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

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

PROJECT LABEL:

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

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

PROJECT CONTACT INFORMATION:

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

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

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

PROJECT DESCRIPTION:

Summary

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

Proposed Development

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

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

Infrastructure

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

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

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

Parking and Circulation

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

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

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

Landscaping

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

Street Improvements

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

Construction

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

Table 1: Construction Schedule

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

Operation

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

Discretionary Approvals

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

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

Ministerial Approvals

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

- Issuance of grading permit
- Issuance of building permits

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

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

Surrounding Land Uses and Setting

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

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

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

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

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

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

Project Site Location, Existing Site Land Uses and Conditions

Project Location

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

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

Existing Land Uses

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

Existing General Plan and Zoning Designations

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

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.
State of California: None.
County of San Bernardino: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, Special Districts, and Public Works.
Regional: Santa Ana Regional Water Quality Control Board; South Coast Air Quality Management District (SCAQMD).
Local: Fontana Water District.

Site Photographs

West view from the North Boundary

South View from the Northwest Corner

igure 1 Project Site and Vicinity Aerial

Figure 2 Site Plan

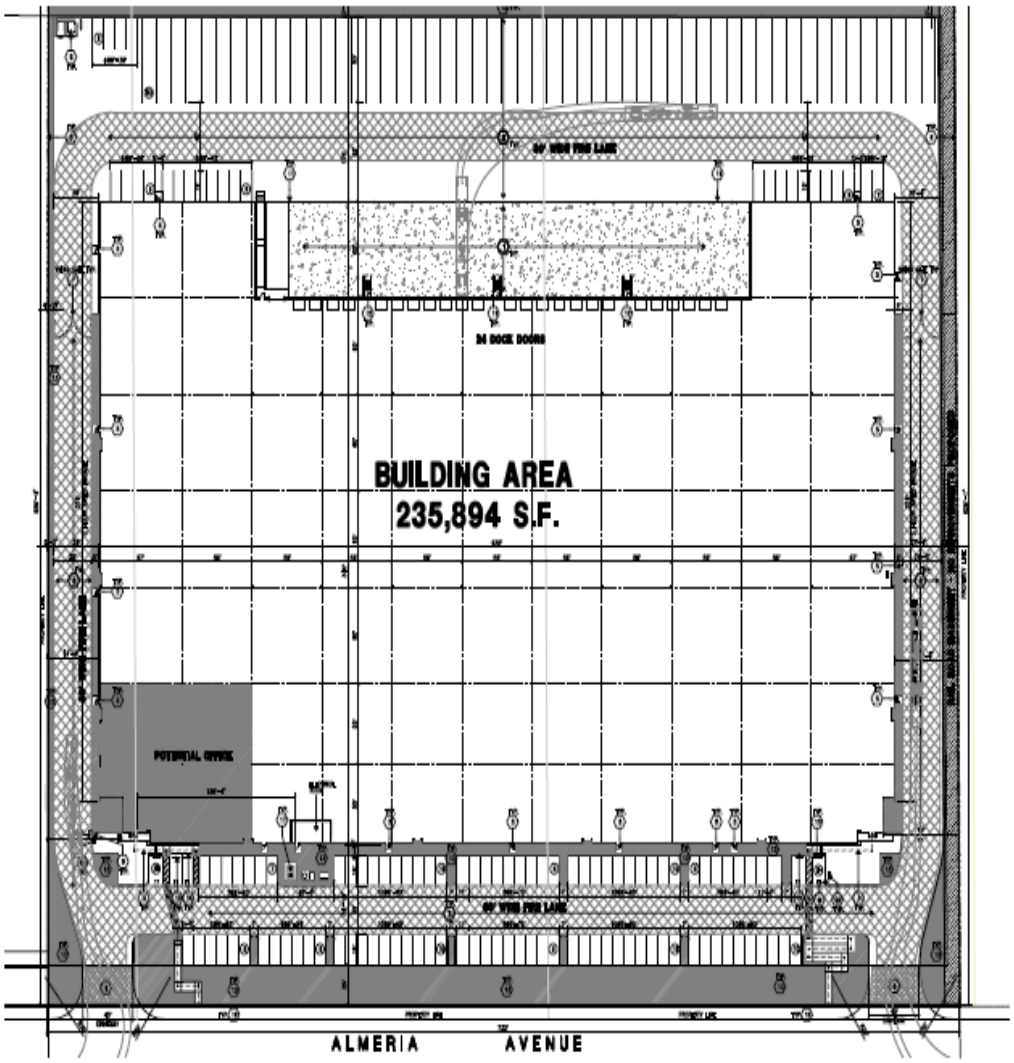
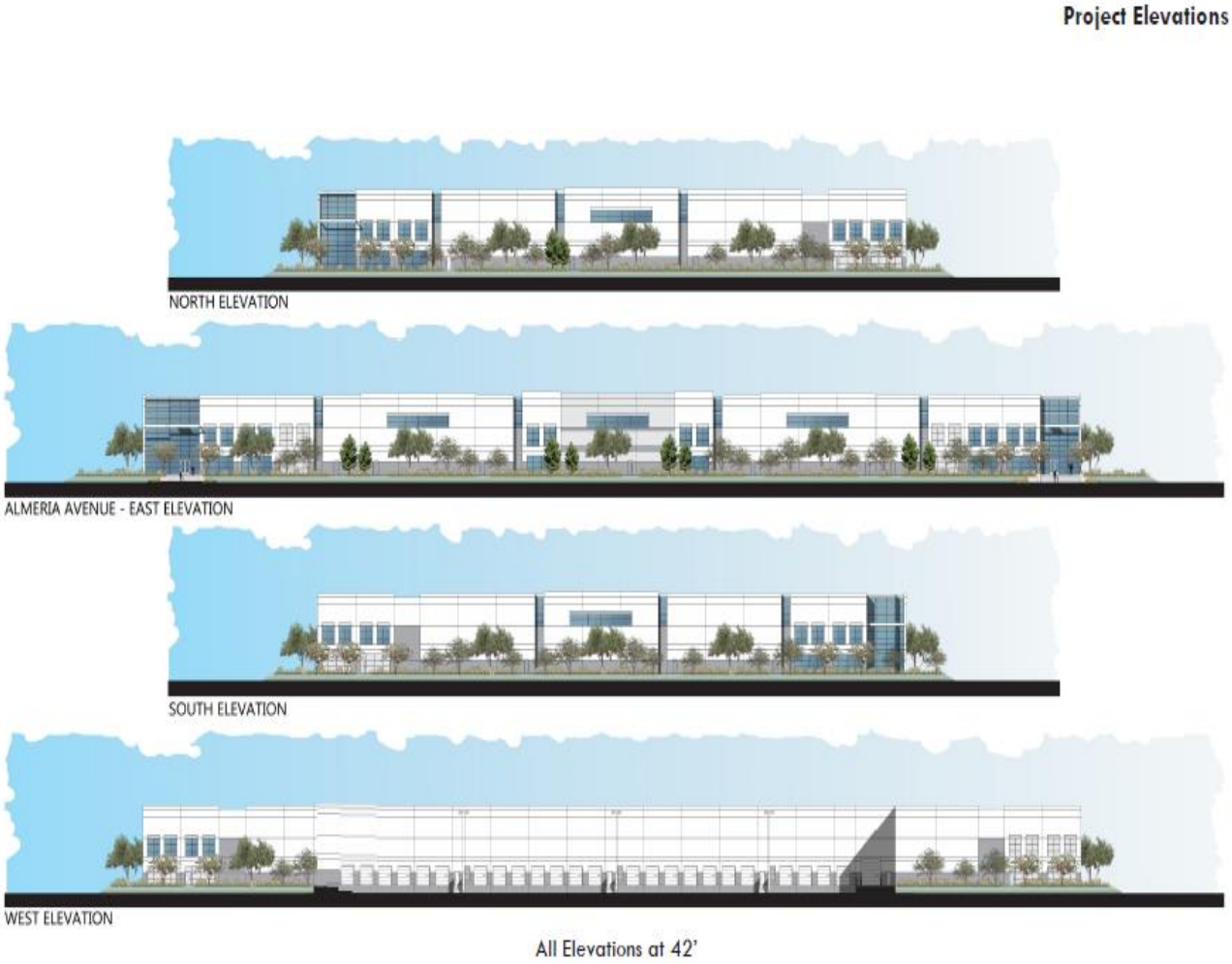


Figure 3 Proposed Project Elevations



CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

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

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

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

Table 2: AB 52 Consultation

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

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

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

EVALUATION FORMAT

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

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ 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.

aron liang _____ 6.3.2020

Signature: (prepared by Name, Planner) Date

Dave Prasch _____ 6.3.2020

Signature:(Name, Supervising Planner) _ Date

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
I.	***AESTHETICS*** – Except as provided in Public Resources Code Section 21099, would the project:				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
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 General Plan, 2007*; *Submitted Project Materials

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

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

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

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

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

b) **No Impact.** The project site does not contain scenic resources, such as trees of scenic value, rock outcroppings, or historic buildings. There are no State-designated or eligible scenic highways within the vicinity of the project site (Caltrans 2020). Accordingly, the project site is not located within a state scenic highway corridor and implementation of the proposed project would not have a substantial effect on scenic resources within a state scenic highway corridor. Thus, no impacts to state scenic highways would occur from implementation of the proposed project.

c) **Less than Significant Impact.** The project site is within an urbanized area that includes industrial uses, warehousing and storage facilities, roadways, and trails. As described previously, implementation of the proposed project would develop a 235,894 square foot industrial warehouse building on the undeveloped portion of the project site. The development would consist of infill development that would be located in between existing industrial/warehouse type uses and adjacent to a roadway.

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

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

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

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

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

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

Conditions of Approval

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
II.	**AGRICULTURE AND FORESTRY RESOURCES** - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
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 County General Plan, 2007; *San Bernardino County Land Use Services Zoning Look up*; *California Department of Conservation Important Farmland Finder*

a) **No Impact**. The development area of the project site is identified by the California Department of Conservation Important Farmland Finder as "Other Land" and states that land included in this category is not used for agriculture (CDC 2020). Therefore, the project site is not designated as Prime, Unique, or Farmland of Statewide Importance. Thus, the proposed project would not result in impacts related to conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) **No Impact**. The project site has an existing zoning designation of Regional Industrial (IR). No agriculture exists on or adjacent to the project site. In addition, the project would not result in a zone change, so the existing zoning would remain. Furthermore, the site is not subject to a Williamson Act contract. Thus, the proposed project would not result in impacts related to conflict with an existing agricultural zoning or Williamson Act contract.

c) **No Impact**. The project site consists of vacant land. No forest land exists on or adjacent to the project site. The project site is zoned for Regional Industrial (IR) uses and not zoned for forest land or timberland uses. Thus, the proposed project would not result in impacts related to conflict with an existing forest land or timberland zoning.

d) **No Impact**. The project site contains a limited number of ornamental trees, no native trees or forest exists on or nearby the project site. Thus, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use, and impacts would not occur.

e) **No Impact.** As described previously, the project area does not include farmland or forest land. In addition, the proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use. Therefore, no impacts would occur.

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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: *Air Quality, Greenhouse Gas, and Energy Assessment Report prepared by Vince Mirabella, 2020 (AQ 2020) (Appendix A); and the Health Risk Assessment (HRA) prepared by Vince Mirabella, 2020 (HRA 2020) (Appendix B).*

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

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

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

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

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

Table AQ-1: SCAQMD Regional Emission Significance Thresholds

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

Source: SCAQMD

Construction

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

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

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM_{10}, and $PM_{2.5}$ emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas.

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

Table AQ-2: Maximum Daily Construction Emissions

Construction Activity	Emissions (pounds/day)					
	ROG	NO_X	C0	SO_x	PM_{10}	$PM_{2.5}$
2020						
Site Preparation	5.7	83.9	23.2	0.1	10.0	6.6
Grading	6.1	92.8	38.0	0.2	10.7	5.0
Maximum Emissions	6.1	92.8	38.0	0.2	10.7	6.6
2021						
Grading	5.7	86.0	36.6	0.2	9.6	4.6
Building Construction	3.0	25.0	16.6	0.0	3.6	1.6
Paving	1.8	12.9	25.3	0.0	0.9	0.6
Architectural Coating	112.6	1.6	3.4	0.0	0.5	0.2
Maximum Emissions	112.6	86.0	36.6	0.2	9.6	4.6
Maximum Emissions	**112.6**	**92.8**	**38.0**	**0.2**	**10.7**	**6.6**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Emissions Exceed Thresholds?	**Yes**	**No**	**No**	**No**	**No**	**No**

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

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

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

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

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

Table AQ-3: Maximum Daily Regional Operational Emissions

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

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

c) **Less Than Significant Impact**. The SCAQMD recommends the evaluation of localized NO_2, CO, PM_{10}, and $PM_{2.5}$ construction-related impacts to sensitive receptors in the immediate vicinity of the project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. The impacts were analyzed pursuant to the SCAQMD's Final Localized Significance Threshold Methodology. SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts.

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

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

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

The project location is surrounded by numerous industrial land uses. The closest sensitive receptor where such a receptor could reside for 24 hours or longer is located at an existing residence approximately 500 feet (152.4 meters) north of the project along Almeria Avenue. Therefore, the distance for sensitive receptors in the LST assessment was set at 150 meters for estimating PM_{10} and $PM_{2.5}$ impacts. The closest worker receptor where such a receptor could be exposed for 8 hours is located adjacent to the project site. The receptor distance for a worker receptor was set at 25 meters, the shortest distance contained in the SCAQMD's LST emission look-up tables for estimating NO_2 and CO impacts.

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

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

Table AQ-5: Maximum Daily Construction LST Emissions

Construction Activity	Emissions (pounds/day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
2020				
Site Preparation	83.8	22.4	9.8	6.5
Grading	60.9	32.4	5.9	3.7
Maximum Daily Emission	83.8	32.4	9.8	6.5
2021				

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

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

Operations

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

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

Table AQ-6: Maximum Daily Localized Operational Emissions

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

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

Diesel Mobile Source Health Risk

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

proposed project and exposing nearby sensitive receptors.

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

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

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

Table AQ-7: Health Risk at Closest Sensitive Receptor

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

Source: Appendix B

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

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

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

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

Conditions of Approval

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

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

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

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

Mitigation Measures

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

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

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

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

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

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

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

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

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

c) **No Impact.** As described in the previous response, the project site does not contain any drainage, riparian, riverine, or wetland features. There are no CDFW, United States Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters within the project site boundaries, and no other sensitive natural

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

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

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

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

f) **No Impact.** The project site is not within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Thus, no impact related to this type of plan would occur.

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

Mitigation Measures

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

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

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

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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):

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

a) **No Impact**. The cultural resources records search conducted for the project identified sixteen previously recorded cultural resources within a 1-mile radius of the project site, none of which are located within the project site itself. Historical aerial photographs and maps show the project site was used for agricultural activities as early as the 1930s and that development in the project area starting in the 1970s. Two roads, Lime Avenue (to the west of the site) and Almeria Avenue have existed since the late 1930s, but have undergone significant improvements, including paving and commercial landscaping, and neither retain the requisite historic integrity to be considered a significant historical resource (MCC 2020). Therefore, the proposed project, including street improvements along Almeria Avenue involving: curb, gutter, striping, streetlights, sidewalks, street trees, a parkway drain, and a fire hydrant, would not result in impacts to a historic resource.

b) **Less than Significant Impact with Mitigation Incorporated.** The project site has been previously disturbed and was used for agricultural activities as early as the 1930s. The Cultural and Paleontological Resources Assessment prepared for the project did not identify any previously recorded resources within the project site and the field survey yielded negative results for newly discovered resources. However, previous resources have been identified within a 1-mile radius of the project site. Therefore, Mitigation Measure CUL-1 has been included to require a qualified professional archeologist to be present at the pre-grade meeting to detail an inadvertent discovery plan and for contractors to halt work within 50 feet in the event of uncovering a potential archaeological resource and to have the find evaluated by a qualified archaeologist. Because the Cultural Resources Assessment (including field survey) did not identify any previously recorded or new resources within the project site, no evidence exists of the presence of archaeological resources on the project site. Further, implementation of

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

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

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

Conditions of Approval

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

Mitigation Measures

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

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

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

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

SUBSTANTIATION: *San Bernardino County General Plan, 2007; Air Quality and Greenhouse Gas Assessment Report prepared by Vince Mirabella, 2020 (AQ 2020) (Appendix A).*

a) **Less than Significant Impact**.

Construction

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

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

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

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

Table E-1: Estimated Construction Equipment Fuel Consumption

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

Source: Appendix A

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

Table E-2: Estimated Construction Vehicle Usage

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

Source: Appendix A

Table E-3: Total Construction Fuel Usage

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

Source: Appendix A

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

Operation

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

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

Table E-4: Operational Energy Usage

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

Source: Appendix A

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

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

Conditions of Approval

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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):*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

e) **Less than Significant Impact.** The proposed project would include installation and operation of an onsite septic system to provide wastewater treatment, as the site is not in the vicinity of any sewer systems. As described previously, the Geotechnical Investigation prepared for the project conducted soils testing, which determined that onsite soils consist of sands, silty sands, and sandy silts (GEO 2019), which have the capability to support septic systems. Therefore, the site does not have soils incapable of adequately supporting the use of septic tanks. In addition, compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that soil related impacts would be less than significant.

f) **Less than Significant Impact with Mitigation Incorporated.** The paleontological record search conducted for the project did not identify any fossil localities within 1 mile of the project site. In addition, the project site soils comprised of younger Quaternary alluvium, derived broadly as alluvial fan deposits from the San Gabriel Mountains to the north via Lytle Creek that currently flows to the north and east, which do not typically contain significant vertebrate fossils. However, it is likely these deposits are underlain by older Quaternary deposits at relatively shallow depth as vertebrate fossils from similar sediments have been identified in the region (MCC 2020). Therefore, Mitigation Measure PAL-1 is included to require that if project excavations exceeds depths of ten feet paleontological monitoring will be implemented.

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

Conditions of Approval

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

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

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

Mitigation Measures

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

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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:
San Bernardino County General Plan, 2007; County of San Bernardino Greenhouse Gas Emissions Reduction Plan, 2011; County of San Bernardino Greenhouse Gas Emissions Development Review Process, 2015; Air Quality and Greenhouse Gas Assessment Report prepared by Vince Mirabella, 2020 (AQ 2020) (Appendix A)

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

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

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

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

- Tier 5 involves mitigation offsets to achieve target significance threshold.

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

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

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

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

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

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

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

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

Table GHG-1: Greenhouse Gas Emissions

Emission Source	Annual GHG Emissions (MTCO2e)
Annual construction-related emissions amortized over 30 years	30
Energy Source	161
Mobile Source (Passenger Car)	312
Mobile Source (Truck)	1,131
Waste	111
Water Usage	248
Total CO_2E (All Sources)	**1,993**
Screening Threshold	**3,000**
Exceeds Threshold?	**No**

Source: Appendix A

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

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

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

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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:

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

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

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

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

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

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

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

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

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

Construction

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

Operation

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

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

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

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

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

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

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

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

e) **No Impact.** The project site is approximately 7.6 miles southwest of the Ontario International Airport, which is the closest airport facility. The project site is not located within the airport land use plan, and impacts related to airport safety hazards would not occur.

f) **No Impact.** The proposed project would operate an industrial warehouse that would be permitted and approved in compliance with existing safety regulations, such as the CBC and California Fire Code to ensure that it would not conflict with emergency response to the project site or emergency evacuation from the project site.

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

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

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

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

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

Mitigation Measures

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

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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 offsite;	☐	☐	☒	☐
	iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or	☐	☐	☒	☐
	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:

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

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

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

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

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

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

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

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

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

Operation

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

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

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

Type of BMP	Description of BMPs
LID Site Design	Optimize the site layout: The site has been designed so that runoff from impervious surfaces would flow to either landscaped areas or an underground retention system for treatment by infiltration.
	Use pervious surfaces: Landscaping is incorporated into the project design to increase the amount of pervious area and onsite retention of stormflows.
Source Control	Storm Drain Stenciling: All inlets/catch basins would be stenciled with the words “Only Rain Down the Storm Drain,” or equivalent message.
	Need for future indoor & structural pest control: The building would be designed to avoid openings that would encourage entry of pests.
	Landscape/outdoor pesticide use: Final landscape plans would accomplish all of the following: • Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. • Consider using pest-resistant plants, especially adjacent to hardscape. • To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions

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

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

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

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

c) **Less than Significant Impact.** Based on implementation of the existing regulations through County Conditions of Approval that would be verified through the County's permitting process, implementation of the proposed project would not result in substantial erosion or siltation on- or off-site.

i. As described previously, existing RQWCB and County regulations require the project to implement a project specific SWPPP during construction activities, that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the project is required to implement

a WQMP that would implement operational BMPs to ensure that operation of the industrial warehouse use would not result in erosion or siltation. With implementation of these regulations, impacts related to erosion or siltation onsite or off-site would be less than significant.

ii. As detailed previously, runoff generated by the proposed project would be conveyed to either landscaping or an underground retention system, which would filter and infiltrate stormwater, such that drainage would be controlled and would not result in an increase in runoff that could result in on or off-site flooding. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process to ensure that the proposed project would meet the stormwater needs. Therefore, the proposed project would not increase the rate or amount of surface runoff in a manner which would result in flooding onsite or off-site, and impacts would be less than significant.

iii. As described previously, the runoff generated by the proposed project would be conveyed to either landscaping or an underground retention system. These areas have been sized to accommodate the anticipated flows, and would control drainage, such that it would not exceed the capacity of the stormwater drainage system. In addition, a WQMP is required to be developed approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process to ensure that the proposed project would not provide additional sources of polluted runoff. Therefore, impacts would be less than significant.

iv. The project would develop a vacant site into an industrial warehouse facility and install an underground retention system onsite that would retain and convey storm flows to the drainage system. According to the FEMA FIRM map (06071C8652H), the project site is not located within a flood zone. Thus, the proposed project would not impede or redirect flood flows, and impacts would be less than significant.

d) **No Impact.** As described above, the project is not located within a flood zone. Therefore, the project would not potentially risk the release of pollutants due to project inundation. The project site is located over 44 miles northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the project is not located within a tsunami zone and no impacts would occur. Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water bodies near enough to the project site to pose a flood hazard to the site resulting from a seiche. The nearest water body is the Lake Mathews, which is located approximately 17 miles south of the project site. Therefore, no seiche impacts would occur.

e) **No Impact.** As described previously, the project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for

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

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

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

Conditions of Approval

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

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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:

San Bernardino County General Plan, 2007; Submitted Project Materials

a) **No Impact.** The development area of the site is vacant and undeveloped. The site is surrounded by urban development that includes industrial warehouses, roadways, and a trail. Land uses across Almeria Avenue consist of industrial land uses. The project would result in infill development that is consistent with the designated IR (Regional Industrial) land uses. In addition, the project does not involve development of roadways or other infrastructure that could divide a community. Therefore, the proposed project would not disrupt or divide the physical arrangement of an established community, and no impact would occur.

b) **No Impact**. The development area is vacant and surrounded by industrial uses and Almeria Avenue. The County of San Bernardino Countywide Plan designates the project site for Regional Industrial (IR) land uses, which provides for heavy industrial uses, incidental commercial uses, agricultural support services, salvage operations, and similar and compatible uses per the San Bernardino County Code, Title 8, Section 82.01.020(c)(4)(b).

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

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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):*

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

a) **No Impact.** The Draft County Policy Plan Natural Resources Element Mineral Resource Zone Map identifies that the project site is within an area that is designated as Mineral Resource Zone (MRZ) 2, which indicates that it is within an area where geologic information indicates that minerals or construction aggregates could be present.

However, as described in the Geotechnical Investigation prepared for the project, onsite soils consist of artificial fill to a depth of approximately 4.5 feet, which are underlain by native alluvium. The alluvium generally consists of sands, gravelly sands, and occasional silty sands (GEO 2019), which are common throughout the region and are not considered mineral resources. Therefore, the proposed project would not result in the loss of a mineral resource that would be of value to the region or state, and no impact would occur.

b) **No Impact.** The project site is not designated as a mineral resource recovery site. The County of San Bernardino Countywide Plan designates the project site for Regional Industrial (IR) land uses. In addition, the project site is located within an urban area and surrounded by industrial uses and roadways. There are no identified mineral resource sites within the project vicinity. Therefore, the project would not result in the loss of availability of a locally important mineral resource recovery site, and impacts would not occur.

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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 General Plan, 2007; Noise Impact Analysis, prepared by Urban Crossroads, 2020 (NOI 2020) (Appendix I)

County Noise and Vibration Standards

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

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

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

City of Fontana Noise and Vibration Standards

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

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

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

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

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

Source: Urban Crossroads, 2020.

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

R1: A residence on Almeria Avenue located approximately 289 feet north of the Project site.

R2: A residence on Riesling Street located roughly 943 feet east of the Project site.

R3: A residence on the east side of Tokay Avenue approximately 1,455 feet from the Project site.

R4: A residence on the east side of Tokay Avenue approximately 1,902 feet from the Project site.

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

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

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

Table N-1: Construction Reference Noise Levels

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

Source: Urban Crossroads, 2020.

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

Table N-2: Construction Noise Levels at Sensitive Receptors

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

Source: Urban Crossroads, 2020.

Operation

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

Table N-3: Project Onsite Daytime Operational Noise Levels

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

Source: Urban Crossroads, 2020.

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

Table N-4: Project Onsite Nighttime Operational Noise Levels

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

Source: Urban Crossroads, 2020.

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

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

Table N-5: Operational Noise Level Compliance

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

Source: Urban Crossroads, 2020.

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

Table N-6: Project Daytime Operational Noise Level Increases

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

Source: Urban Crossroads, 2020.

Table N-7: Project Nighttime Operational Noise Level Increases

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

Source: Urban Crossroads, 2020.

b) **Less than Significant Impact.**

Construction

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

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

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

Table N-8: Construction Equipment Vibration Levels

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

Source: Urban Crossroads, 2020.

Operation

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

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

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

Conditions of Approval

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

Figure N-1: Noise Measurement Locations

Figure N-2: Construction Noise Source and Receiver Locations

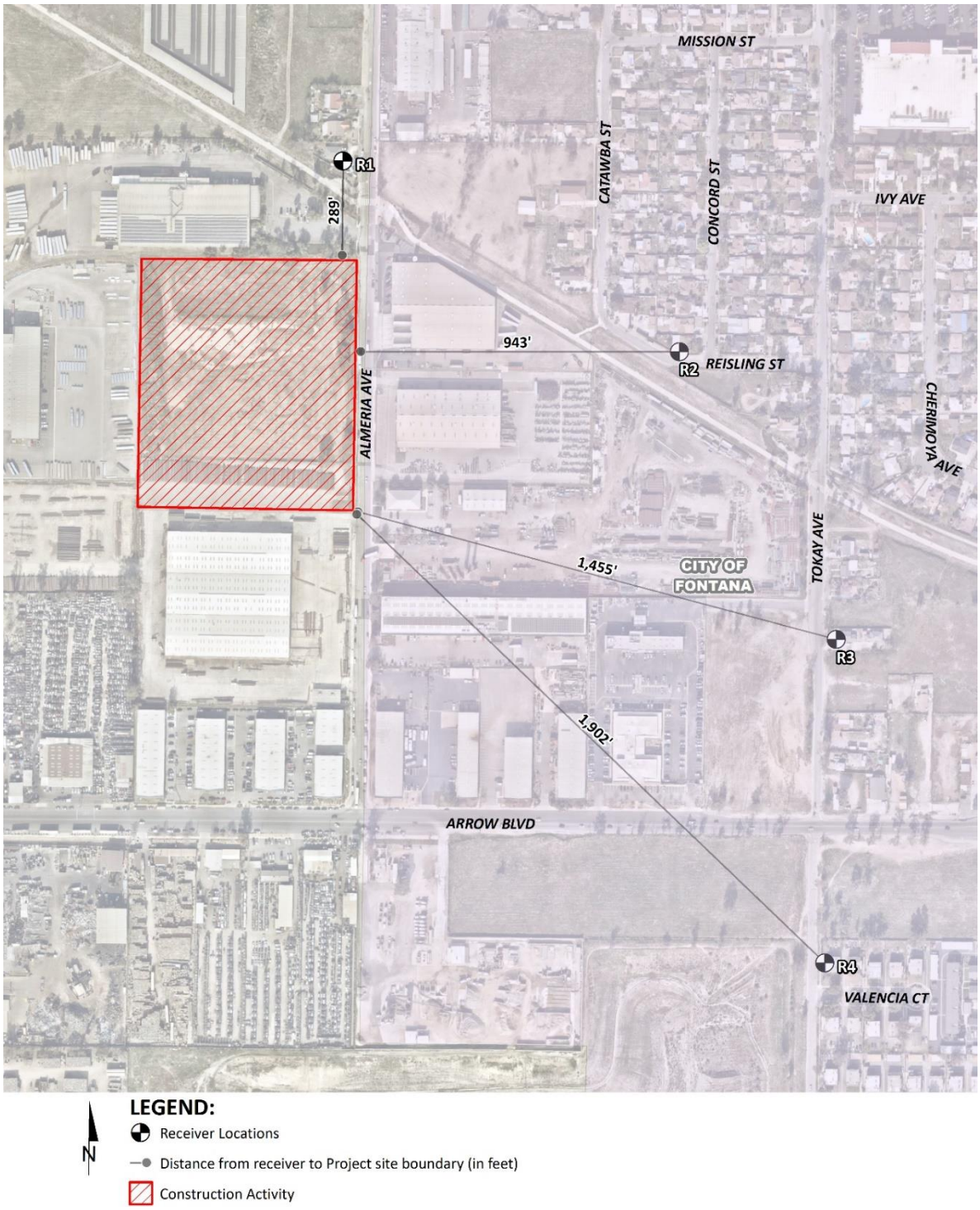
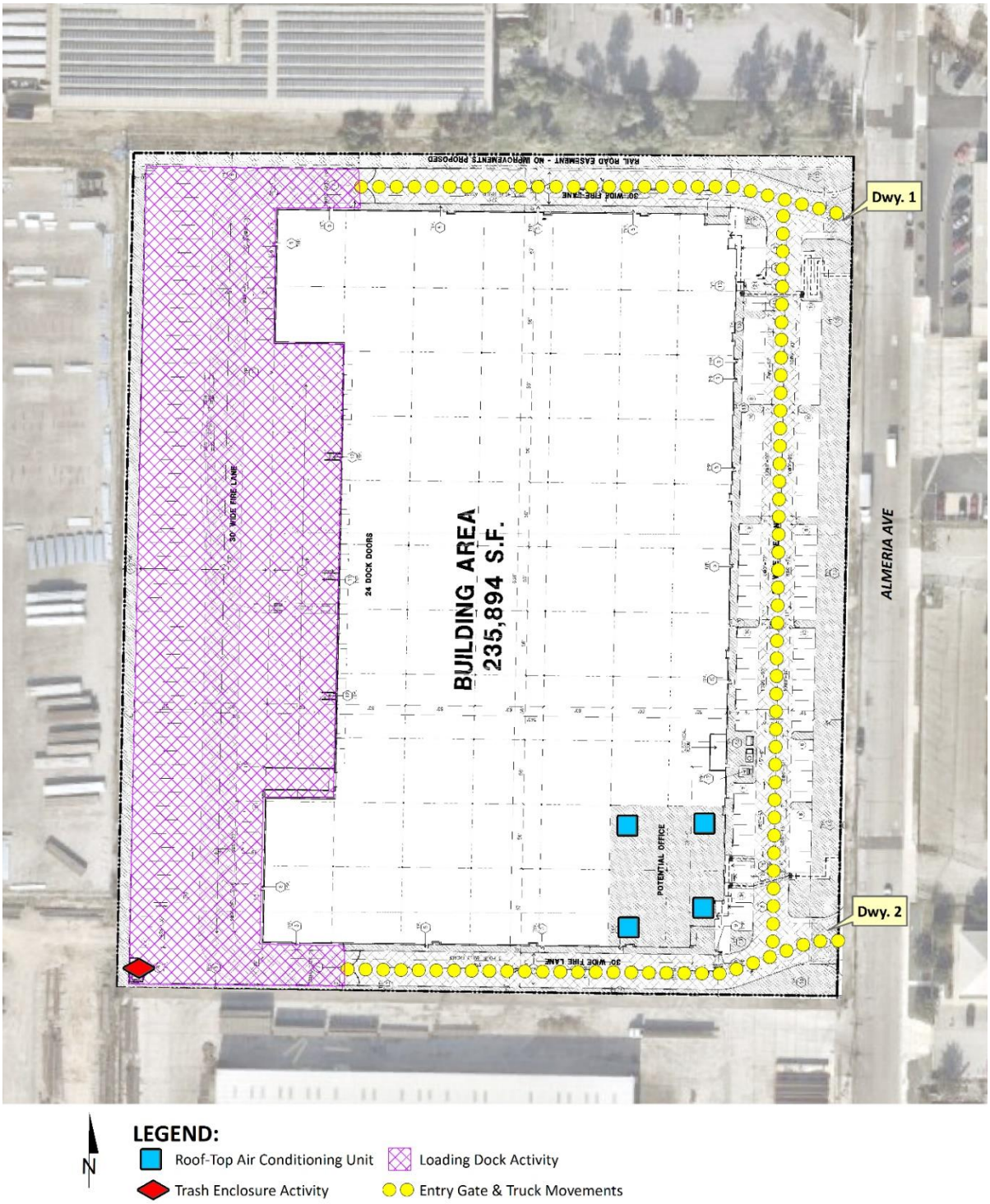


Figure N-3: Operational Noise Source Locations



	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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:

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

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

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

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

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

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

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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:				
	Fire Protection?	☐	☐	☒	☐
	Police Protection?	☐	☐	☒	☐
	Schools?	☐	☐	☒	☐
	Parks?	☐	☐	☒	☐
	Other Public Facilities?	☐	☐	☒	☐

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials

a) **Less than Significant Impact.**

Fire Protection

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

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

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

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

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

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

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

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

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

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

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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 General Plan, 2007; Submitted Project Materials

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

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

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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:

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

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

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

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

Table TR-1: Project Trip Generation

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

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

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

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

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

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

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

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

Table TR-2: Project VMT Analysis

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

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

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

d) **No Impact.**

Construction

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

Operation

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

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

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

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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 County General Plan, 2007; Cultural and Paleontological Resources Assessment, Prepared by Material Culture Consulting, 2020 (MCC 2020) (Appendix D).

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

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

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

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

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

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

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

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

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

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

Mitigation Measures:

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

TCR-2 – Unanticipated Discovery of Tribal Cultural and Archaeological Resources: *Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall*

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

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

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

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

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

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

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

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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:

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

a) **Less than Significant Impact.**

Water Infrastructure

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

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

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

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

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

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

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

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

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

c) **No Impact.** As described previously, the project would install an onsite septic system that would provide wastewater treatment and disposal for the project. There is no existing sewer system in the vicinity of the project; thus, the project would not require capacity from a wastewater treatment provider. As a result, the project would not result in impacts to existing wastewater treatment systems.

d) **Less than Significant Impact.** The closest landfill to the project site is the Mid-Valley Sanitary Landfill, which is located at 2390 N. Alder Avenue, in the City of Rialto, and is approximately 5.5 miles from the project site. The landfill is permitted to accept 7,500 tons per day of solid waste and is permitted to operate through March 2045 (CalRecycle 2020). In January 2020, the landfill had a daily peak disposal tonnage of 5,822 (CalRecycle 2019); thus, having an average capacity for 1,678 additional tons of daily solid waste.

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

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

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

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

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

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*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:

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

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

Construction

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

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

b) **No Impact**. The project site and the adjacent parcels are flat and do not contain any hills or steep slopes and the proposed building would be shielded from wind by the existing structures that are located in the urban area. In addition, the project would be required to comply with California Fire Code and County Code Section 23.0101, which provides requirements to reduce the potential of fires. In addition, the proposed project structure would consist of concrete, which is a non-flammable material. Overall, the project would not exacerbate wildfire risks, and would not result in pollutant concentrations from wildfire or the uncontrolled spread of a wildfire.

c) **No Impact**. The proposed project would construct a concrete building, which would be nonflammable and would not exacerbate the fire risk to the environment. The project does not include installation or maintenance of infrastructure related to roads, fuel breaks, emergency water sources, or power lines that could exacerbate wildfire risk. In addition, the project would be required to meet the specific standards and regulations outlined by the California Fire Code and County Code Section 23.0101, which would be verified during the County's permitting process. Therefore, no impacts would occur.

d) **No Impact**. As described previously, the project site and the adjacent parcels are flat and do not contain any hills or steep slopes. The project site is also not within a High Fire Hazard Severity Zone and there is no indication of slumps, debris flow, or ground instability surrounding the project site. As the project site and vicinity are not within a wildfire hazard zone, wildfire hazards are not anticipated to occur. Also, as no slopes exist on or adjacent to the site the project would not expose people or structures to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impacts would occur.

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

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

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

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

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

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

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

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

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

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

XXII. MITIGATION MEASURES

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

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

Conditions of Approval

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TCR-2 – Unanticipated Discovery of Tribal Cultural and Archaeological Resources: *Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and,* ***Public Resources Code Sections 21083.2(b)*** *for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.*

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

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

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

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

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

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

GENERAL REFERENCES

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

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

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

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

Fontana Water Company 2015 Urban Water Management Plan

PROJECT-SPECIFIC REFERENCES

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

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

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

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

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

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

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

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

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