stormwater from the Project site would be conveyed to an on-

site, underground perforated pipe infiltration system south of the proposed condominiums in accordance with **MM HYD-3**. Any sources of stormwater pollution would be addressed through adherence to NPDES permit requirements. Implementation of **MM HYD-2** and **HYD-3** would ensure polluted runoff during site preparation and construction would be addressed by the SWPPP, and post-development stormwater runoff volume or time of concentration would not exceed pre-development conditions by more than 5 percent of the 2-year peak flow. Therefore, impacts related to the creation or contribution of runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff would be reduced to **less than significant with mitigation incorporated**.

c.iv) Less than Significant Impact. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 06071C8667H, the Project site is not in a flood hazard zone.[1] Currently, stormwater sheet flows in a southern direction, across the residences and onto Santa Ana Avenue. Upon development of the Project, stormwater on impervious surfaces would be conveyed to an underground infiltration system. Excess discharge would surface drain out to the existing properties to the south and continue to maintain the current drainage pattern. Therefore, the Project would be designed and constructed in accordance with the NPDES MS4 Permit, and impacts would be **less than significant**. Mitigation is not required.

d) Less than Significant impact. According to the Countywide General Plan Draft EIR, the Project site is not in flood hazard or inundation zones,[2] and the site is not near bodies of water or enclosed water storage features that could result in tsunamis or seiches. Impacts would be **less than significant** and mitigation is not required.

e) Less than Significant Impact with Mitigation Incorporated. Please refer to the discussion presented in (Threshold A) and (Threshold B) in this section. **MM HYD-1** through **HYD-3** would ensure the Project would not substantially degrade surface or groundwater quality, inhibit groundwater recharge potential, or substantially deplete groundwater supplies, and the Project would not conflict with any applicable water quality control plan or sustainable groundwater management plan. Impacts would be reduced to **less than significant with mitigation incorporated**.

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1 Federal Emergency Management Agency (FEMA). n.d. FEMA Flood Map Service Center. Website: https://msc.fema.gov/portal/search?AddressQuery=10791%20Linden%20Avenue%2C%20Bloomington%2C%20California#searchresultsanchor (accessed April 21, 2022).

2 San Bernardino County. 2019a. *Countywide Plan Draft EIR. Hydrology and Water Quality. Figure 5.9-2 Flood Hazard Zones in the Valley and Mountain Regions.* Page 5.9-9. https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-09-HYD.pdf (Accessed April 21, 2022).

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
XI.	**LAND USE AND PLANNING** - Would the project:				
a)	Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☒	☐

SUBSTANTIATION:

Southern California Association of Governments. Final 2016/2045 Regional Transportation Plan/Sustainable Communities Strategy; SCAG 6th Cycle Final RHNA Allocation Plan. Approved on March 22, 2021. ALLOCATION by Regional Early Action Plan (REAP) SUBREGIONS.

a) No Impact. The Project site is bordered to the north and the west by residential units. Land to the south and east of the Project site consists of vacant land and residential units. None of the surrounding residential communities are interconnected, as they exist as enclaves independent and separate from each other. The project would therefore not divide an already established community. Instead, it would serve as an extension to the existing pattern of residential development within the Project area. As such, **no impact** related to the division of established community would result from development of the proposed uses; therefore, no mitigation is warranted.

b) Less than Significant Impact. The Project site has a Medium Density Residential (MDR) land use and Single Residential – 20,000-square-foot minimum lot size (RS-20M) zoning designations. **Table 1, Surrounding Land Uses and General Plan and Zoning Designations,** summarizes the Project site and surrounding land uses, General Plan designations, and zoning designations.

The Project would change the zoning designation for the Project site from "Single Residential – 20,000-square-foot minimum lot size (RS-20M)" to the "Multifamily Residential (RM)" to accommodate for the development of 180 condominium homes. However, no GPA is required.

Although the proposed Project requires a zone amendment to accommodate for the housing development, the zone change is a municipal exercise intended to achieve consistency of land use development in accordance with the existing MDR land use designation of the County General Plan.

SCAG functions as the Metropolitan Planning Organization (MPO) for six counties, including San Bernardino County, wherein the Project is located. As the designated MPO, SCAG is federally mandated to research and plan for transportation, growth management, hazardous

waste management, and air quality. SCAG's main responsibilities under state and federal law are preparing the Regional Housing Needs Assessment (RHNA) and the Regional Transportation Plan. Although SCAG does not have formal regulatory authority and cannot directly implement land use decisions, SCAG guides land use planning for the Southern California region through intergovernmental coordination and consensus building. SCAG's Regional Council adopted the latest [2016–2045] RTP/SCS on September 3, 2020. The analysis of the Proposed Project's impacts to the County's growth forecast is based on the latest data provided in SCAG's 2016–2045 RTP/SCS.[1]

Typically, growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans and land use plans. Significant growth impacts could also occur if the project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans and policies. As detailed in the RHNA Allocation Plan, the unincorporated area of San Bernardino County will need to accommodate a total of 8,832 units in various income categories, including 2,179 in very low income, 1,360 in low-income, 1,523 in moderate-income, and 3,770 in above moderate-income housing units in order to meet its projected housing needs.[2] Since the Project proposes the development of a residential community, it would contribute to the County's housing needs standards mentioned above. Impacts would be **less than significant,** and no mitigation is required.

[1] Southern California Association of Governments. 2020. Final 2016/2045 Regional Transportation Plan/Sustainable Communities Strategy. Table 13: County Forecast of Population, Households, and Employment in Demographics & Growth Forecast Appendix. Page 29. Adopted September 3. Website: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579 (accessed April 21, 2022).

[2] Southern California Association of Governments. 2021. *SCAG 6th Cycle Final RHNA Allocation Plan. ALLOCATION by Regional Early Action Plan (REAP) SUBREGIONS.* Approved on March 22, 2021. Page 6. Website: https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-final-allocation-plan.pdf?1625161899 (accessed April 21, 2022).

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
XII.	**MINERAL RESOURCES** - Would the project:				
a)	Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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

County of San Bernardino. San Bernardino Countywide Plan Draft EIR. 5.11 Mineral Resources. Figure 5.11-1: Mineral Resource Zones 2 and 3 in the Southwest Quadrant of County.

a and b) Less Than Significant Impact. The Project site is in the Valley Region of the San Bernardino County. Nearly entire Valley Region, except for the southwestern corner, is designated as either MRZ-2 (Identified Significant Resources) or MRZ-3 (Potential Significant Resources).[1] Because the Project Site is at the interface between MRZ-2 (Identified Significant Resources) and MRZ-3 (Potential Significant Resources), it has the potential to fall under the following mineral zone subcategories.[2]

- **MRZ-2a:** Areas underlain by mineral deposits where geologic data show that significant measured or indicated resources are present.
- **MRZ-2b:** Areas underlain by mineral deposits where geologic information indicates that significant inferred resources are present.
- **MRZ-3a:** Areas containing known mineral deposits that may qualify as mineral resources
- **MRZ-3b:** Areas containing inferred mineral deposits that may qualify as mineral resources.

However, the Project site is in an urbanized area and consists of the development of 180 condominium units with private and common open space areas, a recreation building, and parking spaces. The land use and zoning map designate the Project site as Medium Density

[1] County of San Bernardino. 2019b. San Bernardino Countywide Plan Draft EIR. 5.11 Mineral Resources. Figure 5.11-1: Mineral Resource Zones 2 and 3 in the Southwest Quadrant of County. Page 5.11-5. https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-11-MIN.pdf (accessed April 21, 2022).

[2] *Ibid.* Page 5.11-3.

Residential (MDR) and Single Residential with 20,000-square-foot minimum lot size (RS-20M). Mineral resource mining is not a use compatible with the site's land use or zoning designations or with the surrounding land uses, and the Project site has minimal potential to be mined in the future because of its small size and location surrounded by urban development.

Mineral resource extraction would conflict with the purpose and scope of the General Plan and Zoning District in this part of the County. Therefore, impacts from the loss of available mineral resources of value to the State or local jurisdictions would be **less than significant**. Mitigation is not required.

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
XIII. NOISE - Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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 Land Use Services, Valley Region Bloomington Hazard Overlay Map; LSA Associates Inc. Noise and Vibration Impact Analysis for the Linden Bloomington Condos Project in the Unincorporated Community of Bloomington, San Bernardino County, California, November 4, 2022 (Appendix G).

The following analysis is based in part on Noise and Vibration Impact Analysis for the Linden Bloomington Condos Project in the Unincorporated Community of Bloomington, San Bernardino County, California, by LSA on November 4, 2022, which is included in full as Appendix G.

a) Less Than Significant Impact. The Project site is near a Noise Hazard Overlay District or subject to severe noise levels, according to the General Plan Noise Element.[1]

Section 83.01.080(c) of the County of San Bernardino Development Code establishes the noise standards for stationary noise sources that affect adjacent properties. The noisemetric used for stationary sources is defined as noise levels that cannot be exceeded for certain percentages of time, or L_n. Section 83.01.080(g)(3) of the County Code limits temporary

[1] LSA. 2022e. Noise and Vibration Impact Analysis for the Linden Bloomington Condos Project in the Unincorporated Community of Bloomington, San Bernardino County, California. November 4.

construction, maintenance, repair, or demolition activities to between the hours of 7:00 a.m. and 7:00 p.m., except Sundays and federal holidays.

To establish baseline conditions, two short-term (20-minute) noise level measurement were conducted on February 16, 2022, using a Larson Davis Model 831 Type 1 sound level meter. **Table 13, Short-Term Ambient Noise Level Measurements,** shows the results of the short-term noise level measurements and **Table 14, Long-Term Ambient Noise Monitoring Results,** shows the results of the long-term noise level measurements along with a description of the measurement locations and noise sources that occurred during the measurement. As shown in **Tables 13 and Table 14**, ambient noise levels in the Project vicinity range between 46.6 and 60.8 equivalent continuous sound level (L_{eq}) in A-weighted decibels (dBA) and 60.4 and 81.4 dBA maximum instantaneous noise level (L_{max}) based on short-term and long-term noise level measurements.

Table 13: Short-Term Ambient Noise Level Measurements

Monitor No.	Location	Date	Start Time	Noise Level (dBA)			Noise Source(s)
				L_{eq}	L_{max}	L_{min}	
ST-1	Western project boundary between properties of 10709 and 10731 Linden Avenue near chain-link fence.	2/16/22	9:46 a.m.	46.8	63.8	40.8	Very light traffic on Linden Avenue and Ash Street. Faint traffic noise on Cedar Avenue. Faint noise train braking.
ST-2	Eastern project boundary. On the western edge of the gravel road.	2/16/22	9:18 a.m.	48.6	67.6	42.5	Traffic on Cedar Avenue. Faint noise from trains braking to the northeast. Faint noise from roosters crowing at residences to the southwest, aircraft noise, and bird noise.

Source: LSA. 2022e. Table F.
dBA = A-weighted decibel
L_{eq} = equivalent continuous sound level
L_{max} = maximum instantaneous noise level
L_{min} = minimum instantaneous noise level

Table 14: Long-Term Ambient Noise Monitoring Results

Monitor No.	Location	Noise Level (dBA)				Noise Sources
		Daytime[1]		Nighttime[2]		
		L_{eq}	L_{max}	L_{eq}	L_{max}	
LT-1	Southwest of 10591 Orchard Street. At the north edge of the project site on a tree.	54.7-60.8	68.5-81.4	55.7-56.8	72.1-78.2	Very light traffic on Linden Avenue and Ash Street. Faint traffic on Cedar Avenue. Faint train braking noise.
LT-2	West of 18612 Santa Ana Avenue. On utility pole approximately 400 feet north of the centerline for Santa Ana Avenue.	58.1-60.8	71.8-80.9	58.6-59.8	70.3-78.2	Traffic on Cedar Avenue and Santa Ana Avenue. HVAC noise at 18612 Santa Ana Avenue. Faint noise from trains braking to the northeast, faint aircraft noise, and bird noise.
ST-1[3]	Western project boundary between properties of 10709 and 10731 Linden Avenue near chain-link fence.	46.6-52.7	60.4-73.3	47.6-48.7	64.0-70.1	Very light traffic on Linden Avenue and Ash Street. Faint traffic noise on Cedar Avenue. Faint train braking noise.
ST-2[3]	Eastern project boundary. On the western edge of the gravel road.	50.6-56.7	64.4-77.3	51.6-52.7	68.0-74.1	Traffic on Cedar Avenue. Faint noise from trains braking to the northeast. Faint noise from roosters crowing at residences to the southwest, aircraft noise, and bird noise.

Source: LSA. 2022e. Table I.
Note: Long-term (24-hour) noise level measurements were conducted from February 16, 2022, to February 17, 2022.
[1] The daytime noise level range are based on the hours between 9:00 a.m. and 10:00 p.m. due to noise contamination from high wind speeds for the remaining hours of the long-term noise level measurement.
[2] The nighttime noise level range are based on the hours between 10:00 p.m. and 2:00 a.m. due to noise contamination from high wind speeds for the remaining hours of the long-term noise level measurement.
[3] Noise levels were calculated based on the long-term noise level measurement at LT-1.
CNEL = Community Noise Equivalent Level
dBA = A-weighted decibels
ft = foot/feet
HVAC = heating, ventilation, and air conditioning
L_{eq} = equivalent continuous sound level
L_{max} = maximum instantaneous noise level

Temporary (Construction) Noise. Noise increases from the Project would be generated on a short-term basis during construction activities. Noise impacts associated with construction activity are a function of the noise generated by the type of equipment used, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Two types of short-term construction noise would occur during construction. The first type would be from construction crew commutes and the transport of construction equipment and materials to the Project Site and would incrementally raise noise levels on roadways leading to the site. The pieces of construction equipment for construction activities would move on site, would remain for the duration of each construction phase, and would not add to the daily traffic volume in the Project vicinity.

Although there would be a relatively high single-event noise exposure potential causing intermittent noise nuisance (passing trucks at 50 feet would generate up to a maximum of 84 dBA), the effect on longer-term ambient noise levels would be small because the number of daily construction-related vehicle trips would be small compared to the existing daily traffic volume on Slover Avenue, Santa Ana Avenue, Linden Avenue, and Cedar Avenue. The building construction phase would generate the most trips out of all of the

construction phases, at 172 trips per day, based on the California Emissions Estimator Model (Version 2020.4.0). Roadways that would be used to access the Project site are Linden Avenue, Slover Avenue, and Santa Ana Avenue. Based on Table J in the noise analysis (Appendix G), Linden Avenue, Slover Avenue, and Santa Ana Avenue have estimated existing average daily traffic volumes of 2,979, 11,344, and 6,004, respectively, near the Project site. Based on the information above, construction-related traffic from the Project would increase noise by up to 0.2 dBA. A noise level increase of less than 3 dBA would not be perceptible to the human ear in an outdoor environment. Therefore, no short-term, construction-related impacts associated with worker commutes and transport of construction equipment and material to the Project site would occur, and no noise reduction measures would be required.

The second type of short-term noise impact is related to noise generated from construction activities. The proposed Project anticipates site preparation, grading, building construction, paving, and architectural coating phases of construction. These various sequential phases of construction change the character of the noise generated on a Project site. Therefore, the noise levels vary as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction- related noise ranges to be categorized by work phase. The demolition, site preparation, and grading phase tends to generate the highest noise levels. Noise associated with the use of each type of construction equipment for the site preparation phase is estimated to be between 55 dBA L_{max} and 85 dBA L_{max} at a distance of 50 feet from the active construction area. The maximum noise level generated by each grader is assumed to be approximately 85 dBA L_{max} at 50 feet. Each bulldozer would generate approximately 85 dBA L_{max} at 50 feet. The maximum noise level generated by water trucks/pickup trucks is approximately 55 dBA L_{max} at 50 feet from these vehicles. Each doubling of the sound sources with equal strength increases the noise level by 3 dBA. Assuming that each piece of construction equipment operates at some distance from the other equipment, the worst-case combined noise level during this phase of construction would be 88 dBA L_{max} at a distance of 50 feet from the active construction area. Based on a usage factor of 40 percent, the worst-case combined noise level during this phase of construction would be 84 dBA L_{eq} at a distance of 50 feet from the active construction area.

The nearest sensitive receptor is the residential property line within 50 feet of the Project construction boundary that may be subject to short-term construction noise reaching 88 dBA L_{max} (84 dBA L_{eq}) or higher. Daytime ambient noise levels in the project vicinity range between 46.6 and 60.8 dBA L_{eq} and 60.4 and 81.4 dBA L_{max} based on short-term and long-term noise level measurements shown in **Tables 13** and **14**. Although noise generated by Project construction activities would be higher than the ambient noise levels and would result in a temporary increase in the ambient noise levels, the proposed Project would be required to comply with the construction hours specified in Section 83.01.080(g)(3) of the County Development Code and the construction noise would stop once Project construction is completed. Implementation of **Standard Condition (SC) NOI-1** would further ensure compliance with the County's prohibition of construction noise during selected times. Therefore, no noise impacts from construction activities would occur. No noise reduction measures are required.

SC NOI-1 The construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and Saturdays. Construction

is prohibited outside these hours or at any time on Sundays and federal holidays.

During all project site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and most noise-sensitive receptors nearest the project site during all project construction.

The construction contractor shall place all stationary construction equipment so that the emitted noise is directed away from the sensitive receptors nearest the project site.

With implementation of **SC NOI-1**, construction-related noise impacts would conform to established County standards, ensuring impacts remain **less than significant**.

Permanent (Operational) Noise. Long-term noise associated with the Project would be generated from vehicle traffic and on-site stationary sources. Whereas mobile noise sources such as vehicle traffic are measured as Community Noise Equivalent Level (CNEL), stationary noise sources such as parking lot activities and heating ventilation air conditioning are measured as L_{max} and L_{eq}.

Mobile Noise: Noise levels from vehicle traffic (including resident vehicles) entering and exiting the site are analyzed along roadway segments in the Project vicinity using the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (1977; FHWA RD-77-108). **Table 15: Existing Traffic Noise Levels Without and With Project** summarizes the existing (2022) traffic noise levels without and with the Project. These noise levels represent the worst-case scenario, which assumes that no shielding is provided between the traffic and the location where the noise contours are drawn.

As detailed in **Table 15**, the Project-related traffic would increase noise by up to 0.5 dBA in the Project vicinity. The noise level increase is less than 3 dBA and would not be perceptible to the human ear in an outdoor environment. Therefore, no traffic noise impacts from Project-related traffic on off-site sensitive receptors would occur. Impacts would be **less than significant** and no noise reduction measures are required.

Heating, Ventilation, and Air Conditioning Activity: The proposed Project would include on-site ground-floor heating, ventilation, and air conditioning (HVAC) units for each residence that could potentially operate 24 hours per day. Each HVAC unit would generate a sound power level of 73.0 dBA, which would be equivalent to 41.4 dBA at 50 feet. It is assumed that off-site properties adjacent to the proposed Project site would be exposed to noise levels from up to 3 HVAC units as a worst-case scenario, which would reach a noise level of 46.2 dBA L_{eq} at 50 feet. However, the proposed on-site ground floor HVAC equipment would be shielded by the proposed 6-foot-high perimeter wall around the Project site, which would provide a minimum noise reduction of 5 dBA.

Table 15: Existing Traffic Noise Levels Without and With Project

	Without Project Traffic Conditions						With Project Traffic Conditions					
Roadway Segment	**ADT**	**Centerline to 70 dBA CNEL (feet)**	**Centerline to 65 dBA CNEL (feet)**	**Centerline to 60 dBA CNEL (feet)**	**CNEL (dBA) 50 feet from Centerline of Outermost Lane**		**ADT**	**Centerline to 70 dBA CNEL (feet)**	**Centerline to 65 dBA CNEL (feet)**	**Centerline to 60 dBA CNEL (feet)**	**CNEL (dBA) 50 feet from Centerline of Outermost Lane**	**Increase from Without Project Conditions (dBA)**
Linden Avenue between Slover Avenue and Ash Street	*3,061*	*< 50*	*< 50*	*< 50*	*55.6*		3,485	<50	<50	<50	56.1	0.5
Linden Avenue between Ash Street and Santa Ana Avenue	2,979	*< 50*	*< 50*	*< 50*	55.5		3,283	<50	<50	<50	55.9	0.4
Slover Avenue between Maple Avenue and Linden Avenue	15,306	60	120	254	68.4		15,670	60	122	258	68.5	0.1
Slover Avenue between Linden Avenue and Orchard Street (South Branch)	11,639	*< 50*	101	212	67.2		11,943	<50	102	216	67.3	0.1
Slover Avenue between Orchard Street (South Branch) and Valencia Street	11,344	*< 50*	99	209	67.1		11,890	<50	102	215	67.3	0.2
Santa Ana Avenue between Maple Avenue and Linden Avenue	6,327	*< 50*	*< 50*	97	63.6		6,449	<50	<50	99	63.7	0.1
Santa Ana Avenue between Linden Avenue and Cedar Avenue	6,004	*< 50*	*< 50*	94	63.5		6,126	<50	<50	95	63.5	0.1

Source: Compiled by LSA (2022).
Note: Traffic noise within 50 ft of the roadway centerline should be evaluated with site-specific information.
ADT = average daily traffic
CNEL = Community Noise Equivalent Level
dBA = A-weighted decibels
ft = foot/feet

Table 16: HVAC Noise Levels shows the noise levels generated from three HVAC units operating simultaneously at the property lines of adjacent land uses surrounding the Project site along with the distance from the HVAC equipment to the property line, distance attenuation, shielding from the proposed 6-foot-high perimeter wall, the average daytime and nighttime ambient noise levels, and the daytime and nighttime ambient noise level increases from the proposed on-site HVAC units. As shown in **Table 16**, noise levels generated from on-site HVAC units would not exceed the County's exterior daytime (7:00 a.m. to 10:00 p.m.) 30-minute (L_{50}) noise standard of 55 dBA for residential land uses surrounding the Project site. In addition, noise generated from on-site HVAC units would not exceed the County's exterior nighttime (10:00 p.m. to 7:00 a.m.) 30-minute (L_{50}) noise standard of 45 dBA for the residences east and southeast of the Project site. Residential uses north, east, south, and west of the project site would exceed the County's exterior nighttime (10:00 p.m. to 7:00 a.m.) 30-minute (L_{50}) noise standard of 45 dBA. However, noise generated from on-site HVAC units would increase ambient noise levels by up to 2.5 dBA during nighttime hours. This increase in noise would be less than 3 dBA, which is not perceptible to the human ear in an outdoor environment and the increase in ambient noise level would not be considered substantial. Therefore, no off-site noise impacts from on-site HVAC equipment would occur. No noise reduction measures are required.

Table 16: HVAC Noise Levels

Land Use	Direction	Reference Noise Level at 50 ft (dBA L_{eq})	Distance from Source to Off-Site Property Line (ft)	Distance Attenuation (dBA)	Shielding[1] (dBA)	Exterior Noise Level (dBA L_{eq})	Average Daytime/ Nighttime Ambient Noise Level[2] (dBA L_{eq})	Daytime/ Nighttime Ambient Noise Level Increase (dBA)
Residential	North	46.2	25	-6.0	5	47.2	57.1/56.3	0.4/0.5
Residential	East	46.2	20	-8.0	5	49.1	53.0/52.2	1.5/1.7
Rehab	Southeast	46.2	50	0.0	5	41.2	59.5/59.3	0.1/0.1
Residential	South	46.2	25	-6.0	5	47.2	59.5/59.3	0.2/0.3
Residential	West	46.2	25	-6.0	5	47.2	49.0/48.2	2.2/2.5

Source: LSA. 2022e. Table O.
[1] The proposed on-site ground floor HVAC equipment would be shielded by the proposed 6 ft high perimeter wall, which would provide a minimum noise reduction of 5 dBA.
[2] The average daytime ambient noise level was calculated based on the hours between 9:00 a.m. and 10:00 p.m. and the average nighttime ambient noise level was calculated based on the hours between 10:00 p.m. and 2:00 a.m.
dBA = A weighted decibels
HVAC = heating, ventilation, and air conditioning
L_{eq} = equivalent continuous sound level

As detailed above, the Project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project that is in excess of standards established in the County Development Code. With implementation of **SC NOI-1** for construction activities, impacts would remain **less than significant**.

b) No Impact. Ground-borne noise is typically assessed at locations where there is no airborne noise path, or for buildings with substantial sound insulation such as a recording studio. For typical buildings, the interior airborne noise levels are often higher than the ground-

borne noise levels. Therefore, the main focus of the discussion/analysis is ground-borne vibration.

Vibration standards included in the Federal Transit Administration (FTA) *Transit Noise and Vibration Impact Assessment Manual* (2018) are used in this analysis for ground-borne vibration impacts on human annoyance. The criteria for environmental impact from ground-borne vibration and noise are based on the maximum levels for a single event. FTA guidelines show that a vibration level of up to 0.5 inches per second (in/sec) in peak particle velocity (PPV) (FTA 2018) is considered safe for buildings consisting of reinforced concrete, steel, or timber (no plaster), and would not result in any construction vibration damage. For non-engineered timber and masonry buildings, the construction building vibration damage criterion is 0.2 in/sec in PPV. For a fragile building, the construction vibration damage criterion is 0.12 PPV (in/sec).

Section 83.01.090 of the County Development Code was used to evaluate potential vibration impacts from Project operations. Section 83.01.090 states that no ground vibration shall be allowed 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) in/sec measured at or beyond the lot line. In addition, vibration generated from temporary construction, maintenance, repair, or demolition activities between 7:00 a.m. and 7:00 p.m. is exempt, except on Sundays and federal holidays.

Construction Vibration. The greatest levels of vibration are anticipated during the site preparation/grading phases, during which a large bulldozer and loaded trucks would generate ground-borne vibration of up to 87 vibration velocity decibel (VdB) (0.089 PPV [in/sec]) and 86 VdB (0.076 PPV [in/sec]) when measured at 25 feet, respectively. All other construction phases are expected to result in lower vibration levels. **Table 17, Vibration Source Amplitudes for Construction Equipment,** summarizes the reference vibration levels at a distance of 25 feet for standard construction equipment.

The distance to the nearest buildings for vibration impact analysis is measured between the nearest off-site buildings and the project boundary (assuming the construction equipment would be used at or near the project boundary), because vibration impacts normally occur within the buildings.

Table 17: Vibration Source Amplitudes for Construction Equipment

Equipment	**Reference PPV/L_V at 25 ft**	
	PPV (in/sec)	**L_V (VdB)[1]**
Pile Driver (Impact), Typical	0.644	104
Pile Driver (Sonic), Typical	0.170	93
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large Bulldozer[2]	**0.089**	**87**
Caisson Drilling	0.089	87
Loaded Trucks[2]	**0.076**	**86**
Jackhammer	0.035	79
Small Bulldozer	0.003	58

Sources: FTA. 2018. Table 7-4.
[1] RMS vibration velocity in decibels (VdB) is 1 µin/sec.
[2] Equipment shown in **bold** is expected to be used on site.

µin/sec = micro-inches per second
ft = foot/feet
FTA = Federal Transit Administration
in/sec = inches per second
L_V = velocity in decibels
PPV = peak particle velocity
RMS = root-mean-square
VdB = vibration velocity decibels

Table 18, **Construction Vibration Levels,** lists the projected vibration levels from various construction equipment expected to be used on the project site in the active construction area to the closest buildings in the project vicinity. As shown in **Table 18,** the closest residential buildings east and west of the Project site are located approximately 60 feet from the active construction area and would experience vibration levels of up to 76 VdB. This vibration level would not have the potential to result in community annoyance because vibration levels would not exceed the FTA's community annoyance threshold of 78 VdB for daytime residences. Other building structures that surround the project site would experience lower vibration levels because they are farther away.

Table 18: Potential Construction Vibration Annoyance

Land Use	Direction	Equipment/ Activity	Reference Vibration Level (VdB) at 25 ft	Distance to Structure (ft)[1]	Vibration Level (VdB)
Residential	North	Large bulldozers	87	75	73
		Loaded trucks	86	75	72
Residential	East	Large bulldozers	87	60	76
		Loaded trucks	86	60	75
Rehab	Southeast	Large bulldozers	87	235	58
		Loaded trucks	86	235	57
Residential	South	Large bulldozers	87	545	47
		Loaded trucks	86	545	46
Residential	West	Large bulldozers	87	60	76
		Loaded trucks	86	60	75

Source: LSA. 2022e. Table M.
Note: The FTA-recommended annoyance threshold of 78 VdB for residential homes was used to assess potential construction vibration annoyance.
[1] Distance from the active construction area near the center of the project site to the building structure.
ft = foot/feet
FTA = Federal Transit Administration
VdB = vibration velocity decibels

Table 19, **Potential Construction Vibration Damage,** lists the projected vibration levels from various construction equipment expected to be used on the project site at the project construction boundary to the nearest buildings in the project vicinity. As shown in **Table 19**, the closest residential buildings east and west of the Project site are located approximately 5 ft from the project construction boundary and would experience vibration levels of up to 0.995 PPV [in/sec]. This vibration level would have the potential to cause building damage because residential structures are constructed of non-engineered timber

and masonry and vibrationlevels would exceed the FTA vibration damage threshold of 0.2 PPV (in/sec). The implementation of vibration reduction measures to restrict heavy construction equipment (e.g., large bulldozers and loaded trucks) or require the use of light construction equipment (e.g., small bulldozers and pick-up trucks) within 15 feet of the eastern and western Project construction boundary would reduce construction vibration levels to 0.191 PPV (in/sec). Also, implementation of **SC NOI-1** for construction and compliance with the construction hours specified in Section 83.01.080(g)(3) of the County Development Code would minimize construction vibration at the property line adjacent to the Project site.

Other nearby structures surrounding the Project site, including other residential structures and the rehabilitation facility, are farther away and would experience a vibration level of up to 94 VdB (191 PPV [in/sec]). This vibration level would not have the potential to cause building damage because residential structures and the rehabilitation facility would be constructed of non-engineered timber and masonry or better and vibration levels would not exceed the FTA vibration damage threshold of 0.2 PPV (in/sec). Therefore, no vibration impacts from project construction activities would occur with the implementation of standard conditions for construction and vibration reduction measures.

Table 19: Potential Construction Vibration Damage

Land Use	Direction	Equipment/ Activity	Reference Vibration Level at 25 ft		Distance to Structure (ft)	Maximum Vibration Level	
			VdB	PPV (in/sec)		VdB	PPV (in/sec)
Residential	North	Large Bulldozer	87	0.089	15	94	0.191
		Loaded Truck	86	0.076	15	93	0.164
Residential	East	Large Bulldozer	87	0.089	5	108	0.995
		Loaded Truck	86	0.076	5	107	0.850
Rehab	Southeast	Large Bulldozer	87	0.089	155	63	0.006
		Loaded Truck	86	0.076	155	62	0.005
Residential	South	Large Bulldozer	87	0.089	480	49	0.001
		Loaded Truck	86	0.076	480	48	0.001
Residential	West	Large Bulldozer	87	0.089	5	108	0.995
		Loaded Truck	86	0.076	5	107	0.850

Source: LSA. 2022e. Table N.
Note: The FTA-recommended building damage threshold is 0.2 PPV (in/sec) at the receiving residential building structures.
ft = foot/feet
FTA = Federal Transit Administration
in/sec = inches per second
PPV = peak particle velocity
VdB = vibration velocity decibels

Long-Term Operational Vibration. Operation of the proposed residential community would not generate vibration. In addition, vibration generated from Project-related traffic on the adjacent roadways (Linden Avenue, Santa Ana Avenue, and Slover Avenue) are unusual for on-road vehicles because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. Therefore, no vibration impacts from Project-related operations would occur and no vibration reduction measures are required. **No impact** related to ground-borne vibration or ground-borne noise would result from Project development; therefore, no mitigation is required.

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

SUBSTANTIATION:

Southern California Association of Governments (SCAG), Final 2016/2045 Regional Transportation Plan/Sustainable Communities Strategy; United States Census Bureau; SCAG 6th Cycle Final RHNA Allocation Plan.

a) Less than Significant Impact. Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, the growth-inducing potential of a project would be considered substantial if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning agencies (e.g., SCAG).

SCAG functions as the MPO for six counties, including San Bernardino County, wherein the Project is located. As the designated MPO, SCAG is federally mandated to research and plan for transportation, growth management, hazardous waste management, and air quality. SCAG's main responsibilities under state and federal law are preparing the RHNA and the RTP. Although SCAG does not have formal regulatory authority and cannot directly implement land use decisions, SCAG guides land use planning for the Southern California region through intergovernmental coordination and consensus building. SCAG's Regional Council adopted the latest [2016–2045] RTP/SCS on September 3, 2020. The analysis of the proposed Project's impacts to the County's growth forecast is based on the latest data provided in SCAG's 2016–2045 RTP/SCS.[1]

[1] Southern California Association of Governments. 2020. Final 2016/2045 Regional Transportation Plan/Sustainable Communities Strategy. Table 13: County Forecast of Population, Households, and Employment in Demographics & Growth Forecast Appendix. Page 29. Adopted September 3, 2020. Website: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579 (accessed April 21, 2022).

As of April 1, 2020, the United States Census Bureau estimated Bloomington's population to be 24,339 persons[1]. Development of the proposed Project and other projects in the unincorporated area and in San Bernardino County would lead to increases in population, housing, and employment. Based on a per-unit occupancy and the number of residential units, the proposed Project can accommodate a population of up to 677 persons.[2] This figure is consistent with future growth projections made by the County; therefore, development of the Project would not generate a population increase inconsistent with the County's projected population growth.

As detailed in the RHNA Allocation Plan, the unincorporated area of San Bernardino County will need to accommodate a total of 8,832 units in various income categories, including 2,179 in very low income, 1,360 in low-income, 1,523 in moderate-income, and 3,770 in above moderate-income housing units to meet its projected housing needs.[3] Because the Project proposes the development of a 180-units of condominium housing, it would contribute to the County's housing needs standards mentioned above.

Although the potential exists for the proposed Project to result in population growth, the Project would develop housing that would contribute to the County's RHNA housing needs and is not expected to exceed the County's population growth projected by SCAG in its 2020–2045 RTP/SCS. Therefore, population increase as a result of the proposed Project is not considered substantial or unplanned. The proposed Project would have a **less than significant** impact to the environment resulting from population growth, and mitigation is not required.

b) No Impact. The Project is on undeveloped land. No persons currently reside on site. In the absence of an on-site population, the Project would not result in the displacement or persons or necessitate the construction of replacement housing**. No impact** would result from Project development; therefore, no mitigation is required.

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1 United States Census Bureau*. n.d. QuickFacts, Bloomington CDP, California.* Website: https://www.census.gov/quickfacts/fact/table/bloomingtoncdpcalifornia,US/PST045221 (accessed February 14, 2022).

2 Ibid*.* 3.76 persons per household x 180 condominiums = 676.8 persons

3 Southern California Association of Governments. 2021. *SCAG 6th Cycle Final RHNA Allocation Plan. ALLOCATION by Regional Early Action Plan (REAP) SUBREGIONS.* Approved on March 22, 2021. Page 6. Website: https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-final-allocation-plan.pdf?1625161899 (accessed April 21, 2022).

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire Protection?	☐	☐	☒	☐
ii) Police Protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☒	☐
v) Other Public Facilities?	☐	☐	☒	☐

SUBSTANTIATION:

San Bernardino County Fire Department; San Bernardino County. Countywide Plan Draft EIR. Public Services; National Center for Education Statistics; California School Dashboard - Walter Zimmerman Elementary School, Ruth O. Harris Middle School, Bloomington Valley High School; California State Legislature, Legislative Analyst's Office

a.i) Less than Significant Impact. The San Bernardino County Fire Protection District (SBCFPD) provides fire protection, fire prevention, and emergency services to Bloomington. San Bernardino County Fire Station 76, located at 10174 Magnolia Street, approximately 2 miles north of the site in Bloomington, and San Bernardino County Fire Station 77, located at 17459 Slover Avenue, approximately 2 miles northwest of the site in Fontana, are the nearest fire stations. Fire Stations 76 and 77 contain one medic and brush engines.[1,2] Average travel time between Fire Station 76 and the Project site is 8 minutes and Fire Station 77 and the Project site is 8 minutes. Through compliance with California Vehicle Code 21806(A)(1), which requires all vehicles to yield to emergency vehicles, the proposed Project is not expected to reduce the SBCFPD's response times.

Development of the Project may incrementally increase the demand for fire protection services through potentially generating an increase in population and structures within the SBCFPD

1 San Bernardino County Fire Department. n.d.-a. Station 76. Website: https://www.firedepartment.net/directory/california/san-bernardino-county/bloomington/san-bernardino-county-fire-department-station-76 (accessed April 21, 2022).

2 San Bernardino County Fire Department. n.d.-b. Station 77. Website: https://www.firedepartment.net/directory/california/san-bernardino-county/fontana/san-bernardino-county-fire-department-station-77 (accessed April 21, 2022).

service area, but not to the degree that the existing fire stations within the unincorporated area could not meet demand.

Project design features incorporated into the structural design and layout of the proposed development would keep service demand increases to a minimum. For example, the Project must coordinate with the SBCFPD during the development review process to identify and mitigate any fire hazards and ensure adequate emergency water flow, fire-resistant design and materials, early warning systems and evacuation routes, restricted red curb areas, and emergency vehicle access entries from Linden Avenue, Santa Ana Avenue, Slover Street, and Orchard Street. Additionally, the SBCFPD maintains mutual aid agreements with neighboring cities (e.g., Rancho Cucamonga, Ontario, and Rialto), which would allow for the services of nearby fire departments to assist the unincorporated area during major emergencies.

The proposed Project design would be submitted to and approved by the SBCFPD prior the issuance of building permits. As with any development project in the County, the Project would be required to pay Development Impact Fees (DIF), which, in turn, contribute funds to capital costs associated with constructing new public safety structures such as fire stations and purchasing equipment for new public safety structures.

The addition of 180 condominium homes constructed in accordance with applicable policies designed to minimize fires (i.e., CBC and California Fire Code) would not require new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. Therefore, impacts would be **less than significant** and mitigation is not required.

a.ii) Less than Significant Impact. According to the Countywide Plan EIR, the San Bernardino County Sheriff's Department (SBCSD) is the main enforcement agency for the County. SBCSD serves 14 incorporated cities and towns in addition to serving unincorporated County areas. SBCSD includes a total of 3,956 staff members, consisting of 1,875 Sheriff/Coroner/Public Administrator staff, 1,467 Detentions staff, and 614 Law Enforcement Contracts staff. The SBCSD serves Bloomington and the City of Fontana Sphere of Influence from its Fontana Station at 17780 Arrow Boulevard in Fontana. There are 28 patrol deputies assigned to the Fontana Station's service area consisting of unincorporated areas near Fontana.[1]

Implementation of the Project would incrementally increase the demand for police services. The Project site would be equipped with formal surveillance through the use of closed-circuit television, electronic monitoring, and potentially security patrols. Additionally, architecture, landscaping, and lighting will be designed to minimize visual obstacles and eliminate places of concealment for potential assailants. The City of Fontana also employs Crime Prevention Through Environmental Design (CPTED) principles during the development review process for new construction and offers CPTED inspection services free of charge to reduce the likelihood of criminal activity and create safer places for the community.

[1] San Bernardino County. 2019c. *Countywide Plan Draft EIR. Public Services.* Page 5.14-9. Website: https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-14-PS.pdf (accessed April 21, 2022).

The SBCSD monitors its facility, equipment and staffing levels to ensure that adequate police protection and response times continue to be provided as individual development projects are proposed and on an annual basis as part of the County's budgeting process.[1] The continual monitoring of their facilities, equipment and police staffing levels by the SBCSD would ensure the proposed Project would not result in a significant reduction in police response times.

Funding for new police facilities in San Bernardino County is provided from the general revenues and from DIFs levied on all new development, including the Project. These DIFs are one-time charges applied to new development and are imposed to contribute revenue for the construction or expansion of capital facilities such as police stations.

The Project would be designed and operated per applicable standards required for new development. Payment of DIFs commensurate with the increased demand for services in the County would offset any increase in demand for police services. As such, the addition of 180 condominium homes constructed and operated with applicable policies designed to minimize crime (e.g., CPTED) would not require new or physically altered police protection facilities, the construction of which could cause significant environmental effects. Therefore, impacts on police services would be **less than significant** and mitigation is not required.

a.iii) Less than Significant Impact: The Project site is within the Colton Joint Unified School District. The Colton Joint Unified School District had a 2020–2021 enrollment of 20,550 students (in 28 schools).[2]

The closest elementary school serving the Project site is Walter Zimmerman Elementary School at 11050 Linden Avenue, 0.3 mile south of the Project site. Walter Zimmerman Elementary School had a 2021 enrollment of 578 students.[3] The closest middle school serving the Project site is Ruth O. Harris Middle School at 11150 Alder Avenue, approximately 1 mile southwest of the site. Ruth O. Harris Middle School had a 2021 enrollment of 670 students.[4] The closest high school serving the Project site is Bloomington Valley High School located 10750 Laurel Avenue, less than 1 mile west of the site. Bloomington Valley High School had a 2021 enrollment of 2,314 students.[5]

This Project includes the development of 180 additional housing units, which is estimated to add 677 residents to Bloomington's existing population. This could lead to a potential increase in the number of school-age students, but it is not guaranteed as residents may be already existing in the area. Children composing a portion of the 677 residents would attend school in the Colton Joint Unified School District. It is anticipated that students generated by the proposed Project would attend Walter Zimmerman Elementary School, Ruth O. Harris Middle

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1 San Bernardino County. 2019d. *Countywide Plan Draft EIR. Public Services. Table 5.14-8 Projected Student Population Growth by Planning Area.* Page 5.14-23. Website: https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-14-PS.pdf (accessed February 15, 2022).

2 National Center for Education Statistics. *Colton Joint Unified District.* Website: https://nces.ed.gov/ccd/districtsearch/district_detail.asp?Search=2&details=1&ID2=0609390&DistrictID=0609390 (accessed February 15, 2022).

3 California Department of Education, California School Dashboard. n.d.-a. *Walter Zimmerman Elementary School.* https://www.caschooldashboard.org/reports/36676866035729/2021 (accessed April 21, 2022).

4 California Department of Education, California School Dashboard. n.d.-b. *Ruth O. Harris Middle School.* https://www.caschooldashboard.org/reports/36676866111108/2021 (accessed April 21, 2022).

5 California Department of Education, California School Dashboard. n.d.-c. *Bloomington Valley High School.* https://www.caschooldashboard.org/reports/36676863631322/2021 (accessed April 21, 2022).

School, and Bloomington Valley High School, as these three schools are the closest schools to the Project site. **Table 20, Projected Student Population Growth by Planning Area,** shows the student generation rates for different planning areas and the number of students estimated to be generated by the proposed Project.[1]

Table 20: Projected Student Population Growth by Planning Area

Planning Area	Housing Unit Growth	Student Generation Rate	Projected Number of Additional Students
Unincorporated			
Bloomington Community Planning Area (CPA)	6,619	0.6	3,971

Source: San Bernardino County. 2019c. Table 5.14-8.
Notes: Housing Unit Growth for each region is based on Table 3-3. The student generation rate of 0.6 students per unit (K–12) was estimated based on information provided by Owen Chang, Director of Facilities Planning and Construction for Colton Joint Unified School District (CJUSD). CJUSD serves the Bloomington CPA, the area with the largest anticipated growth in housing units due to buildout of the Bloomington Community Plan. The Bloomington CPA rate is used to estimate student growth across the unincorporated area. Student generation rates were provided for Single-Family and Multifamily housing units. The Single-Family rate provided is 0.7225. **The multifamily student rate provided is 0.4841.** An average student generation rate of 0.6 was used in the analysis.

Based on the generation rates identified in **Table 20,** 3,971 additional students are anticipated at full buildout of the Bloomington Community Planning Area (CPA). Because the proposed Project is a multifamily community, it is anticipated to generate 87 additional students, [2] which is equivalent to 2.19 percent[3] of the projected number of additional students for Bloomington CPA at full buildout in 2040. As such, the proposed Project is consistent with the growth projections of Bloomington CPA, and schools are anticipated to adequately accommodate the new students generated by the proposed Project.

California Government Code (Section 65995[b]) establishes the base amount of allowable developer fees imposed by school districts. These base amounts are commonly referred to as "Level 1 fees" and are subject to inflation adjustment every 2 years. School districts are placed into a specific "level" based on school impact fee amounts that are imposed on the development. With the adoption of Senate Bill 50 and Proposition 1A in 1998, schools meeting certain criteria can now adopt Level 2 and 3 developer fees. The amount of fees that can be charged over the Level 1 amount is determined by the district's total facilities needs and the availability of State matching funds. If there is State facility funding available, districts are able to charge fees equal to 50 percent of their total facility costs, termed "Level 2" fees. If, however, there are no State funds available, "Level 3" fees may be imposed for the full cost of their facility needs.[4]

County of San Bernardino. 2019d. *San Bernardino Countywide Plan Draft PEIR. Public Services. Table 5.14-8 Projected Student Population Growth by Planning Area.* June. Page 5.14-34. Website: https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-14-PS.pdf (accessed April 21, 2022).

2 180 condominiums x 0.4841 students = 87.14 students

3 87.14 students / 3,971 projected number of additional students at full buildout x 100% = 2.19%

4 California State Legislature, Legislative Analyst's Office. 2001. *An Evaluation of the School Facility Fee Affordable Housing Assistance Programs*, January. Website: http://www.lao.ca.gov/2001/011701_school_facility_fee.html (accessed April 21, 2022).

Per California Government Code, "The payment or satisfaction of a fee, charge, or other requirement levied or imposed … are hereby deemed to be full and complete mitigation of the impacts … on the provision of adequate school facilities." The Project Applicant would be required to pay these development fees in accordance with Government Code 65995 and Education Code 17620. Through payment of development fees, impacts related to potential project-generated school-aged children would be nonexistent. As a result, there would be **less than significant** related to school services. Mitigation is not required.

a.iv) Less than Significant Impact: Please see the discussion under Section XVI, Recreation, for a discussion and analysis of park and recreation impacts based on implementation of the proposed Project. The proposed Project does not include the development of park/recreational uses on site, nor would it generate significantly more population in the area that may use existing park/recreational facilities. Impacts would be **less than significant** and no mitigation is required.

a.v) Less than Significant Impact: The Project has the potential to increase Bloomington's population by 677 persons. Any such population increase would require access to public facilities, including the public libraries. Project residents could elect to use Bloomington's existing library, Bloomington Branch Library, at 18028 Valley Boulevard, approximately 2 miles northwest from the Project site. Accessing these facilities would not be a problem as the projected increase in population would be consistent with planned population growth in the unincorporated Bloomington, as detailed in Section XI, Land Use and Planning, and Section XIV, Population and Housing, above. The minimal increase in population would incrementally increase the need for a number of public services, such as libraries and administrative facilities, as well as those listed above. In the same manner for those facilities, the Project would be required to pay DIFs used to fund capital costs associated with constructing new public facility structures and purchasing equipment for new public facilities, including libraries.

Based on the information and analysis provided above, the potential population increase as a result of the Project would not exceed anticipated population growth in the unincorporated Bloomington or for the site and is not expected to result in the need to construct or expand other public facilities, including libraries. Therefore, impacts would be **less than significant** and mitigation is not required.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XVI.	**RECREATION**				
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	☐	☐	☒	☐
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?	☐	☐	☒	☐

SUBSTANTIATION:

San Bernardino County. Countywide Plan Draft EIR, Recreation; United States Census Bureau; San Bernardino County-Parks and Recreation Special Districts, Kessler Park; Avila Collection. Tentative Tract Map 20481. Development Plan.

a) Less than Significant Impact. According to the County General Plan EIR, the San Bernardino County Regional Parks Department operates a total of 8,515 acres of regional parks in all four County regions.[1] Based on the per-unit occupancy and number of residential units, the Project has the potential to increase the unincorporated area's population by up to 677 persons residing at the property, which is consistent with the County's population growth estimates.[2, 3]

The closest park includes Kessler Park, 0.7 mile south of the Project site. This park is open to the public and the amenities include several shaded structures, a playground, skatepark, multiple baseball fields, a batting cage and an equestrian arena.[4]

The proposed Project includes the development of 180 multifamily condominium units with one community recreation area and a tot lot. The community recreation area would include a pool, a spa, a clubhouse, shade structures, barbecues, decorative paving, and tubular steel security fencing with gates. The tot lot would include play equipment, picnic tables, and benches for residents. Because the Project includes the development of recreational areas, residents of the Project, once the Project is operational, are anticipated to use on-site facilities. There is a low probability that residents of the proposed Project would visit the nearest park;

1 San Bernardino County. 2019e. Countywide Plan Draft EIR. Recreation.
2 United States Census Bureau. n.d. *QuickFacts, Bloomington CDP, California.* Website: https://www.census.gov/quickfacts/fact/table/bloomingtoncdpcalifornia,US/PST045221 (accessed April 21, 2022).
3 Ibid. 3.76 persons per household x180 condominiums = 676.8 persons
4 San Bernardino County Special Districts. n.d. Kessler Park. Website: https://specialdistricts.sbcounty.gov/home/parks-and-recreation/bloomington-rec-park/bloomington-parks/kessler-park/. (accessed April 21, 2022).

therefore, development of the proposed Project would not result in substantial physical deterioration of Kessler Park to occur or be accelerated.

In addition, the Project would be required to pay applicable development fees to offset impacts from deterioration to parks and recreation facilities in the County. Therefore, development of the Project would not create a significant increase in the use of existing neighborhood, regional parks, or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Impacts would be **less than significant**, and mitigation is not required.

b) Less Than Significant Impact. The following amenities allow for community interaction, socializing, and health [1].

- Open play areas would accommodate passive play opportunities and small-scale activities. No sport lighting would be permitted.

- Barbecue picnic facilities in designated areas per conceptual landscape plan. Each barbecue picnic facility shall provide a picnic table, freestanding barbecue, hot coal container, and trash container.

- Tot lot play area, including structures and equipment, would be staged to provide for separate age group, but would retain the possibility for interaction.

- Gazebo/shade structure would be implemented into the park area affording a view of the community. This group facility would have picnic benches and trash containers.

- Lighted walking paths throughout the community. This would allow for interaction and health amongst the community.

- Pool area opportunity for interaction, socializing, exercise and community. The pool area would have pool, a wading pool, a spa, a gathering facility, a sitting area with fire pit and benches, trash containers, pool furniture, and a tubular steel security fence around perimeter of the pool area connected by walking paths.

Because the Project is consistent with County's population growth projections, it is not expected to require construction of new or expansion of existing park facilities. However, the Project includes common open space area, one recreation building, a pool, and a tot lot. The common open space area would be a decorative landscaped paseo with meandering natural gray concrete sidewalk, low-maintenance and drought-tolerant accent flowering trees, shrubs, groundcover and decomposed granite. The community recreation area would include a pool, a spa, a clubhouse, shade structures, barbecues, decorative paving, and tubular steel security fencing with gates. The tot lot would include play equipment, picnic tables and benches for residents. The Project site would comply with County's General Plan objectives for recreational areas (Chapter 82.19 Open Space (OS) Overlays and Chapter 89.02 Recreational Facilities Financing) to provide a distinct sense of place to residents while responding to the existing surrounding built environment. Additionally, as discussed above, the Applicant is required to pay applicable development fees to offset impacts from the

[1] Avila Collection. Tentative Tract Map 20481. Development Plan.

deterioration to parks and recreation facilities in the County in lieu of maintaining the community facilities. As a result, impacts would be **less than significant** and mitigation is not required.

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

SUBSTANTIATION:

LSA Linden Bloomington Condos Trip Generation Analysis and CEQA Assessment Memorandum, 2022.

The discussion and analysis below are based on the *Traffic Study, Linden Bloomington Condos Trip Generation Analysis and CEQA Assessment Memorandum,* prepared by LSA on October 12, 2022. (Appendix H).

a) Less than Significant Impact. A project-specific traffic assessment was prepared to assess potential circulation impacts associated with the proposed Project (Appendix H). The San Bernardino County *Transportation Impact Study Guidelines,* dated July 9, 2019, states that a TIS needs to be prepared if a project generates 100 or more trips during any peak hour without consideration of pass-by trips. The project trip generation was developed using rates from the Institute of Transportation Engineers *Trip Generation Manual* (11th Edition) for Land Use 220 –"Multifamily Housing (Low-Rise) Not Close to Rail Transit." **Table 21**, **Project Trip Generation,** shows the Project trip generation. As shown in **Table 21,** the Project is anticipated to generate 72 trips in the a.m. peak hour, 92 trips in the p.m. peak hour, and 1,213 daily trips. Because the anticipated number of peak hour trips generated by the proposed Project is lower than the trip threshold (100 peak hour trips) established by the County's TIS Guidelines, a TIS was not required for the proposed Project.

Within the study area, there are no existing bicycle facilities. However, as per the *San Bernardino County Active Transportation Plan*, adopted September 2020, Class II bicycle lanes are proposed near the Project site on Slover Avenue, Santa Ana Avenue, and Cedar Avenue. As such, the Project would not decrease the performance or safety of any existing or proposed bicycle facility.

Table 21: Project Trip Generation

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Linden Bloomington Condos	180 DU							
Trips/Unit		0.10	0.30	0.40	0.32	0.19	0.51	6.74
Trip Generation		15	54	72	58	34	92	1,213

Source: LSA 2022c.
Notes:
Rates based on Land Use 220 - "Multifamily Housing (Low-Rise) Not Close to Rail Transit" from the Institute of Transportation Engineers *Trip Generation Manual*, 11th Edition, Setting/Location - "General Urban/Suburban."
DU = Dwelling Units

The Project does not have a frontage on any street. Therefore, the Project would not affect any existing sidewalks. The Project would provide pedestrian circulation within the Project site that would enhance pedestrian connectivity to existing sidewalks adjacent to the site. As such, the Project would not decrease the performance or safety of any existing or proposed pedestrian facility.

There is no existing or proposed transit service in the study area. As such, the Project would notdecrease the performance or safety of any existing or proposed public transit facility.

The Project does not conflict with any existing or proposed bicycle, pedestrian facilities, therefore, it can be considered to conform to all adopted policies, plans, or programs concerning these facilities and would have a **less than significant impact**. No mitigation is required.

b) Less than Significant Impact. *State CEQA Guidelines Section* 15064.3, subdivision (b) establishes VMT criteria in lieu of level of service for analyzing transportation impacts and was signed into law as SB 743 in 2013.

Per the County's TIS Guidelines, a project can be screened out from a VMT analysis if it lies in a low VMT generating area based on VMT per person. The San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool was reviewed to determine whether the proposed Project falls under a low-VMT per person zone and can be screened out. Per the County's TIS Guidelines, the proposed Project can be considered to have a less than significant impact if the Project VMT per person is less than 4 percent below the existing VMT per person for the unincorporated County. Based on the evaluation using the SBCTA VMT Screening Tool, it was determined that the proposed Project lies in a low VMT per person generating area. Therefore, the project can be anticipated to have a **less than significant** VMT impact and can be screened out from a VMT analysis. No mitigation is required.

c) Less Than Significant Impact. Roadway improvements in and around the Project site would be designed and constructed to satisfy all County requirements for street widths, corner radii, intersection control, as well as incorporate design standards tailored specifically to site access requirements pursuant to design guidelines of Chapter 83.02 (General Development and Use Standards), 83.09 (Infrastructure Improvement Standards), and 84.16 (Multi Family Residential Development Standards) of the County Development Code. Entrances and exits to and from the Project site would be marked with directional signage, and all site access

points and driveway aprons along with the curb, gutter, sidewalk, landscaping, streetlights, and trees along the Project site frontage of J Street, Santa Ana Avenue, Slover Street, and Orchard Avenue are designed and would be constructed to adequate widths for public safety pursuant to the applicable County Development Code.

The County, at final plan check, would ensure that all improvements associated with the Project are consistent with County standards and requirements. Adherence to applicable County requirements would ensure the proposed development would not include any sharp curves or dangerous intersections. Therefore, no substantial increase in hazards due to a design feature would occur. Impacts are **less than significant** and mitigation is not required.

d) Less Than Significant Impact.

Construction. Construction activities that may temporarily restrict vehicular traffic would be required to implement appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. Typical County requirements include prior notification of any lane or road closures with sufficient signage before and during any closures, flag crews with radio communication when necessary to coordinate traffic flow, etc. The residential community developer would be required to comply with these requirements, which would maintain emergency access and allow for evacuation if needed during construction activities. Compliance with these requirements would ensure that short-term impacts related to this issue are **less than significant.** Mitigation is not required.

Operation. Access to and from the Project site would be along J Street, Santa Ana Avenue, and Slover Street. In addition, an emergency-only access driveway would be provided from Orchard Street. In accordance with the California Fire Code, the Project Applicant is required to design, construct, and maintain structures, roadways, and facilities to maintain appropriate emergency/evacuation access to and from the Project site as codified in Chapter 83.02 (General Development and Use Standards), 83.06 (Fencing, Hedges and Walls), 83.09 (Infrastructure Improvement Standards), 83.11 (Parking and Loading Standards), 83.13 (Sign Regulation) of the County Development Code.

These improvements would be subject to the County Municipal Code sections specified above and would be reviewed by the SBCFPD and SBCSD through the County's general development review process. Proper site design and compliance with standard and emergency County access requirements would allow for evacuation, if necessary, during an emergency. This would ensure that long-term impacts related to this issue are **less than significant.** Mitigation is not required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
XVIII.	**TRIBAL CULTURAL RESOURCES**				
a)	Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
	i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
	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?	☐	☒	☐	☐

SUBSTANTIATION:

San Bernardino Countywide Plan 2020; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials, AB 52 Consultation Record

a) and b) Less than Significant Impact with Mitigation Incorporated. The term "California Native American tribe" is defined as "a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the Native American Heritage Commission (NAHC)."

Signed into law in September 2004, and effective March 1, 2005, SB 18 permits California Native American tribes recognized by the NAHC to hold conservation easements on terms mutually satisfactory to the tribe and the landowner. The term "California Native American tribe" is defined as "a federally recognized California Native American tribe or a non-federally

recognized California Native American tribe that is on the contact list maintained by the NAHC." The bill requires a city or county to consult with California Native American tribes for the purpose of preserving specified places, features, and objects located prior to the adoption or amendment of a General Plan or Specific Plan. This bill requires the planning agency to refer to the California Native American tribes specified by the NAHC and to provide them with opportunities for involvement.

Chapter 532, Statutes of 2014 (i.e., Assembly Bill 52 or AB 52), requires Lead Agencies evaluate a Project's potential to impact "tribal cultural resources." Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource."

CEQA defines a "historical resource" as a resource that meets one or more of the following criteria: (1) is listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register), (2) is listed in a local register of historical resources as defined in PRC §5020.1(k), (3) is identified as significant in a historical resource survey meeting the requirements of PRC §5024.1(g), or (4) is determined to be a historical resource by a Project's Lead Agency (PRC §21084.1 and *State CEQA Guidelines* §15064.5[a]).

"Local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

A resource may be listed as a historical resource in the California Register if it meets any of the following National Register criteria as defined in PRC §5024.1(C):

a. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

b. Is associated with the lives of persons important in our past.

c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

d. Has yielded, or may be likely to yield, information important in prehistory or history.

A "substantial adverse change" to a historical resource, according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

The *State CEQA Guidelines* do not preclude identification of historical resources as defined in Public Resources Code Sections 5020.1(j) or 5024.1. Pursuant to *State CEQA Guidelines* Section 15064.5[c][4], if an archaeological resource is neither a unique archaeological nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect

on it are noted in the Initial Study, but they need not be considered further in the CEQA process.[1]

Per SB 18 and AB 52 (specifically California Public Resources Code 21080.3.1), Native American consultation is required upon request by interested California Native American tribes that have previously requested that the County provide them with notice of such Projects. The County disseminated notices of the Proposed Project to interested California Native American tribes on September 1, 2022. The following tribes were included in the Project notification and opportunity to consult letters pursuant to AB 52: Twenty-Nine Palms Band of Mission Indians, Gabrieleno Band of Mission Indians-Kizh Nation, Morongo Band of Mission Indians, San Gabriel Band of Mission Indians, and Yuhaaviatam of San Manuel Nation formerly known as (San Manuel Band of Mission Indians). Formal consultation was requested by the Gabrieleno tribe and took place on November 3, 2022. The Yuhaaviatam of San Manuel tribe did not request consultation; however, they did provide recommended Cultural as well as Tribal mitigation measures to be included in this document. The Gabrieleno-Kizh Nation also provided mitigation/monitoring measures as a result of formal consultation which are included in the appropriate sections of this document. No other tribe responded to the project notice and opportunity to consult. Mitigation measures are provided below.

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

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

MM TCR-3: 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

[1] Pursuant to Section 21082.3(c) of the Public Resources Code, details on the nature, extent, and location of Tribal Cultural Resources identified by Native American Tribes shall remain confidential for the purposes of this analysis.

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 of the 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.

e. 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 historic purposes.

MM TCR-4: Unanticipated Discovery of Human Remains and Associated Funerary 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 discovered or recognized on the project site, then all construction activities shall

immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 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. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)

e. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

f. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

MM TCR-5: Procedures for Burials and Funerary Remains:

a. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.

b. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.

c. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are

reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials

d. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.

e. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.

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

g. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

Construction of the Project is not expected to cause a substantial adverse change to the significance of any historical resource. It is possible that previously unknown buried archaeological resources could be identified during Project construction. Therefore, **MM CUL-1 CUL-2** and **CUL-3** is proposed in the event that prehistoric or historic archaeological resources (e.g., bottles, foundations, refuse dumps, or artifacts) are unearthed during ground-disturbing activities to require the contractor to halt or redirect ground-disturbing activities away from the vicinity of the find until the find can be evaluated by a qualified archaeologist.

With implementation of **MM TCR-1 thru TCR-5, MM CUL-1, CUL-2 and CUL-3**, the proposed Project would have a **less than significant impact** on tribal cultural resources, as defined in Public Resources Code Section 21074.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
XIX.	**UTILITIES AND SERVICE SYSTEMS -** Would the project:				
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☒	☐	☐
b)	Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e)	Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

SUBSTANTIATION:

West Valley Water District, 2020 Integrated Regional Urban Water Management Plan, Upper Santa Ana River Watershed; San Bernardino County. Countywide Plan Draft EIR, Utilities and Service Systems; California Department of Resources Recycling and Recovery (CalRecycle); Project-Specific Water Quality Management Plan.

a) Less than Significant Impact with Mitigation Incorporated. Construction and expansion of water, drainage, electric, gas, and telecommunication facilities is described in the Project description. The proposed residential facility would interconnect to existing utilities where available along the Linden Avenue and Orchard Street. The Project consists of an on-site water quality facility that would capture and routes stormwater to an underground system that would clean the stormwater before discharging it to the municipal water system. Water quality is monitored by the RWCQB and the County to ensure compliance with water quality

standards. The existing drainage pattern would be maintained and address the additional needs at the Project site.

In addition, the Project would equip residential units with the most energy-efficient development and retrofits that not only promote the energy-efficient development in Bloomington, but also meet the State energy-efficiency goals. This would enable the new community to conform to the CBC Title 24 energy standard. The Project would incorporate modern telecommunication technology for internet access, phone, and television.

The approval of drainage features and other utility improvements takes place through the County's building plan check process. As part of this process, all Project-related drainage features and utility infrastructure would be required to comply with the County Development Code (Chapter 83.09 Infrastructure Improvement Standards and Chapter 84.16 Multi Family Residential Development Standards) and Santa Ana RWQCB standards. On-site Project-related drainage features would be designed, installed, and maintained pursuant to City MS4 standards and the requirements identified in the Final WQMP, as detailed in **MM HYD-3**.

All proposed improvements and interconnection to drainage, electric power, water, and wastewater facilities would be installed simultaneously with finish grading activities and required Project frontage improvements (curb, gutter, sidewalk, landscaping, streetlights, and trees) along Linden Avenue, Santa Ana Avenue, Slover Street, and Orchard Street. The areas of potential impact from drainage and utility infrastructure improvements are included in the analytical footprint of this Initial Study and associated technical studies, and impacts are mitigated where necessary to less than significant levels.

As a result, interconnection to the existing utilities in the Project vicinity would not result in substantial disturbance to native habitat or soils, or to the operation of existing roadways and utilities. There would be no significant environmental effects specifically related to the installation of utility interconnections that are not encompassed within the Project's construction and operational footprints, and therefore already identified, disclosed, and subject to all applicable mitigation measures, as well as local, State, and federal regulations, and standards established by serving utility companies. Therefore, impacts related to relocation of utilities would be reduced to **less than significant with mitigation incorporated**.

b) Less than Significant Impact. As detailed in Section X (Threshold B), the WVWD would supply water to the Project site via groundwater supplies from five regional groundwater basins, Bunker Hill and Lytle Creek (which are both part of the San Bernardino Basin or SBB), Rialto-Colton, Riverside North, and Chino Basins. The Riverside North Basin is the main source of water for Bloomington.

According to the WVWD UWMP, WVWD's normal year comparison indicates that it has adequate capacity to serve its service region.[1] WVWD's demands in single dry years are assumed to increase by 10 percent above normal year demands for single and multiple dry years. The local groundwater basins that WVWD produces water from have storage for use in dry years so WVWD can produce the volume of water needed to meet 100 percent of

[1] West Valley Water District. 2020b. *2020 Integrated Regional Urban Water Management Plan. Upper Santa Ana River Watershed. Part 2: Local Agency UWMPs.* Page 10-22. Website: https://www.sbvmwd.com/home/showpublisheddocument/9232/637614632546570000 (accessed April 21, 2022).

demands in single and multiple dry years. WVWD's supplies are therefore 100 percent reliable during single and multiple dry years up to 2045.[1]

If the Project site were developed with the current General Plan designation of Medium Density Residential (MDR), a development Project of 620,730 square feet[2] of residential services is estimated to generate 677 residents.[3] Based on a rate of 232 GPCD, development of the site under the existing MDR land use would use 157,064 gallons per day[4] or 175.88 AFY. However, using the actual GPCD of 201 would result in even less demand from the Project, as it would result in 136,077 gallons per day or 152.38 AFY, which is lower than the formerly calculated residential water demand.[5] Because the Project is anticipated to generate less water demand under the proposed residential land use (up to 23.5 AFY), the amount of water available for the Project is sufficient for normal, single-dry, and multiple-dry years up to 2045. Because planned supplies are sufficient, impacts would be **less than significant,** and mitigation is not required

c) Less Than Significant Impact. The Project site is within the WVWD. [6] Since the Project site is on the westernmost part of the County, the Project site is included in the WVWD Integrated Regional Urban Water Management Plan (IRUWMP). The IRUWMP provides regional water sources and management, regional water use, and water managements goals, objectives, and strategies.

In terms of baseline and targets for water usage, the State has adopted SBX7-7, also known as the Water Conservation Act of 2009. The WVWD targets were developed in terms of GPCD, which is calculated by dividing the total water from all customer categories by the population. [7]

The IRUWMP Supporting Information indicates the year 2020 target GPCD is 232 and actual GPCD is 201. Using the more conservative GPCD of 232 as a target, it can be concluded that the WVWD achieved its target reduction by 31 GPD. Also, application of Title 24/California Building Code would ensure GPCD demand remains below the target. [8]

With groundwater, the WVWD relies on its wells for the majority of its water supply. Bunker Hill and Lytle Creek (both part of the SBB), Rialto-Colton, Riverside North, and Chino basins are among the five regional groundwater basins from which WVWD can draw groundwater. Each of the five basins have been decided upon and are being managed for long-term viability.[9] Additionally, the quantity of groundwater WVWD may generate from the SBB is not

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1 West Valley Water District. 2020b. *2020 Integrated Regional Urban Water Management Plan. Upper Santa Ana River Watershed. Part 2: Local Agency UWMPs.* Pages 10-27 to 10-28.
2 14.25 acres × 43,560 square feet per acre = 620,730 square feet.
3 3.76 persons per household x 180 units = 677 residents
4 232 gallons per person per day × 677 persons = 157,064 gallons per day ÷ 893= 175.88 acre-feet per year.
5 201 gallons per person per day × 677 persons = 136,077 gallons per day ÷ 893= 152.38 acre-feet per year.
6 West Valley Water District. Boundary Map (Accessed April 8, 2022) Map-of-West-Valley-Water-District-Boundaries (yourrialto.com) (Accessed April 21, 2022).
7 West Valley Water District. 2020b. *2020 Integrated Regional Urban Water Management Plan. Upper Santa Ana River Watershed. Part 2: Local Agency UWMPs.* Page 10-13..
8 West Valley Water District. 2020c. IRUWMP Part 4. Appendix J. Page SB X7-9. Website: WVWD-Part-4-UWMP-Supporting-Information.pdf (secureservercdn.net) (accessed April 21, 2022).
9 West Valley Water District. 2020b. *2020 Integrated Regional Urban Water Management Plan. Upper Santa Ana River Watershed. Part 2: Local Agency UWMPs.* Page 10-15..

regulated by the Western-San Bernardino Judgement as long as the water is used within the WVWD limits, according to WVWD's rights from the SBB.[1]

WVWD has a total water right allocation in the Rialto Basin of 6,104 AFY, including 510 AFY that are fixed rights and 5,594 AFY that are adjustable and subject to a percentage reduction each year based on groundwater levels in the index wells. The percentage reduction has ranged from 7 percent in 2010 to 29 percent in 2020.[2]

To address potential water contaminants, the Project is required to comply with applicable federal, State, and local water quality regulations. The demand for water, wastewater, storm drainage and utility capacity would not result in the development of off-site features or facilities that would cause or contribute to an environmental impact. Impacts would be **less than significant** and, therefore, no mitigation is required.

d) Less than Significant Impact. Solid waste collection is a "demand-responsive" service, and current service levels can be expanded and funded through user fees. Solid waste from the proposed Project would be hauled by EDCO Disposal Services that provide trash and recycling services.[3] Solid waste generated by the proposed on-site uses would be collected and processed by EDCO Disposal Services, after which non-recyclable material would be sent to either Mid-Valley or San Timoteo Sanitary Landfills that serve the Valley Region.[4]

Mid-Valley Landfill has a daily throughput of 7,500 tons or 27,777.8 cubic yards, with a remaining capacity of 61,219,377 cubic yards.[5] Based on a generation rate of 6.7 pounds of solid waste per person per day,[6] the Project would generate 4,534.56 pounds of solid waste per day.[7] This amount is equivalent to as much as 0.03 percent of the daily throughput at Mid-Valley Landfill.[8] The Mid-Valley Landfill has adequate capacity to serve the proposed Project.

San Timoteo Landfill has a daily throughput of 2,000 tons or 1,428.6 cubic yards with a remaining capacity of 12,360,396 cubic yards.[9] Based on a generation rate of 6.7 pounds of solid waste per person per day, the Project would generate 4,534.56 pounds of solid waste per day. This amount is equivalent to as much as 0.11 percent of the daily throughput at Mid-

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1 West Valley Water District. 2020b. *2020 Integrated Regional Urban Water Management Plan. Upper Santa Ana River Watershed. Part 2: Local Agency UWMPs.* Page 10-15.

2 Ibid. Page 10-16.

3 San Bernardino County. 2019f. Countywide Plan Draft EIR. Utilities and Service Systems. Table 5.18-8 Solid Waste Haulers Serving Unincorporated San Bernardino County. Page 5.18-53. Website: https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-18-USS.pdf (accessed April 21, 2022).

4 San Bernardino County. 2019g. Table 5.18-9 Landfill Capacity: Landfills Serving Unincorporated San Bernardino County. Page 5.18-54. Website: https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-18-USS.pdf (accessed April 21, 2022).

5 California Department of Resources Recycling and Recovery (CalRecycle). n.d.-a. *Facility/Site Summary Details: Mid-Valley Sanitary Landfill.* Website: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1880?siteID=2662 (accessed February 22, 2022).

6 CalRecycle. 2020. California's 2019 Per Capita Disposal Rate Estimate. Website: https://www.calrecycle.ca.gov/lgcentral/goalmeasure/disposalrate/mostrecent (accessed April 21, 2022).

7 6.7 pounds per resident per day × 3.76 persons per household × 180 homes = 4,534.56 pounds of solid waste per day.

8 4,534.56 pounds of solid waste per day ÷2,000 lbs/ton = 2.26 tons day ÷ 7,500 tons/day throughput x 100% = 0.03 percent.

9 CalRecycle. n.d.-b. *Facility/Site Summary Details: San Timoteo Sanitary Landfill.* Website: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1906?siteID=2688 (accessed April 21, 2022).

Valley Landfill.[1] The San Timoteo Landfill has adequate capacity to serve the proposed Project.

As adequate daily surplus capacity exists at the receiving landfill, and the Project would comply with local and State waste reduction strategies, the Project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure. Impacts would be **less than significant,** and mitigation is not required.

e) Less Than Significant Impact. Residential projects generate different types of household solid waste including organic and biodegradable food waste, recyclable waste such as paper and plastics, electronic waste from tech items, etc. In this case, a strong focus on reducing, reusing, and recycling waste per household is all that is needed to mitigate this problem. The homeowners association for the Project would be required to provide educational information on recycling to all homeowners as part of the initial purchase of homes and again thereafter on an annual basis. The solid waste purveyor, EDCO Disposal Services would collect solid waste from the site and transfer it to the materials recovery facility (MRF). The MRF would sort the solid waste into recyclable and non-recyclable waste and would transfer the non-recyclable waste to Mid-Valley Sanitary Landfill for disposal. All development within the County, including the proposed Project, is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other local, State, and federal solid waste disposal standards. Therefore, the proposed Project would not conflict with applicable federal, State, and local statutes and regulations related to solid waste. Impacts would be **less than significant** and no mitigation is required.

[1] 4,534.56 pounds of solid waste per day ÷2,000 lbs/ton = 2.26 tons day ÷ 2,000 tons/day throughput x 100% = 0.11 percent.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
XX.	**WILDFIRE:** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

SUBSTANTIATION:

San Bernardino County, Multi-Jurisdictional Hazard Mitigation Plan (2017); San Bernardino County, 2007 General Plan, Safety Element.

a) No Impact. The Project site is not within a wildfire State Responsibility Area, nor is the site classified as a VHFHSZ.[1] The nearest VHFHSZ is approximately 3 miles south of the site on Sandra Drive. The Project is in an area that is developed with local roads and regional highways (Interstate 10 [San Bernardino Freeway] to the north) that provide adequate access and departure from the area in the event of an emergency. The Project would be designed to comply with the current California Fire Code standards for residential development, San Bernardino County Development Code Standards, and standards as set forth by the SBCFPD. Adequate emergency access points (three) also are included in the design of the Project. Therefore, the proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan within a VHFHSZ; therefore, **no impact** related to this issue would occur and not mitigation is required.

[1] CAL FIRE. n.d.-a. Fire and Resources Assessment Program. Fire Hazard Severity Zone Viewer. Website: https://egis.fire.ca.gov/FHSZ/ (accessed April 21, 2022).

b) Less than Significant Impact. As described above, the proposed Project is not within or near a State Responsibility Area, nor is the land classified as a VHFHSZ. San Bernardino County is subject to seasonal wind events including times during the fall when Santa Ana Wind conditions are prevalent. Santa Ana Wind conditions in the area of the proposed Project typically blow from a northeast to southwest direction (an offshore flow). Wildfires have been recorded in such Santa Ana Wind events, sometimes leading to uncontrolled spread of wildfires. CAL FIRE and the SBCFPD have taken these conditions and the locations of Fire Hazard Severity Zones into consideration when determining potential impacts associated with wildfire spread. The Project site is relatively flat, lacks slopes, and is surrounded by urban uses. The absence of open, undeveloped areas or vegetated hillsides in the Project vicinity significantly lowers the potential exposure of the site to wildland fires. The County and SBCFPD have procedures in place to respond to such an emergency and evacuate residents and employees as needed in case of emergency.[1,2]

Wind events can also result in smoke drift from nearby wildfires resulting in smoke settling in low-lying areas. Although Bloomington is in the Valley Region of San Bernardino County and is surrounded by Fontana, Rialto and Jurupa Valley, the potential for smoke settlement from nearby wildfires is a possibility. Such smoke settlement would be temporary and would more than likely clear out within a couple days of when settlement commenced (based on weather conditions).

Due to the Project's location and adjacency of developed uses, implementation of the proposed Project would have a low probability of exposing occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope or prevailing winds; therefore, Impacts would be **less than significant,** and no mitigation is required.

c) No Impact. As described above, the proposed Project is not within or near a wildfire State Responsibility Area, nor is the land classified as a VHFHSZ. The Project includes development of residential units and ancillary features. In the absence of any significant potential for on-site or adjacent wildfire hazard, the Project would not need to incorporate fire protection infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other non-existing utilities) that may themselves exacerbate fire risk. **No impact** related to this issue would result from development of the Project; therefore, no mitigation is required.

d) No Impact. As described above, the proposed Project is not located within or near a wildfire State Responsibility Area, nor is the land classified as a VHFHSZ. According to the County's Multi-Jurisdictional Hazard Mitigation Plan, the Project site is not located in flood hazard or inundation zones,[3] and the site is not located near bodies of water or enclosed water storage features that could result in tsunamis or seiches. The Project site and adjacent areas are relatively flat. No hillsides are within the Project area. Due to the absence of hills in the area, development of the Project would not expose persons or property to post-fire slope instability

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1 San Bernardino County. 2017. Multi-Jurisdictional Hazard Mitigation Plan. Approved July 13, 2017. Page 186-188. Website: https://www.sbcounty.gov/uploads/SBCFire/documents/EmergencyServices/Hazard-Mitigation-Plan.pdf (accessed April 21, 2022).

2 San Bernardino County. 2007. General Plan Safety Element. Effective April 12, 2007. Page VIII-13-VIII-16. Website: http://www.sbcounty.gov/Uploads/lus/GeneralPlan/FINALGP.pdf (accessed April 21, 2022).

3 San Bernardino County. 2017. Multi-Jurisdictional Hazard Mitigation Plan. Figure 4-10: Flood Hazard Severity Zone Map. Page 87.

or post-fire drainage changes. **No impact** related to these issues would result from implementation of the Project; therefore, no mitigation is required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*
XXI.	**MANDATORY FINDINGS OF SIGNIFICANCE:**				
a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
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.)	☐	☐	☒	☐
c)	Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

a) Less than Significant Impact with Mitigation Incorporated. This Initial Study analyzes the proposed Project's impacts to biological resources and cultural resources, and all direct, indirect, and cumulative impacts were determined to have no impact, a less than significant impact, or reduced to a less than significant impact with implementation of mitigation. No endangered or threatened species were identified on the Project site. Development of the proposed Project would not cause fish or wildlife populations to drop below self-sustaining levels or restrict the movement/distribution of a rare or endangered species. The proposed Project would not affect any threatened or endangered species or associated habitat. Potential impacts to burrowing owl and migratory/nesting birds would be mitigated to less than significant levels with implementation of **MMs BIO-1, BIO-2, and BIO-3.**

Development of the proposed Project would not affect known historic, archaeological, or paleontological resources. There are no known unique ethnic or cultural values associated with the Project site, nor are known religious or sacred uses associated with the Project site. **MMs CUL-1, CUL-2**,**CUL-3, TCR-1, and TCR-2** have been identified to confirm the presence or absence of subsurface cultural or tribal cultural resources and/or human remains on the Project site and the proposed Project would be conditioned to cease excavation or

construction activities if cultural resources are identified during Project execution pursuant to applicable regulatory policies. Potential impacts to historical and archaeological resources would be reduced to less than significant with implementation of mitigation.

b) Less than Significant Impact. The proposed Project has either no impact, a less than significant impact, or a less than significant impact with mitigation incorporated with respect to all environmental issues pursuant to CEQA. Due to the limited scope of direct physical impacts to the environment associated with the proposed Project, the Project's impacts are primarily project-specific in nature.

The proposed Project site is within an area that has been designated by the County for residential use. The proposed Project would not exceed significance thresholds for air-quality impacts during short-term construction-related activities or for the operational lifetime of the Project. As such, standard conditions and/or mitigation measures to reduce air quality impacts are not warranted. Construction and operational noise would not exceed County thresholds; therefore, no standard conditions or mitigation measures are warranted.

c) Less than Significant Impact. The South Coast Air Basin is currently designated as a non-attainment area for ozone, PM_{10}, and $PM_{2.5}$. Development of the Project would contribute to air pollutant emissions on a short-term basis. The proposed Project is required to comply with applicable SCAQMD Rules and California Code of Regulations. The proposed Project would not exceed significance thresholds for air quality impacts during short-term construction-related activities or for the operational lifetime of the Project. As such, standard conditions and/or mitigation measures to reduce air quality impacts are not warranted.

Like all of Southern California, the Project site could be subject to strong ground shaking resulting from large earthquakes. Proper engineering design and construction in conformance with the 2019 CBC standards and project-specific geotechnical recommendations (**MM GEO-1**) would ensure that impacts from strong seismic ground shaking and unstable soils would be **less than significant**.

GENERAL REFERENCES

California Department of Conservation. 2017. *State of California Williamson Act Contract Map.* Website: California Department of Conservation Williamson Map 2016.pdf (lacity.org) (accessed April 20, 2022)

_____. n.d. California Important Farmland Finder. Website: https://maps.conservation.ca.gov/DLRP/CIFF/ (accessed February 11, 2022).

California Department of Conservation, Division of Land Resource Protection. n.d. San Bernardino County 2014-2016 Land Use Conversion. Table A-28. Website: https://www.conservation.ca.gov/dlrp/fmmp/Pages/SanBernardino.aspx (accessed April 21, 2022).

California Department of Education. California School Dashboard. n.d.-a. *Walter Zimmerman Elementary School.* https://www.caschooldashboard.org/reports/36676866035729/2021 (accessed February 15, 2022).

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