SAN BERNARDINO COUNTY
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APN:	**0257-071-03, 04, and 39**
APPLICANT:	Alere Property Group, LLC
COMMUNITY:	Bloomington / 5th Supervisorial District
LOCATION:	Southwest corner of Slover Avenue and Cactus Avenue
STAFF:	Aron Liang
REP('S):	HPA Architecture
PROPOSAL:	General Plan Amendment and Conditional Use Permit to construct approximately 257,855-square foot warehouse building on approximately 13.27 acres.

USGS Quad:	Fontana
T, R, Section:	T01S R5W 27
Specific Plan:	Bloomington Specific Plan
Zoning District:	BL/RS-1-AA
Planning Area:	n/a
Overlay:	Burrowing Owl (SE)

PROJECT CONTACT INFORMATION:

Lead Agency:	County of San Bernardino Land Use Services Department – Planning Division 385 North Arrowhead Avenue, 1st Floor San Bernardino, CA 92415-0182
Contact Person:	Aron Liang, Senior Planner
Phone No.	(909) 387-0235 *Fax No.* (909) 387-3249
E-mail:	Aron.Liang@lus.sbcounty.gov
Project Sponsor:	Alere Property Group, LLC 100 Bayview Circle Newport Beach, CA 92660

PROJECT DESCRIPTION:

The Slover Avenue & Cactus Avenue Warehouse project (hereafter referred to as the "Project" and as described in further detail on the following pages) consists of applications for a General Plan Amendment (P20170564) and Conditional Use Permit (P201700563) to develop warehouse building on an approximately 13.27-acre property located immediately southwest of the intersection of Slover Avenue and Cactus Avenue. Figure 1, *Regional Map*, and Figure 2, *Vicinity Map*, depict the location of the Project site. Copies of the entitlement application materials for the proposed Project are herein incorporated by reference pursuant to CEQA Guidelines § 15150 and are available for review at the County of San Bernardino Land Use Services Department, Planning Division, located at 385 N. Arrowhead Avenue, San Bernardino, CA 92415.

GENERAL PLAN AMENDMENT

Under existing conditions, the San Bernardino County General Plan designates the Project site for "Single Residential with Additional Agriculture Overlay (RS-1-AA)" land uses. According to Section 82.07.010 of the San Bernardino County Development Code, the purpose of the Additional Agriculture (AA) Overlay is to "… to create, preserve, and improve areas for small-scale and medium-scale agricultural uses utilizing productive agricultural lands for raising, some processing, and the sale of plant crops, animals, or their primary products. It is an overlay where agricultural uses exist compatibly with a variety of rural residential lifestyles" (SB County, 2016, Section 82.07.010). According to the County of San Bernardino General Plan, the Single Residential land use designation is intended to provide areas for single-family homes on individual lots. The maximum permitted density for the RS-1 land use designation is 1 dwelling unit per acre (du/ac). (SB County, 2007, Table LU-1)

As shown on Figure 3, *General Plan Amendment P20170564*, proposed General Plan Amendment (GPA) P20170564 would amend the County of San Bernardino General Plan Land Use Map by changing the land use designation for the 13.27-acre Project site from Single Residential (RS-1) to Community Industrial (IC), and removing the Additional Agricultural overlay. According to the County of San Bernardino General Plan, the Community Industrial (IC) designation provides for light industrial uses such as wholesale/warehouse services. Designation of the Project site as Community Industrial (IC) would allow for the Project site to be developed as a warehouse facility, as proposed by the Project.

CONDITIONAL USE PERMIT (P201700563)

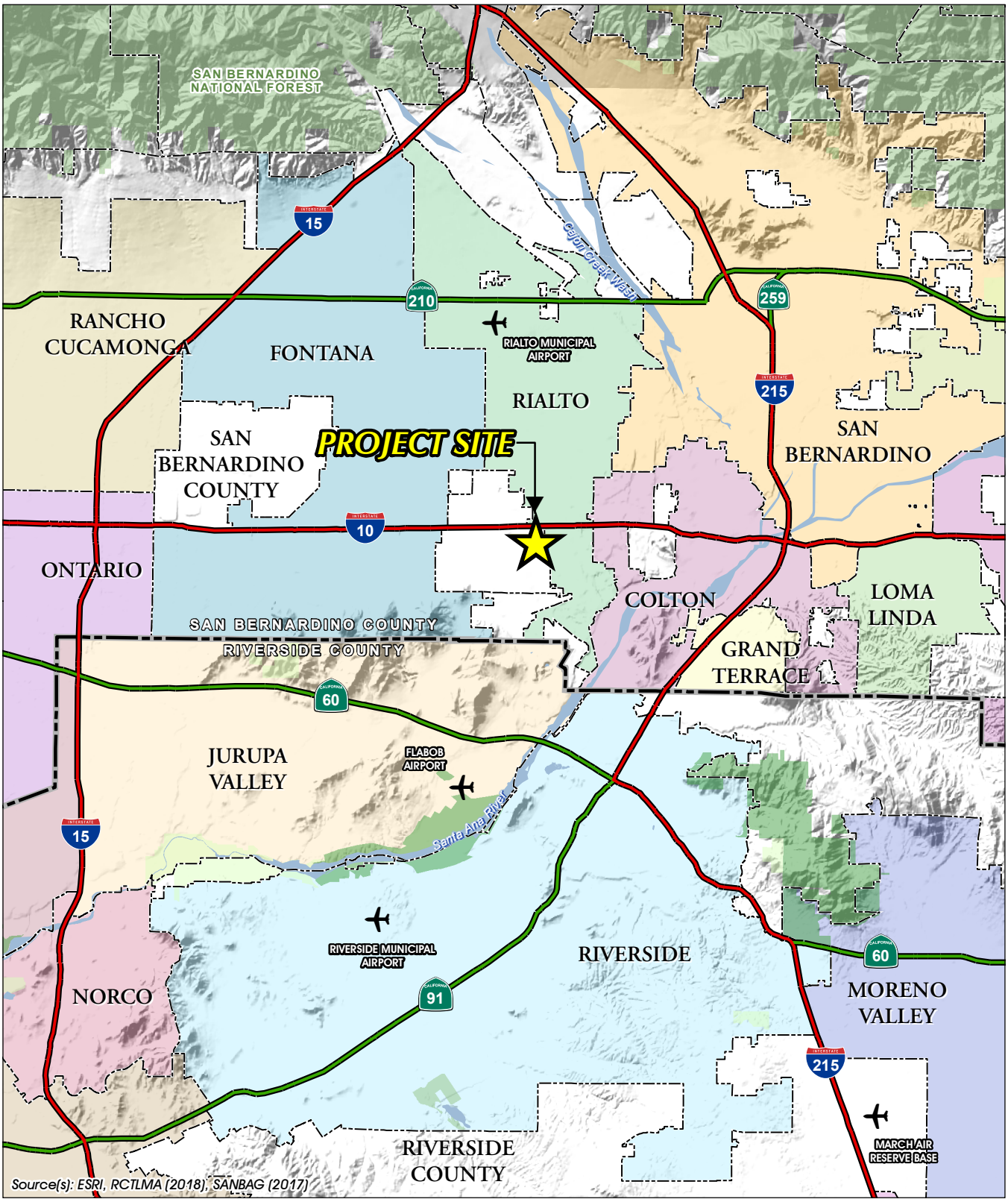
As shown on Figure 4, *Conceptual Site Plan*, the Project Applicant proposes to construct a 257,855-square foot (sq. ft.) warehouse facility on the subject property. The proposed building would contain 247,855 square feet (s.f.) of warehouse floor area and 10,000 s.f. of office space. Vehicular access to the Project site would be provided by two driveways along Slover Avenue and two driveways along Cactus Avenue.

Parking and Loading

Figure 4 depicts the location of parking spaces and loading bays for the Project. The Project would include 134 automobile spaces (including 6 handicap spaces) and 104 truck trailer spaces, and several bicycle rack areas. The Project includes 38 loading docks and two (2) drive through doors within an enclosed loading/unloading area on the north side of the building. The Project complies with the minimum automobile and bicycle parking requirements of the County of San Bernardino Development Code.

Conceptual Architecture

Figure 5, *Conceptual Architectural Elevations*, depicts the Project's conceptual architectural design. The proposed warehouse building would be constructed to a maximum height of approximately 44 feet (measured from finished floor to the top of the parapets). The building would be constructed with painted concrete tilt-up panels and low-reflective, blue-glazed glass. Articulated building elements, including a varied roofline, parapets, wall recesses, reveals, and mullions are proposed as decorative elements. The exterior color palette for the proposed building is comprised of various neutral colors, including shades of white, tan, and gray.



0 0.5 1 2 Miles

Figure 1

Regional Map

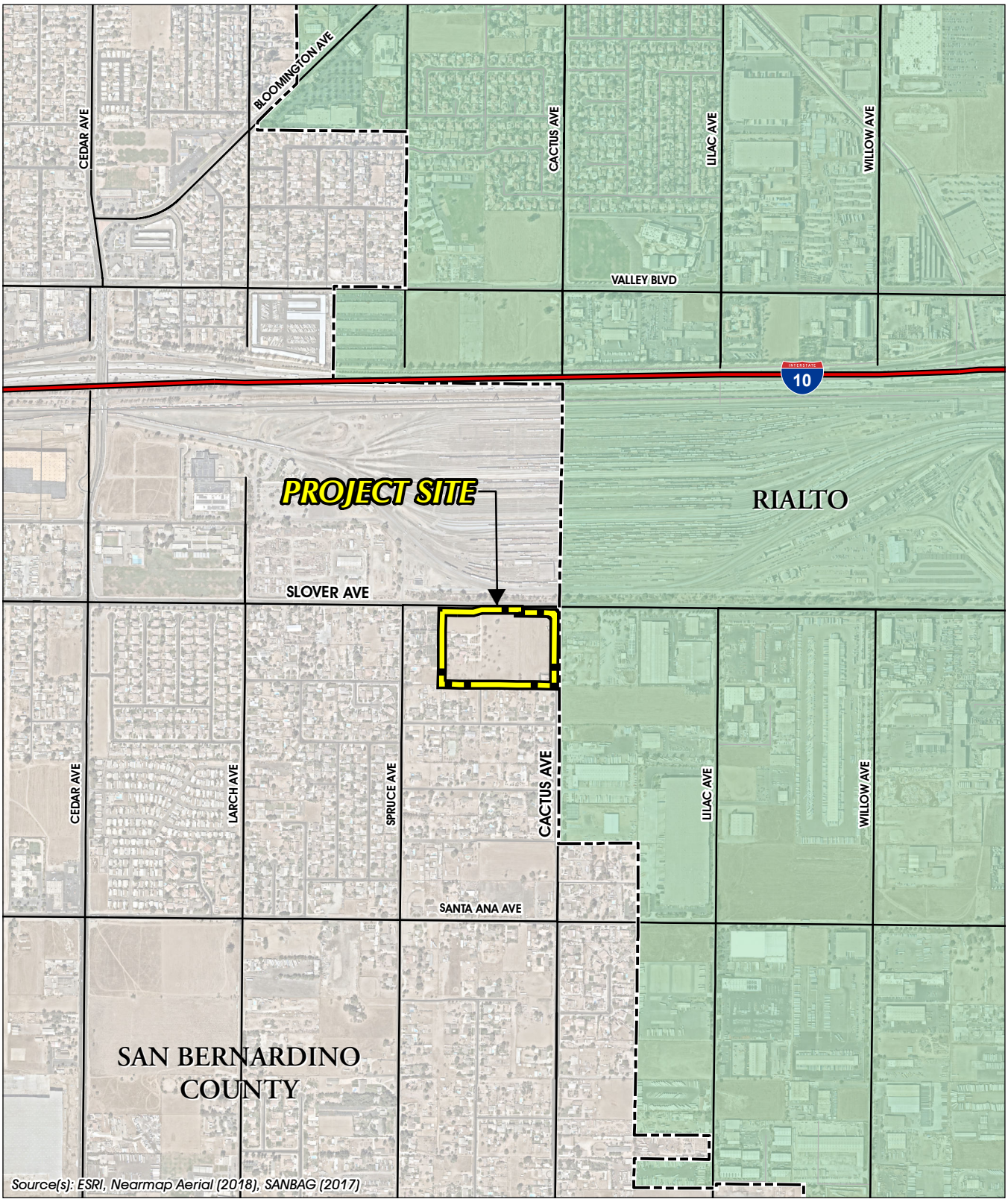


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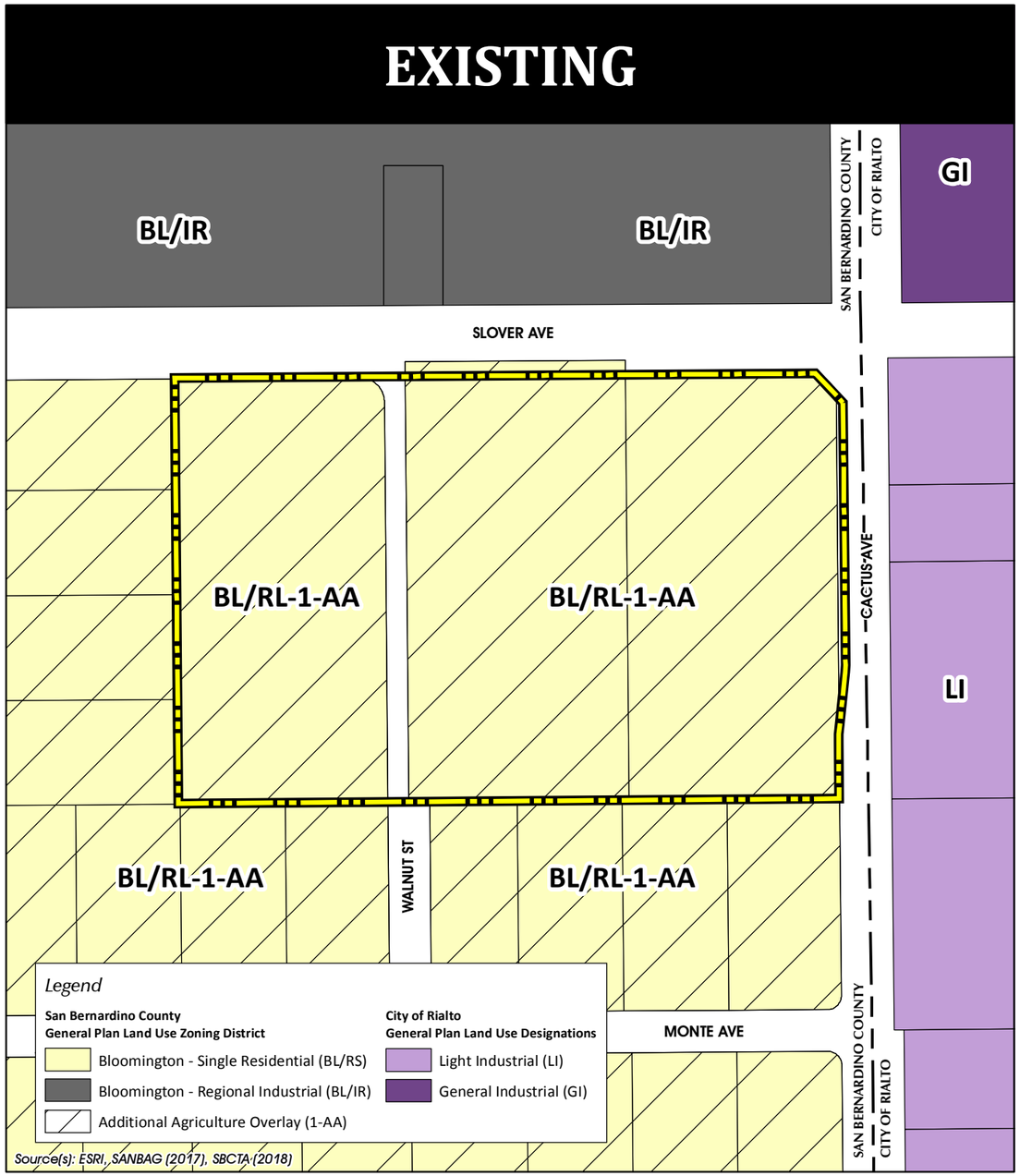
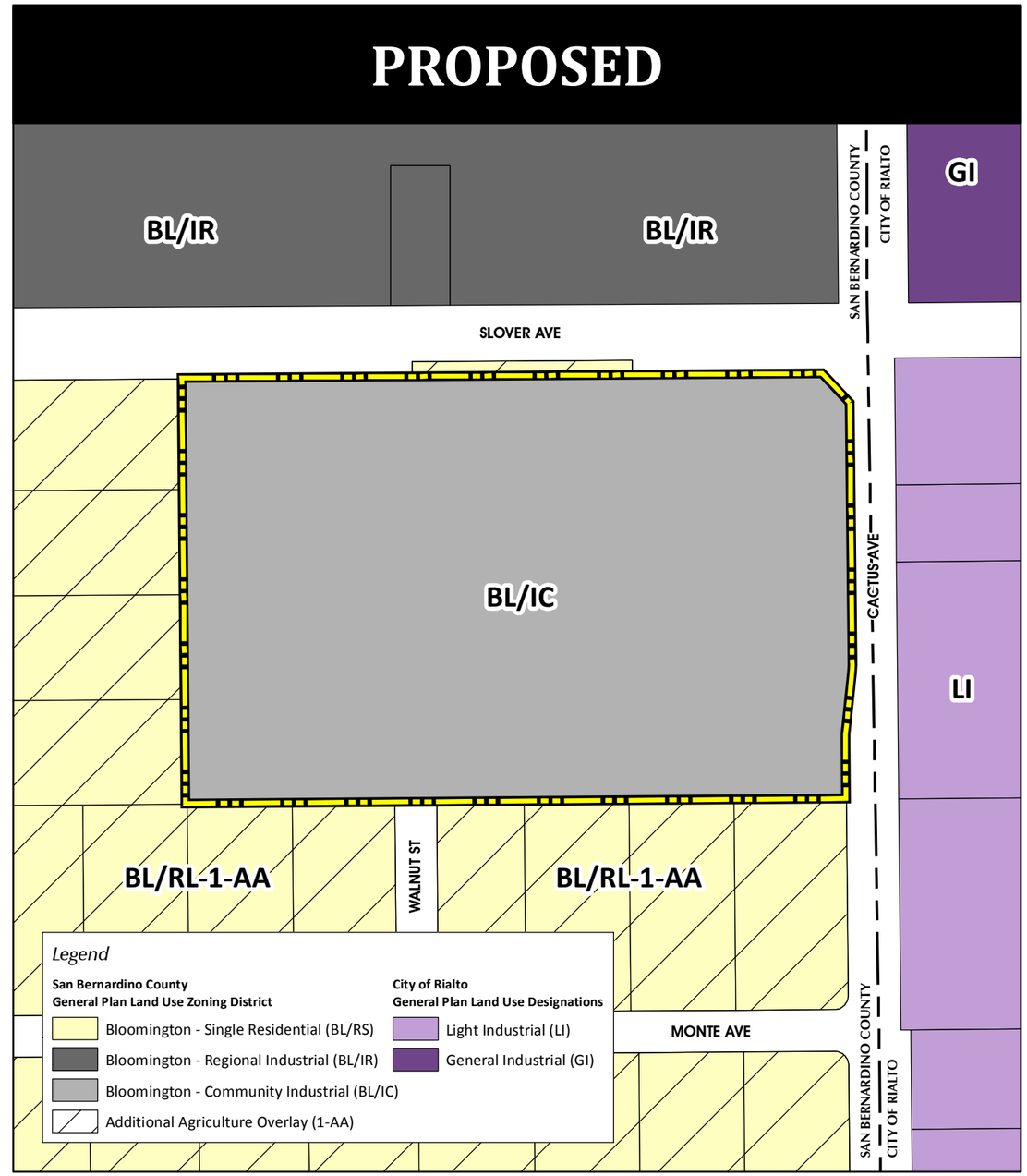
Figure 2

Vicinity Map

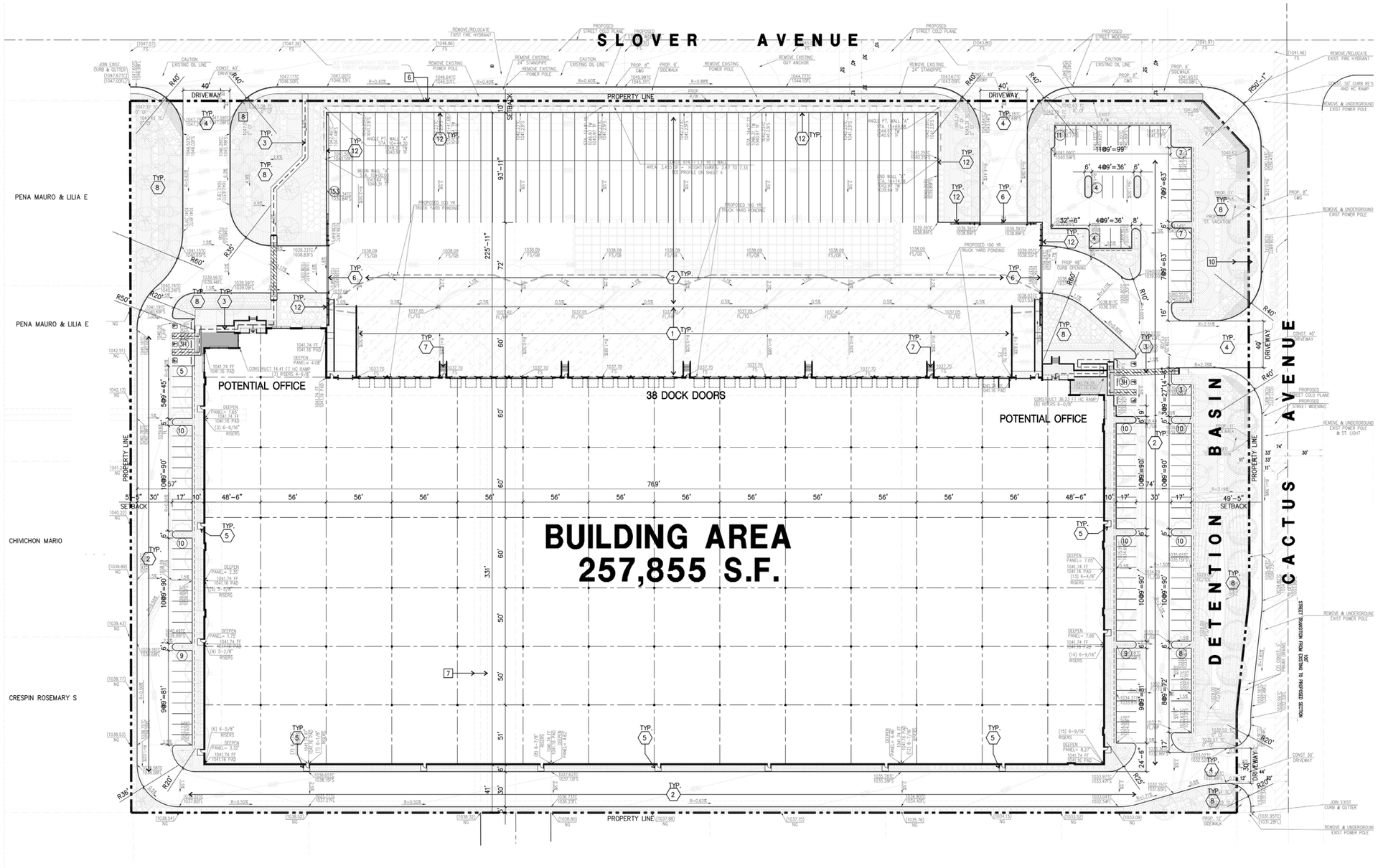




0 50 100 200 Feet

Figure 3

General Plan Amendment P20170564



SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONC. PAVEMENT,
2. ASPHALT CONCRETE (AC) PAVING
3. CONCRETE WALKWAY
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
5. 5'-6"X5'-6"X4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
6. 8' H PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
7. EXTERIOR CONC. STAIR.
8. LANDSCAPE. SEE "L" DWGS.
9. CONCRETE TILT-UP SCREEN WALL
10. BIKE RACK.
11. APPROXIMATE LOCATION OF TRANSFORMER.
12. WROUGHT IRON FENCE.

SITE LEGEND

- LANDSCAPED AREA
- AC. PAVING – SEE "C" DRWGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- STANDARD PARKING STALL (9' X 17' W/2' OVERHANG)
- HANDICAP PARKING STALL (9' X 19')
- PROPERTY LINE
- PATH OF TRAVEL

TABULATION

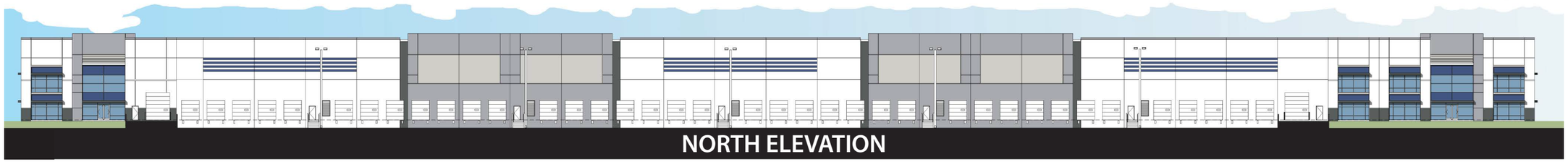
SITE AREA	
In s.f.	578,056 s.f.
In acres	13.27 ac
BUILDING AREA	
Office	10,000 s.f.
Warehouse	247,855 s.f.
TOTAL	257,855 s.f.
COVERAGE	44.6%
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	40 stalls
Whse: 1st 40K @ 1/1,000 s.f.	40 stalls
Whse: above 40K @ 1/4,000 s.f.	52 stalls
TOTAL	132 stalls
AUTO PARKING PROVIDED	
Standard (9' x 19')	128 stalls
Handicap (9' x 19')	6 stalls
Total parking provided	134 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 53')	104 stalls
ZONING ORDINANCE FOR CITY	
Current Zoning Designation - BL/RS-1 AA	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 150'	
MAXIMUM FLOOR AREA RATIO	
FAR - .45	
LANDSCAPE REQUIREMENT	
Percentage -	15%
LANDSCAPE PROVIDED	
Percentage -	15.1%
In s.f.	87,097 s.f.
SETBACKS	
Building / Landscape	
Front - 25' / 10' from street	
Side / Street side- 25'	
Side Interior - 10'	
Rear - 0' , w hen the adjacent property is not deisgnated as commercial or industrial - 10'	

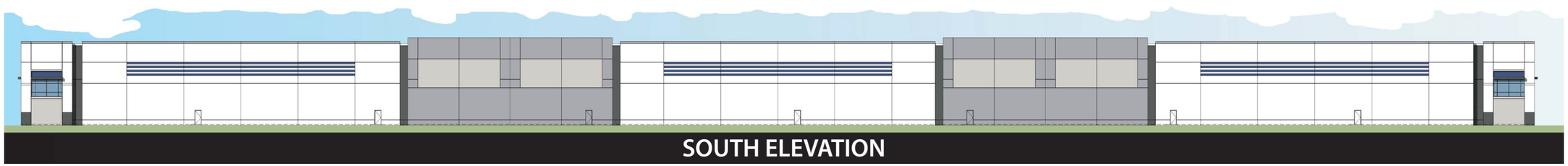
Source(s): HPA Architecture (09-11-2018)

Not to Scale

Figure 4

Conceptual Site Plan





Source(s): HPA Architecture (10-05-2018)

Not to Scale

Figure 5

Conceptual Architectural Elevations

Conceptual Landscape Plan

The Project's conceptual landscape plan is depicted in Figure 6, *Conceptual Landscape Plan*. Proposed landscaping would be ornamental in nature. Landscaping would feature drought-tolerant trees, shrubs, accent succulents and ornamental grasses, and groundcovers. Plant materials would be concentrated along the Project site's frontage with Cajon Boulevard, along the slopes at the northern boundary of the Project site, at building entries, and within the automobile parking lot. The Project's planting and irrigation plans are required to comply with Chapter 83.10 of the County of San Bernardino Municipal Code, which establishes requirements for landscape design, irrigation system design, and water-use efficiency.

PROJECT TECHNICAL CHARACTERISTICS

Project Improvements

❑ Public Roadway Improvements

Under existing conditions, Slover Avenue abuts the Project site on the north. Slover Avenue is a four-lane east-west oriented roadway with a painted median and lanes that is classified as a 104-foot-wide Major Highway by the County of San Bernardino Circulation Master Plan. Cactus Avenue, a two-lane north-south oriented roadway with a painted median and lanes that is classified as a 66-foot-wide Collector by the county of San Bernardino Circulation Master Plan, abuts the Project site to the east. The Project would improve the south side of Slover Avenue to its ultimate half-width along the Project site's frontage, including the construction of a 6-foot-wide curb-adjacent sidewalk, widening of the existing roadway, repaving of the existing eastbound lanes, and adding two (2) 100-foot-long two-way left-turn lanes along westbound Slover Avenue to facilitate access to the two (2) Project driveways proposed along Slover Avenue. The Project would improve the west side of Cactus Avenue along the Project site's frontage to the ultimate half-width of Cactus Avenue which would include the construction of a 11 to 12-foot-wide curb-adjacent sidewalk, widening of the existing street, and repaving the existing southbound lane.

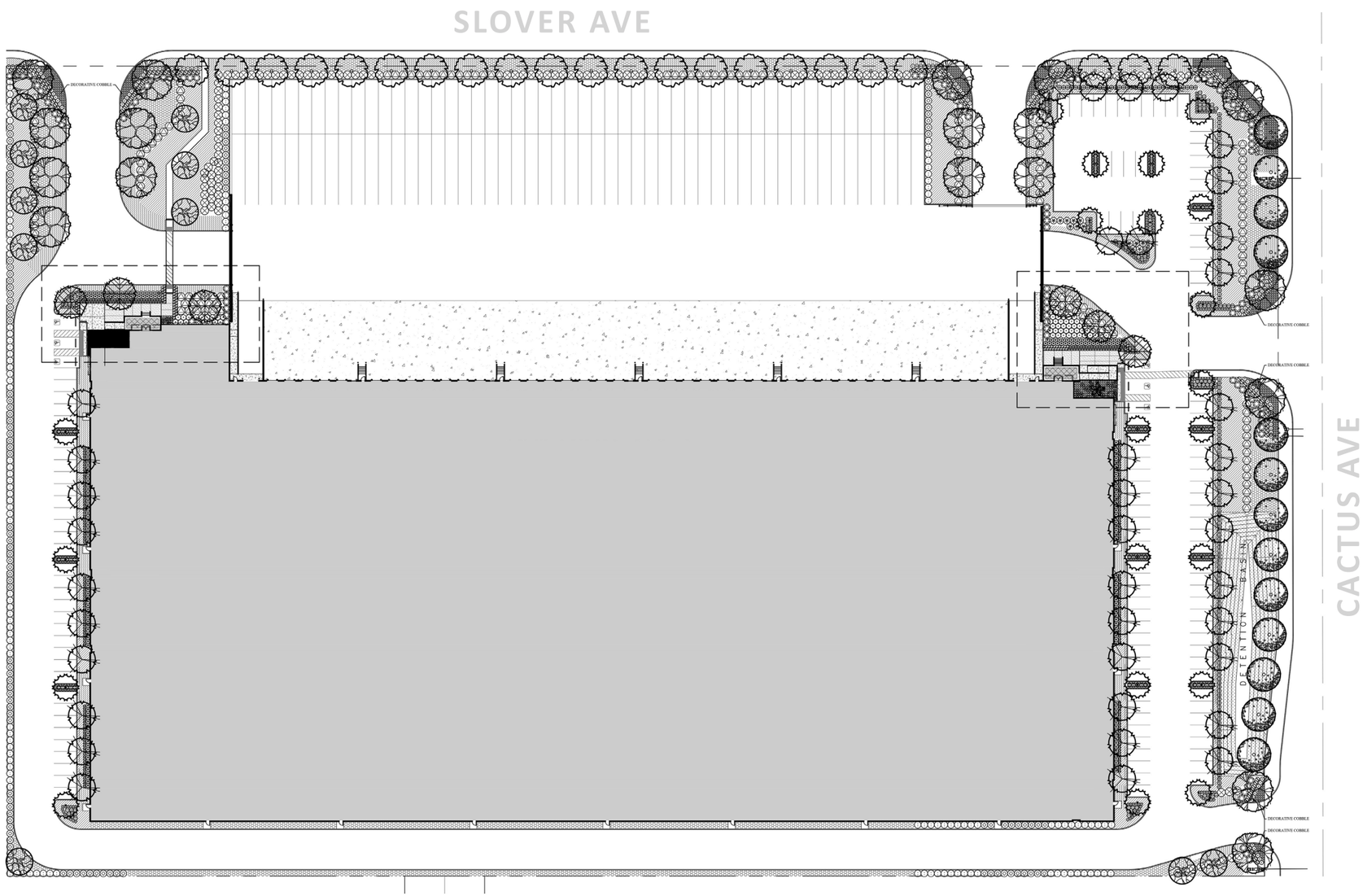
❑ Water Infrastructure

Water service would be provided to the Project site by the West Valley Water District (WVWD). Under pre-development conditions, water service is available to the Project area via a 12-inch-diameter water main beneath Cactus Avenue and existing 8-inch-diameter and 18-inch-diameter water mains beneath Slover Avenue.

To provide water service to the Project site, the Project would construct six (6) new connections to the existing 12-inch-diameter water main beneath Cactus Avenue – two (2) connections for fire service, one (1) connection for new domestic service, and one (1) connection for irrigation service. The Project also would construct two (2) public fire hydrants in the sidewalk proposed along the Project site's frontage with Cactus Avenue. The Project's proposed water infrastructure improvements are depicted on Figure 7, *Conceptual Water and Sewer Plan*. All proposed water facilities would be designed and constructed in accordance with WVWD standards.

❑ Wastewater Infrastructure

Wastewater conveyance and treatment services are provided to the Project site by the City of Rialto. Under existing conditions, sewer service is available in the Project area via a 12-inch-diameter sewer main beneath Slover Avenue. As shown on Figure 7, *Conceptual Water and Sewer Plan*, the Project



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	QTY
•PARKING LOT TREES - 24" BOX				
	RHUS LANCEA	AFRICAN SUMAC	L	21
	EUCALYPTUS LEUCOXYLON	WHITE IRONBARK	L	37
•STREET TREES - 24" BOX				
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M	13
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	M	23
•ACCENT TREES - 48" BOX TREES, 18 B.T.F. PALMS				
	PARKINSONIA X. 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	L	6
	PHOENIX DACTYLIFERA	DATE PALM	M	2
•BACKGROUND TREES - 24" BOX TREES				
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	L	10
•SPECIMEN TREES - 60" BOX				
	QUERCUS AGRIFOLIA	COAST LIVE OAK	L	18

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	QTY
•ENTRY ACCENT SHRUBS 1 GAL. @ 12"-24" O.C.				
	COTINUS C. 'ROYAL PURPLE'	PURPLE SMOKE TREE	L	118
	BERBERIS T. 'CRIMSON PYGMY'	DWARF JAPANESE BARBERRY	M	162
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	L	162
•TALL BACKGROUND SCREEN SHRUBS 5-15 GAL. @ 60" O.C.				
	ARBUTUS U. 'COMPACTA'	COMPACT STRAWBERRY TREE	L	130
	GREVILLEA NOELLI'	NOEL'S GREVILLEA	L	107
•SHRUBS AND GROUNDCOVERS 1-5 GAL. @ 12"-42" O.C.				
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	L	@60" O.C.
	ROSMARINUS 'RUNTINGTON CARPET'	ROSEMARY	L	@48" O.C.
	COTINUS C. 'ROYAL PURPLE'	PURPLE SMOKE TREE	L	--
	AGAVE PARRYI VAR. TRUNCATA	ARTICHOKE AGAVE	L	35
	BOUGAINVILLEA 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA	L	158
	LANTANA X. 'MONINI'	SPREADING SUNSHINE LANTANA	L	113
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	L	232
	ARTEMISIA 'CANYON GREY'	CANYON GREY ARTEMISIA	L	@42" O.C.
	ANIGOZANTHOS 'BUSH PEARL'	DWARF KANGAROO PAWS	L	75
	ACHILLEA M. 'PAPRIKA'	COMMON YARROW	L	104
	MUHLENBERGIA C. 'LENCA'	REGAL MIST PINK MUHLY GRASS	L	61

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	QTY
•MEDIUM SCREEN HEDGE 5 GAL. @ 36-48" O.C.				
	ARBUTUS U. 'COMPACTA'	COMPACT STRAWBERRY TREE	L	186
•PARKING LOT SHRUBS 1-5 GAL. @ 18"-36" O.C.				
	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	L	391
	HESPERALOE P. 'PERPA'	BRAKELIGHTS RED YUCCA	L	152
	ROSMARINUS 'RUNTINGTON CARPET'	ROSEMARY	L	@48" O.C
	CISTUS X. 'PURPUREUS'	ORCHID ROCKROSE	L	13
	ARTEMISIA 'CANYON GREY'	CANYON GREY ARTEMISIA	L	@42" O.C.
	ANIGOZANTHOS 'BUSH GOLD'	KANGAROO PAWS	L	185
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	L	--

•HYDROSEED

GRASS SEED MIX:

BROMUS CARINATUS	20.0 LBS/ACRE*
ELYMUS TRICOIDES	4.0 LBS/ACRE*
HORDEUM BRACHYANTHERUM	5.0 LBS/ACRE*
TRIFOLIUM CILIOLATUM	6.0 LBS/ACRE*
ACMISPON AMERICANUS	1.0 LBS/ACRE*
CRUSSA TEXXILLINSIS	0.1 LBS/ACRE*
	36.1 LBS/ACRE*

*PURE LIVE SEED LBS/ACRE

SLURRY MIX:

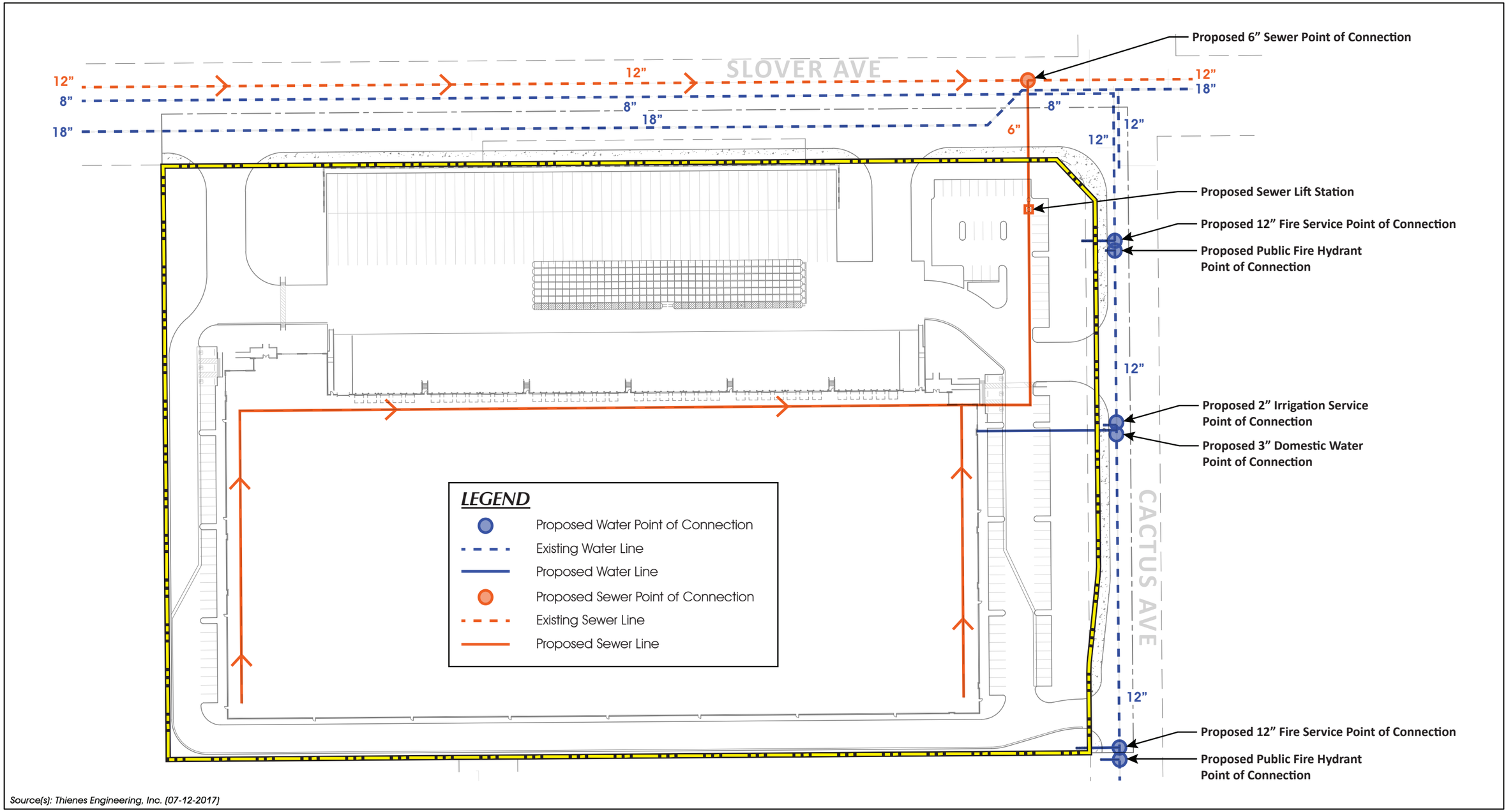
FLEXTERRA HP-FGM	3,500 LBS/ACRE
BROSL FORTE 7-2-1	600 LBS/ACRE
AM 120 MYCORRHIZAL INOCULUM	60 LBS/ACRE

Source(s): Emerald Design (06-12-2018)

Not to Scale

Figure 6

Conceptual Landscape Plan



Source(s): Thienes Engineering, Inc. (07-12-2017)

Not to Scale

Figure 7

Conceptual Water and Sewer Plan

would construct one (1) new connection to the existing 12-inch-diameter sewer main beneath Slover Avenue. The proposed wastewater connection is required to be designed and constructed in accordance with City of Rialto standards.

❑ Drainage Plan

The Project's storm water drainage system is depicted on Figure 8, *Conceptual Drainage Plan*. The Project's on-site storm water drainage system would consist of catch basins, underground storm drain pipes, a detention basin on the eastern portion of the Project site, and one (1) underground infiltration basin comprised of 264 chambers on the northern portion of the Project site. The system is designed to collect, treat, and/or temporarily detain storm water runoff before discharging treated flows off-site (into a proposed parkway drain within the Cactus Avenue right-of-way). The proposed underground infiltration basins would facilitate percolation to maximize on-site infiltration and minimize off-site storm water discharge.

❑ Earthwork and Grading

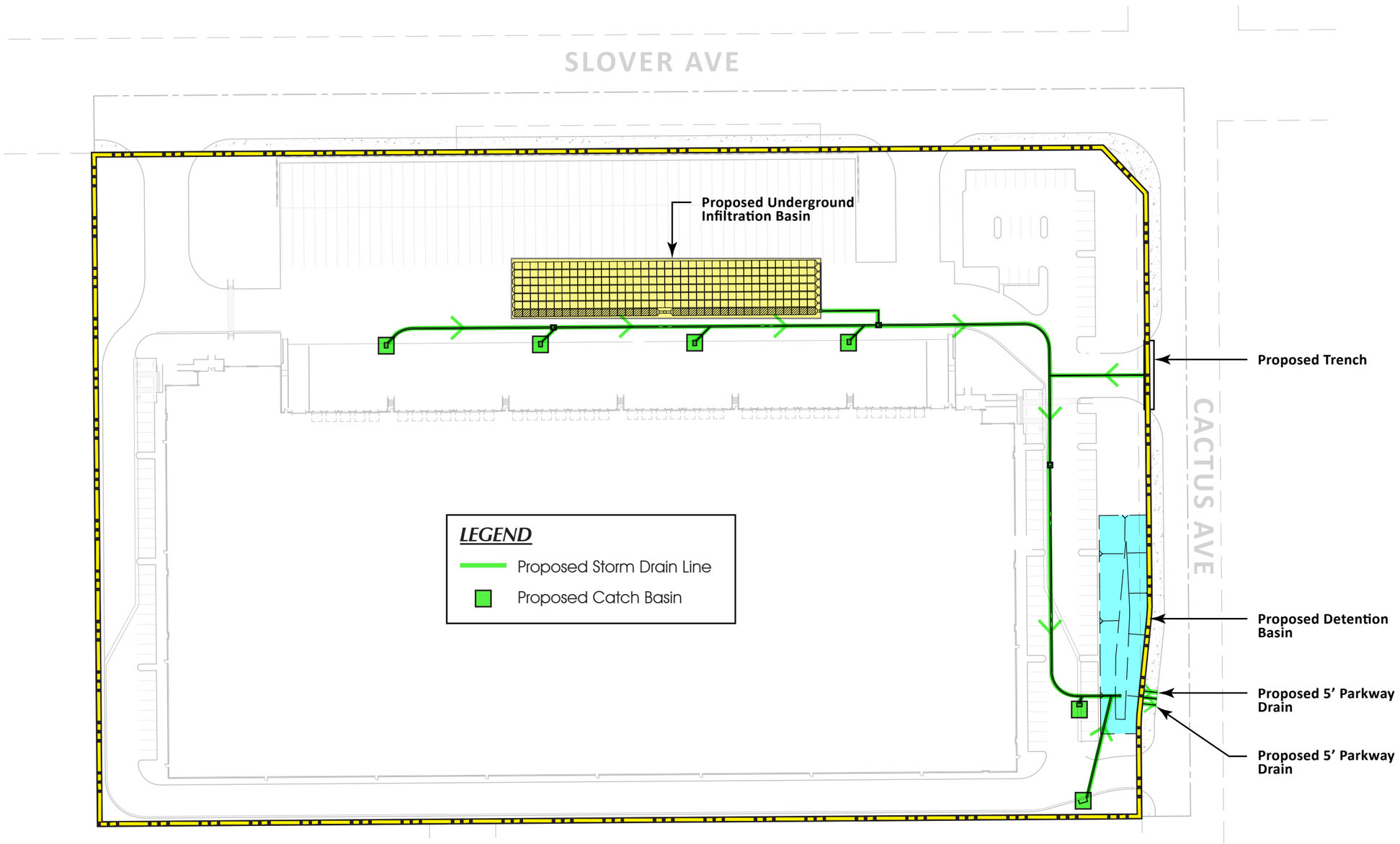
As shown on Figure 9, *Conceptual Grading Plan*, earthwork and grading would occur over the entirety of the Project site and within the Slover Avenue and Cactus Avenue rights-of-way to facilitate the Project's proposed half-width improvements to those roadways. Proposed earthwork and grading activities would occur in one phase and would result in approximately 38,606 cubic yards (c.y.) of cut and 38,606 c.y. of fill. No import or export of soil materials would be required. Proposed manufactured slopes on-site (i.e., the banks of the proposed storm water detention basin) would reach a maximum incline of 3:1.

Construction Characteristics

Construction activities would commence with site preparation and the removal of the existing residences on the subject property. After site preparation, the property would be graded, and underground infrastructure would be installed. Next, surface materials would be poured and the building would be erected, connected to the underground utility system, and painted. Lastly, landscaping, fencing/walls, and other site improvements would be installed, and fine grading would occur. Construction equipment is expected to be in operation on the Project site eight hours per day, five days per week during the construction phase.

Operational Characteristics

The future occupant(s) of the Project proposed warehouse building are unknown. The Project Applicant expects that the building would be occupied by warehouse distribution operators. The Project could be operational 24 hours per day, seven days per week, with exterior loading, and parking areas illuminated at night. Lighting would be subject to compliance with San Bernardino County Municipal Code § 83.07.030, which states that outdoor lighting of commercial or industrial land uses shall be fully shielded to preclude light pollution or light trespass. The building is designed such that business operations would be conducted within the enclosed building, with the exception of traffic movement, parking, and the loading, and unloading of tractor trailers at designated loading bays.

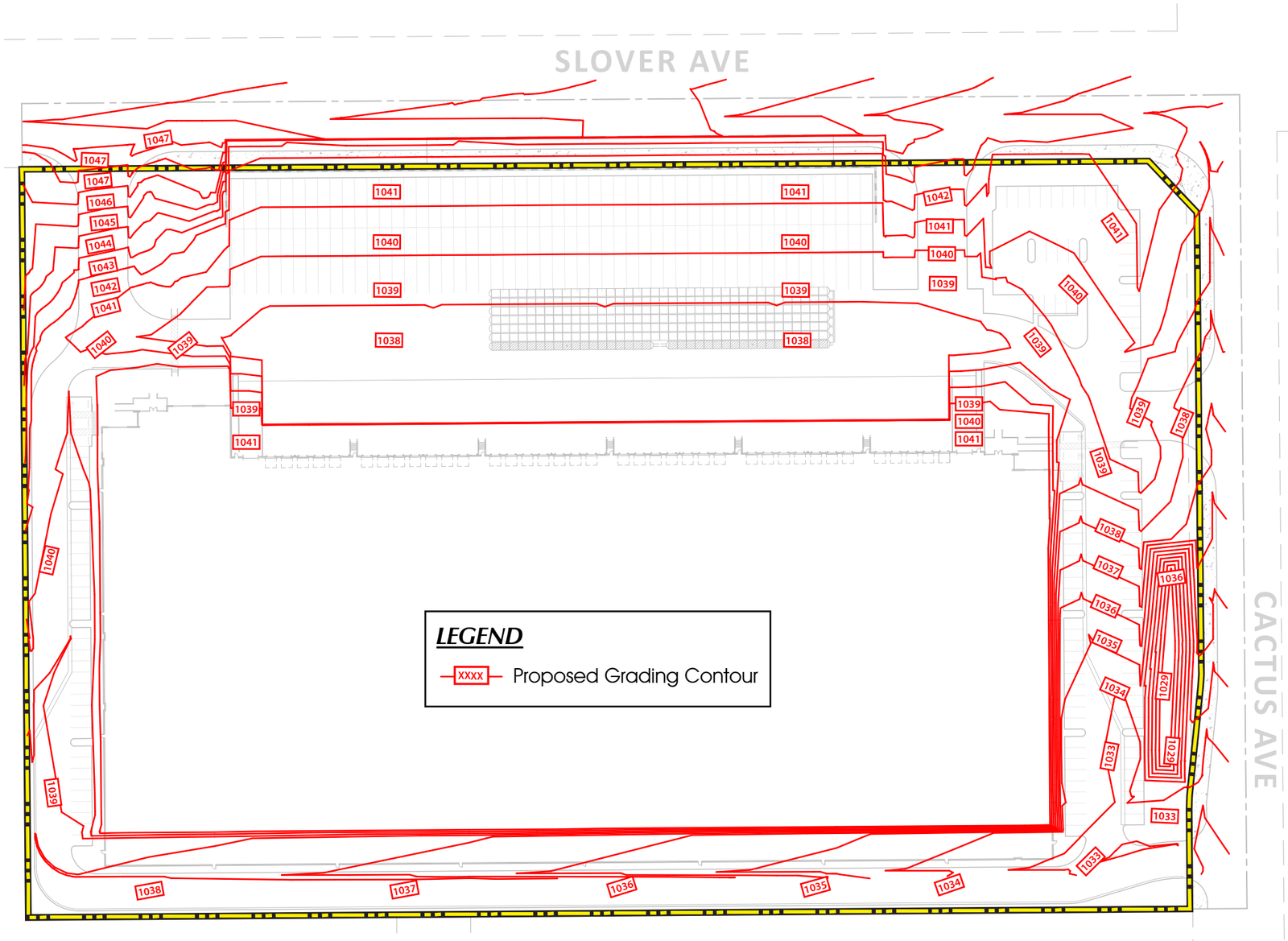


Source(s): Thienes Engineering, Inc. (07-12-2017)

Not to Scale

Figure 8

Conceptual Drainage Plan



7/21/2017

EARTHWORK BALANCE CALCULATIONS

PROJECT: ALERE- SLOVER AND CACTUS
JOB# 3569

K.	SITE AREA:	629,624	SF
L.	SUBSIDENCE FACTOR:	0.125	
M.	SHRINKAGE FACTOR:	10.0	%
N.	SITE STRIPPING FACTOR:	0.02	
O.	OVEREXCAVATION:	44,569	CY
A.	CALCULATED CUT:	33,456	CY
B.	FOOTING AND UTILITY SPOILS	**3,150**	CY
B1.	OFFSITE SPOILS (STREET AND STORM DRAIN)	**2,000**	
C.	**TOTAL CUT: (A+B)**	**38,606**	CY
D.	CALCULATED FILL:	26,907	CY
E.	LIGHT PAVING FILL:	-	CY
F.	SUBSIDENCE: (LxK)/27=	2,915	CY
G.	SHRINKAGE: (M/100)C=	3,861	CY
H.	SITE STRIPPING	466	
I.	OVEREXCAVATION SHRINKAGE	4,457	CY
J.	**TOTAL FILL: (D+E+F+G+H)=**	**38,606**	CY
K.	**TOTAL (IMPORT) OR EXPORT:**	**0**	CY
	SITE ADJUSTMENT	0.00	

Source(s): Thienes Engineering, Inc. (07-12-2017)

Not to Scale

Figure 9

Conceptual Grading Plan

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

General Plan and Zoning Designations

The County of San Bernardino General Plan Land Use and Zoning District Maps designate the Project site for "Single Residential with Additional Agriculture Overlay (RS-1-AA)" land uses. The Single Residential (RS-1) land use designation is intended to provide areas for single-family homes on individual lots. The maximum permitted density for the RS-1 land use designation is one dwelling unit per acre (du/ac) (SB County, 2007a, Table LU-1). According to Section 82.07.010 of the San Bernardino County Development Code, the purpose of the Additional Agriculture (AA) Overlay is to "… to create, preserve, and improve areas for small-scale and medium-scale agricultural uses utilizing productive agricultural lands for raising, some processing, and the sale of plant crops, animals, or their primary products. It is an overlay where agricultural uses exist compatibly with a variety of rural residential lifestyles" (SB County, 2016, Section 82.07.010). The entire Project site is also located within the "Burrowing Owl (SE)" overlay (SB County, 2012).

Project Site Conditions

As shown on Figure 10, *USGS Topographic Map*, the current topography of the Project site ranges from approximately 1,030 feet above mean sea level (amsl) at the southeast corner and 1,045 feet amsl at the northwest corner. As shown on Figure 11, *Aerial Photograph*, under existing conditions, the Project site contains four single-family residences: two on the western portion, one on the southeastern corner and one on the northeastern portion of the Project site. The central portion of the Project site consists of former (fallow) agricultural land subject to weed abatement.

Surrounding Land Uses and Development

Figure 12, *Surrounding Land Uses and Development*, depicts the existing land uses immediately surrounding the Project site. The specific land uses surrounding the Project site are described below.

<u>North</u>

The Project site's northern boundary abuts Slover Avenue. The Union Pacific Railroad Yard is located north of Slover Avenue. (Google Earth, 2018)

<u>East</u>

Cactus Avenue abuts the Project site to the east. East of Cactus Avenue are single-family homes, a junkyard, a SC Fuels gas station, a lubricant manufacturing plant, and vacant, undeveloped land. (Google Earth, 2018)

<u>South</u>

Single-family residences abut the Project site to the south. A trailer truck parking facility and various industrial land uses are located farther to the southeast of the Project site. (Google Earth, 2018)

<u>West</u>

Single-family residences and the Peña plant nursery abut the Project site to the west. (Google Earth, 2018)

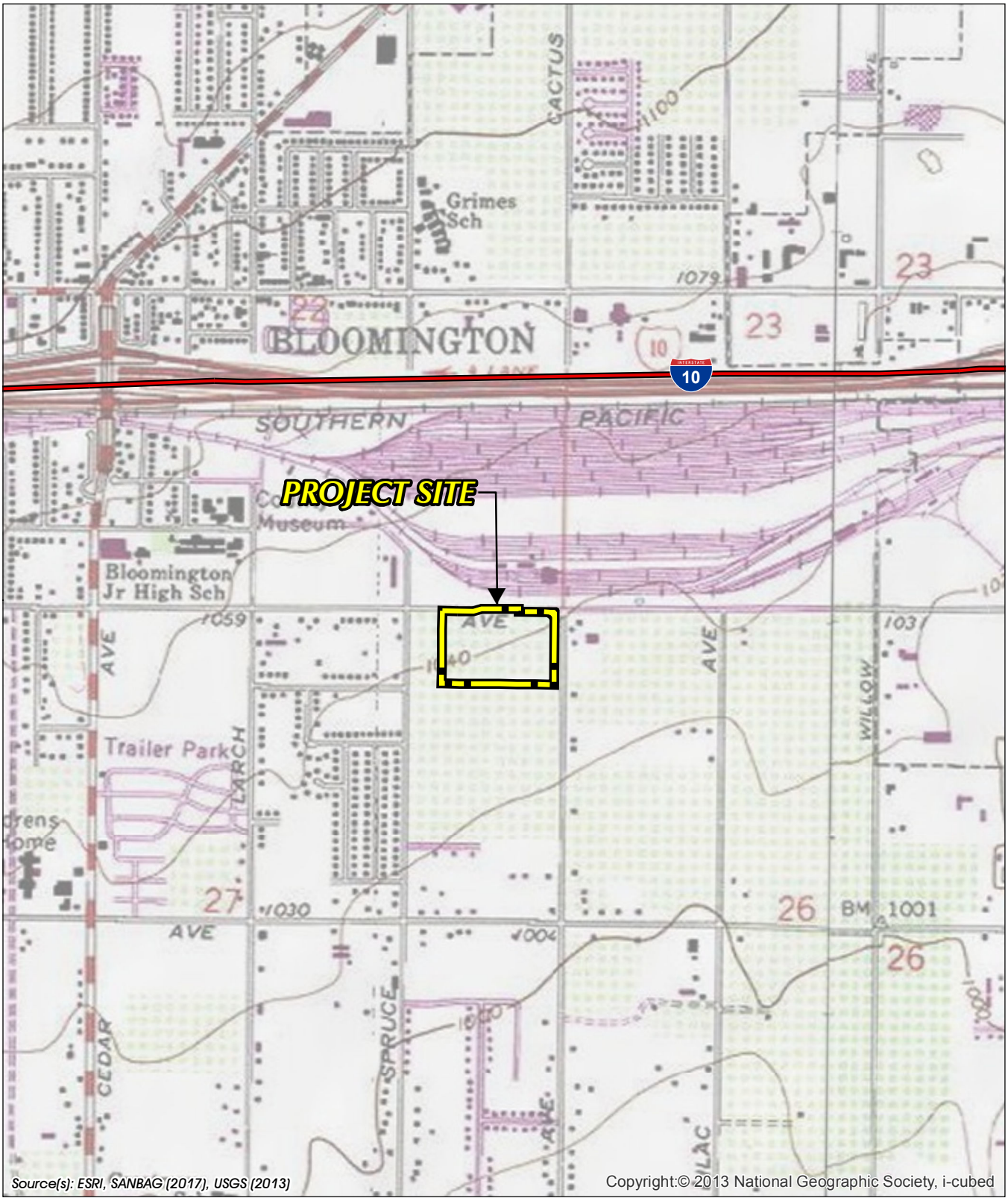


Figure 10

0 300 600 1,200 Feet

USGS Topographic Map

0 75 150 300 Feet

Figure 11

Aerial Photograph

Figure 12

0 100 200 400 Feet

Surrounding Land Uses and Development

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 16000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. The Project is evaluated based upon its effect on 19 major categories of environmental factors. Each factor in the Initial Study Checklist is reviewed by responding to a series of questions regarding the impact of the Project on specific elements of the overall factor. Substantiation is provided to justify each determination. The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

3. **Less-than-Significant Impact with Mitigation Incorporated:** A substantial adverse impact is identified or anticipated; but, the application of mitigation measure(s) would avoid or mitigate the effects to a point where clearly no significant impact would occur.

4. **Potentially Significant Impact:** A substantial adverse impacts is identified or anticipated for which adequate mitigation may not be feasible. An Environmental Impact Report (EIR) is required to evaluate these impacts.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would 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	☒	Hazards & Hazardous Materials	☐	Recreation
☐	Agriculture and Forestry Resources	☒	Hydrology/Water Quality	☒	Transportation/Traffic
☒	Air Quality	☒	Land Use/Planning	☒	Tribal Cultural Resources
☒	Biological Resources	☐	Mineral Resources	☒	Utilities/Service Systems
☒	Cultural Resources	☒	Noise	☒	Mandatory Findings of Significance
☒	Geology/Soils	☐	Population/Housing		
☒	Greenhouse Gas Emissions	☐	Public Services		

DETERMINATION:

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 will be prepared.
☐	Although the proposed project could have a significant effect on the environment, there will 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 will 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 — 3.4.2019
Signature (prepared by Aron Liang, Senior Planner) — Date

3-4-2019
Signature (Supervising Planner) — Date

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS				
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) Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	☐
d) Create a new source of substantial light or glare, which would 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.				

I-a) **Potentially Significant Impact.** 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 Project site is located in a relatively flat valley floor approximately 9.6 miles southwest of the foothills of the San Bernardino Mountains, 9.4-miles southeast of the Glen Helen foothills, 2.3 miles northwest of the La Loma Hills, and 2.2 miles northeast of the foothills of the Jurupa Mountains. Under existing conditions, prominent views of the surrounding mountains and foothills are available within the areas adjacent to the Project site on Slover Avenue and Cactus Avenue on clear days.

The Project proposes to construct a 257,855-sq. ft. warehouse facility with a maximum height of 44 feet above finished floor surface. Accordingly, implementation of the Project may impede views of the surrounding foothills and mountains and therefore has the potential to result in a substantial adverse effect on a scenic vista. The Project's potential to substantially adversely affect scenic vistas shall be evaluated in the required EIR.

I-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, 2018). 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.

I-c) **Potentially Significant Impact.** Under existing conditions, the Project site consists of single-family homes and vacant/disturbed land with scattered trees. The existing surrounding areas are characterized by roadways, residential land uses, a large railyard, and industrial land uses. Implementation of the Project would convert land that was previously used for residential land uses and vacant/disturbed land to one warehouse building and associated loading docks, parking spaces, drive aisles, utility infrastructure, landscaping, exterior lighting and signage. Therefore, the proposed Project would alter the visual character of the site in a potentially significant manner, and the proposed Project's impacts on the existing visual character of the Project site shall be evaluated in the required EIR.

I-d) **Less-Than-Significant Impact.** Under existing conditions, the Project site generates a negligible amount of glare from the existing residential homes and is subject to light and glare from the surrounding land uses (Union Pacific railyard, roadways, single-family homes, and industrial land uses) and improvements (i.e., streetlights). New light sources are required to comply with the provisions of the County of San Bernardino Municipal Code § 83.07.030, which requires that outdoor lighting for commercial or industrial land uses be fully shielded to preclude substantial light pollution, light trespass, or glare. Accordingly, mandatory compliance with County of San Bernardino Municipal Code § 83.07.030 would reduce the Project's light and glare impacts to less-than-significant.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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(9)), 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 loss of forest land or conversion of forest land 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.				

II-a) **No Impact.** According to Farmland Mapping and Monitoring Program mapping information available from the California Department of Conservation (DOC), the Project site does not contain any soils designated by the DOC as "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" (DOC, 2016a). As such, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. No impact would occur.

II-b) **Less-than-Significant Impact.** The Project site is zoned "Single Residential with Additional Agriculture Overlay (RS-1-AA)." According to Section 82.07.010 of the San Bernardino County Development Code, the purpose of the Additional Agriculture (AA) Overlay is to "… to create, preserve, and improve areas for small-scale and medium-scale agricultural uses utilizing productive agricultural lands for raising, some processing, and the sale of plant crops, animals, or their primary products. It is an overlay where agricultural uses exist compatibly with a variety of rural residential lifestyles" (SB County, 2016, Section 82.07.010). The

proposed Project would amend the San Bernardino County General Plan Land Use Zoning District Map to remove the Additional Agricultural Overlay from the Project site. Because the Project proposes to remove the Additional Agricultural Overlay designation/zoning from the Project site, the Project would conflict with existing zoning for an agricultural use.

The agricultural value of the Project site was evaluated using the DOC's California Agricultural Land Evaluation and Site Assessment (LESA) Model. The LESA Model is a point-based approach that uses measurable factors to quantify the relative value of agricultural land resources to ultimately determine the significance of agricultural land conversions during the CEQA process. As summarized Table 1, *LESA Score Summary*, the Project site's LESA Model score is 36.06. According to the LESA Model scoring thresholds, a project site that receives a score below 39 is not considered to be an important agricultural resource (DOC, 1997, Table 9). Because the Project site is not considered to be an important agricultural resource pursuant to the LESA Model, the Project's conflict with the site's existing agricultural zoning would result in a less-than-significant impact to agriculture resources.

Table 1 LESA Score Summary

	Factor Scores	Factor Weight[6]	Weighted Factor Scores
Land Evaluation Factors			
LCC	19.59[1]	0.25	4.90
Storie Index	64.64[2]	0.25	16.16
LE Subtotal		*0.50*	*21.06*
Site Assessment Factors			
Project Size	0[3]	0.15	0
Water Resource Availability	100[4]	0.15	15.00
Surrounding Agricultural Land	0[5]	0.15	0
Protected Resource Land	0[5]	0.05	0
SA Subtotal		*0.50*	*15.00*
Final LESA Score			**36.06**

[1] Approximately 1.15 acres of the Project site has a LCC classification of IIIe, which corresponds to a LESA LCC rating of 70 points, and approximately 12.07 acres of the Project site has a LCC classification of IVe which corresponds to a LCC rating of 50. The remaining 0.05 acres of the Project site does not have a LCC classification. The weighted LCC score for the site is 19.59.

[2] Approximately 0.51 acres of the Project site has a Storie Index rating of 73; approximately 10.80 acres of the Project site has a Storie Index rating of 65; approximately 1.27 acres of the Project site has a Storie Index rating of 54; and approximately 0.64 acres of the Project site has a Storie Index rating of 81. The weighted Storie Index rating for the site is 64.64.

[3] The soils on the Project site do not meet the minimum area requirement (in acres) to be awarded a score under the LESA Model.

[4] The Project site is not irrigated; however, the Project area receives sufficient average annual rainfall to support dryland farming in non-drought years, in theory. Additionally, water utilities are available to the Project site from the abutting roadways (Slover Avenue and Cactus Avenue). The irrigation conditions at the Project site correspond to a score of 100 under the LESA Model.

[5] There are no agricultural lands or protected resource lands within the Project's zone of influence. The zone of influence is defined pursuant to the LESA Model.

[6] Factor weights are defined by the LESA Model.

Source: (DOC, 1997; USDA, n.d.; UC Davis, n.d.)

Additionally, as disclosed by mapping information from the California DOC, neither the Project site nor any land in the site's vicinity are under a Williamson Act Contract (DOC, 2016b). As such, no impact would occur with respect to a conflict with an existing Williamson Act Contract.

II-c) **No Impact.** The Project site is not zoned as forest land, timberland, or Timberland Production, nor is it surrounded by forest land, timberland, or Timberland Production land. The surrounding properties are zoned for industrial uses to the north, light industrial uses to the east (City of Rialto), residential uses to the south, and residential uses to the west. Due to the fact that neither the Project site nor the surrounding properties are zoned for forest, timberland, or timberland production, the Project has no potential to conflict with any areas currently zoned as forest, timberland, or Timberland Production and would not result in the rezoning of any such lands. As such, no impact would occur.

II-d) **No Impact.** The Project site does not contain a forest and is not designated as forest land; thus, the proposed Project would not result in the loss of forest land or the conversion of forest land to non-forest use (SB County, 2010a). As such, no impact would occur.

II-e) **Less-than-Significant Impact.** "Farmland" is defined in Section II(a) of Appendix G of the CEQA Guidelines to mean "Prime Farmland," "Unique Farmland" or "Farmland of Statewide Importance." According to the DOC, the Project site does not contain any soils mapped by the DOC as "Farmland." Furthermore, as discussed in the response to threshold question II-b), a LESA model analysis was completed which concluded that the site is not considered to be an important agricultural resource. Additionally, as described above in the responses to Thresholds II-c) and II-d), neither the Project site nor the surrounding properties are designated for forest land uses. Thus, implementation of the Project would not result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. A less-than-significant impact would occur.

Less-than-significant impacts have been identified. Therefore, no mitigation measures are necessary and no further analysis is required on this subject.

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard {including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☒	☐	☐	☐
SUBSTANTIATION:				

III-a) **Potentially Significant Impact.** The Project site is located in the South Coast Air Basin (SoCAB). Air quality within the SoCAB is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD's Air Quality Management Plan (AQMP). The proposed Project would emit pollutants into the SoCAB during short-term construction and long-term operational activities, as equipment operates on the Project site and vehicles travel to and from the site. The air pollution emitted by the Project's construction and operational activities have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD's AQMP. As such, an air quality technical report shall be prepared and the required EIR shall evaluate the proposed Project's potential to conflict with the SCAQMD's adopted AQMP.

III-b) **Potentially Significant Impact.** Air quality within the SoCAB is regulated by the SCAQMD. Implementation of the proposed Project has the potential to violate daily air pollutant emission significance thresholds established by the SCAQMD, particularly related to Project construction and mobile source emissions associated with the Project's long-term operation. Accordingly, an air quality technical report shall be prepared and Project-related air emissions shall be modeled using the SCAQMD's California Emissions Estimator Model (CalEEMod™). The purpose of this model is to estimate construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The required EIR shall quantify the Project's expected air pollutant levels and evaluate the Project's potential to

violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.

III-c) **Potentially Significant Impact.** The Project site is located in San Bernardino County, which is a part of the SoCAB. The SoCAB is in non-attainment status for State air quality standards pertaining to ozone (O_3), particulate matter smaller than 10 microns (PM_{10}), and particulate matter smaller than 2.5 microns ($PM_{2.5}$) (CARB, 2017). The SoCAB also does not attain federal standards concerning O_3 (8-hour) and $PM_{2.5}$ (CARB, 2017). The Project would generate particulate and gaseous emissions during construction and over the long-term operating life of the completed warehouse facility. This would include emissions of criteria pollutants, including those that contribute to ozone formation, along with PM_{10} and $PM_{2.5}$. Therefore, a quantitative analysis of emissions during the construction phases and over the operating life of the completed Project, together with an assessment of whether the Project would exceed SCAQMD daily emissions thresholds, is warranted in the required EIR.

III-d) **Potentially Significant Impact.** The Project does not include any land uses that may be considered point source emitters. However, the Project has the potential to expose sensitive receptors located near the Project site and/or along its primary truck route(s) to diesel particulate matter (DPM) emissions from mobile sources (i.e., vehicle and truck exhaust). Sensitive receptors in the Project area are limited to the residential uses occurring adjacent to the Project site. Due to the presence of sensitive receptors in the Project vicinity and the volume of truck traffic expected with the Project, there is the potential for the Project to expose nearby sensitive receptors to substantial pollutant concentrations associated with DPM. The required EIR shall evaluate the Project's potential to expose sensitive receptors to substantial pollutant concentrations.

III-e) **Potentially Significant Impact.** Any temporary odor impacts generated during Project-related construction activities, such as asphalt paving and the application of architectural coatings, would be short-term and cease upon completion of the construction phase of the Project. The proposed warehouse facility is not expected to involve uses or activities that generate substantial or noticeable amounts of odor during long-term operation. Nonetheless, the required EIR shall evaluate the Project's potential to expose substantial numbers of people to objectionable odors during both near-term construction and long-term operation.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES				
Would the project:				
a) Have a substantial adverse effect, 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 substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident 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 Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
SUBSTANTIATION: Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ☒: Biological Resources Overlay				

IV-a) **Potentially Significant Impact.** Under existing conditions, the Project site mostly consists of vacant/disturbed land with the exception of the four (4) single-family homes located on-site. Notwithstanding, the Project site has the potential to contain species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service. A qualified biologist will evaluate the site's existing biological resources and determine the presence or

absence of any sensitive species. The results of the biological resources assessment will be disclosed and evaluated in the required EIR.

IV-b) **Potentially Significant Impact.** Under existing conditions, the Project site mostly consists of vacant/disturbed land with the exception of the four (4) single-family homes located on-site. A qualified biologist will evaluate the Project site to determine if the property contains riparian habitat or a sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The results of the biological resources assessment will be disclosed and evaluated in the required EIR.

IV-c) **Potentially Significant Impact.** A qualified biologist will evaluate the Project's potential to impact federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). The results of the biological resources assessment will be disclosed and evaluated in the required EIR.

IV-d) **Potentially Significant Impact.** The Project site is disturbed and does not support a diversity of native wildlife. Paved roads, fencing, and developed land surrounding the Project site block terrestrial wildlife movement from all directions. Accordingly, the site is not expected to serve as a wildlife movement corridor. Notwithstanding, development of the Project site has some potential to impact avian species that are protected by the federal Migratory Bird Treaty Act or nesting birds protected by California law. The Project's potential to impact migratory and/or nesting birds during construction and long-term operation will be evaluated in the required EIR.

IV-e) **Potentially Significant Impact.** The Project site is not located within any Habitat Conservation Plan or Natural Community Conservation Plan (CDFW, 2017). Therefore, the Project would have no potential to conflict with any adopted Habitat Conservation Plan or Natural Community Conservation Plan. The removal of trees on the Project site would be subject to Chapter 88.01 of the San Bernardino County Municipal Code which contains guidelines and regulations related to the protection and management of plant species (SB County, 2018, § 88.01). Mandatory compliance with standard regulatory requirements would preclude any potentially significant impacts caused by conflict with local policies or ordinances protecting trees. Additionally, the Project site is located in a Biotic Resources Overlay area for burrowing owl habitat. For projects within the Biotic Resources Overlay areas, Chapter 82.11 and 82.19 of the San Bernardino County Development Code require that for proposed new land uses or increases of existing land use by more than 25 percent of disturbed area, the land use application shall include a biological resources report, along with mitigation measures to reduce or eliminate impacts to the identified resources. The Development Code also states that the County's Conditions of Approval for the project shall incorporate the mitigation measures from the biological report. Therefore, a qualified biologist will evaluate the Project's impacts to biological resources, the results of which shall be summarized in the biological resources assessment which will be disclosed and evaluated in the required EIR.

IV-f) **No Impact.** There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan applicable to the Project site. Accordingly, the Project would not conflict with any such plan, and no impact would occur.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?	☒	☐	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
SUBSTANTIATION: Check if the project is located in the Cultural ☐ or Paleontological ☐ Resources overlays or cite results of cultural resource review.				

V-a) **Potentially Significant Impact.** The Project site contains residential structures that will be demolished and removed from the property with implementation of the Project. Although the structures on-site are not expected to qualify as a historical resource pursuant to CEQA Guidelines Section 15064.5, a Cultural Resources Assessment report will be prepared that will evaluate the historical significance of the on-site structures and thoroughly evaluate the Project's potential to impact historical resources within the Project site or within offsite disturbance areas. The EIR will discuss the findings and conclusions of the Cultural Resources Assessment report and evaluate the Project's potential impacts to historical resources.

V-b) **Potentially Significant Impact.** The San Bernardino County General Plan does not depict the Project site as being located within a culturally-sensitive area (SB County, 2006). Nevertheless, a site-specific cultural resources assessment will be conducted by a professional archaeologist to determine the presence/absence of archaeological resources to be located on the Project site or the likelihood such resources are located beneath the surface of the Project site. The results of the site-specific cultural resources assessment will be disclosed in the required EIR.

V-c) **Potentially Significant Impact.** No known paleontological resources or unique geologic features are present on the Project site. Notwithstanding, the San Bernardino County General Plan EIR states that unknown paleontological resources have the potential to exist on properties that have not been disturbed by prior development activities (such as the majority of the Project site) (SB County, 2007b, p. IV-63). Accordingly, the Project has the potential to result in significant adverse impacts to paleontological resources that may exist beneath the ground surface on the Project site during site excavation and/or grading activities that would

occur on the property during Project construction activities. The Project's potential to impact previously undiscovered paleontological resources beneath the surface of the site will be evaluated in the required EIR.

V-d) **Less-than-Significant Impact.** The Project site does not contain a cemetery, and no known formal cemeteries are located within the immediate site vicinity. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. If human remains are unearthed during Project construction, the construction contractor would be required by law to comply with California Health and Safety Code, Section 7050.5 "Disturbance of Human Remains." According to Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and 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, the Coroner is required to contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC). Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code Section 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials.

With mandatory compliance to California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, any potential impacts to human remains, including human remains of Native American ancestry, would be less than significant.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS				
Would the project:				
a) Expose people or structures to 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?	☐	☐	☐	☒
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 risks to life or property?	☒	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
SUBSTANTIATION: Check ☐ if project is located in the Geologic Hazards Overlay District.				

VI-a) **i. No Impact.** According to the Southern California Earthquake Data Center (SCEDC), there are no known active or potentially active earthquake faults on the Project site or in the immediate area. The nearest fault line is the San Jacinto fault line located approximately 5.0 miles to the east-northeast of the Project site (SCEDC, 2018). Because there are no known faults located on the Project site, there is no potential for the Project to expose people or structures to substantial adverse effects related to ground rupture. Thus, no impact would occur.

ii. Potentially Significant Impact. The Project site is located in a seismically active area of Southern California and is expected to experience moderate-to-severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of Project approval, the proposed warehouse building is required to be constructed in accordance with the California Building Standards Code (CBSC), also known as California Code of Regulations (CCR), Title 24 (Part 2), and the County of San Bernardino Building Code, which is based on the CBSC with local amendments. The CBSC and County of San Bernardino Building Code have been specifically tailored for California earthquake conditions and provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures. In addition, the CBSC (Chapter 18) and the County of San Bernardino require development projects to prepare geologic engineering reports to identify site-specific geologic and seismic conditions and implement the site-specific recommendations contained therein to preclude adverse effects involving unstable soils and strong seismic ground-shaking, including, but not limited to, recommendations related to ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems. Notwithstanding, a Project-specific geotechnical report will be prepared for the Project site and discussed within and appended to the EIR. The EIR will contain mitigation measures, if needed, to attenuate any site-specific geologic or seismic conditions that could adversely affect the Project.

iii. Potentially Significant Impact. According to the County's Geologic Hazards Overlay exhibit, the Project site is not located in an area that is susceptible to landslides or liquefaction (SB County, 2010b). Nevertheless, a Project-specific geotechnical investigation will be prepared for the Project site that will evaluate the potential for seismic-related ground failure, including liquefaction, to occur at the site. The required EIR will discuss the findings, conclusions, and recommendations of the Project-specific geotechnical report with respect to seismic-related ground failure, including liquefaction.

iv. Potentially Significant Impact. The Project site is virtually flat and contains no substantial natural or man-made slopes under existing conditions. There are no substantial natural or man-made slopes in the immediate Project site vicinity, either. Accordingly, the Project site is located in an area with a low potential for landslides. Furthermore, according to the County's Geologic Hazards Overlay exhibit, the Project site is not located in an area that is susceptible to landslides (SB County, 2010b). Nevertheless, a Project-specific geotechnical report will be prepared which will evaluate the potential landslide risks during construction and operation of the Project. The required EIR will discuss the findings, conclusions, and recommendations of the Project-specific geotechnical report with respect to landslide hazards.

VI-b) **Potentially Significant Impact.** Construction activities associated with the Project would involve earth movement and the exposure of soil, which would temporarily increase erosion susceptibility. In the long-term, development of the subject property would increase impervious surface cover and permanent landscaping on the Project site, thereby reducing

the potential for erosion and loss of topsoil that currently occurs. The Project would be required to adhere to standard regulatory requirements, including, but not limited to, requirements imposed by a National Pollutant Discharge Elimination System (NPDES) permit or construction activities, including proposed grading, and a Project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in stormwater runoff. The required EIR will evaluate the effectiveness of the Project's erosion-control measures and will determine whether the Project has the potential to result in substantial soil erosion and the loss of topsoil.

VI-c) **Potentially Significant Impact.** Landslide hazards are not anticipated to affect or result from the Project. The Project site's potential for lateral spreading or collapse is currently unknown, but will be evaluated in a site-specific geotechnical evaluation. The site-specific geotechnical evaluation also will evaluate the Project site's potential for subsidence and liquefaction hazards. The required EIR will disclose the findings of the site-specific geotechnical evaluation and will evaluate the proposed Project's potential to cause soil subsidence, lateral spreading, liquefaction, and/or soil collapse, which could pose a hazard to the future structures and workers on-site.

VI-d) **Potentially Significant Impact.** According to USDA's Web Soil Survey, the majority of the Project site is underlain with Hanford coarse sandy loam while the remainder of the Project site is underlain with Tujunga loamy sand. Both soil types have high infiltration rates and are not identified as having a high shrink-swell potential (USDA, n.d.). Nevertheless, the Project's geotechnical evaluation will evaluate the Project site's specific soil conditions and potential for containing expansive soils. The Project's potential to expose the future structure and workers on-site to hazards associated with expansive soils will be evaluated in the required EIR.

VI-e) **No Impact.** The Project does not propose the use of septic tanks or alternative waste water disposal systems. Accordingly, no impact would occur.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. 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 an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐
SUBSTANTIATION:				

VII-a) **Potentially Significant Impact.** Project-related construction and operational activities would emit air pollutants, several of which are regarded as greenhouse gasses (GHGs). The proposed Project's potential to generate GHGs, either directly or indirectly, that could have a significant impact on the environment, shall be analyzed in a Project-specific GHG analysis report which will be discussed in the required EIR.

VII-b) **Potentially Significant Impact**. The Project's potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs will be analyzed in a Project-specific GHG analysis, the results of which will be discussed in the required EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. 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 for people residing or working in the project area?	☒	☐	☐	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐
SUBSTANTIATION:				

VIII-a) **Potentially Significant Impact.** The Project proposes to construct a 257,855-sq. ft. warehouse facility at the Project site. No specific occupant(s) have been identified for the warehouse building at this time; therefore, the range of products and materials that would be shipped to, stored within, and transported from the Project site is not currently known. All

hazardous materials are regulated by federal and State laws to ensure public safety, and any transport, use, or disposal of such materials associated with the Project would be subject to all applicable regulatory requirements. Nonetheless, because hazardous materials have the potential to be transported, used, or disposed during Project construction and operation, the proposed Project could have a potentially significant impact by creating a significant hazard to the public or the environment. Further evaluation of potential impacts related this topic shall be discussed in the required EIR.

VIII-b) **Potentially Significant Impact.** See Response VIII-a), above. This topic will be discussed in the required EIR.

VIII-c) **No Impact.** There are no schools located within 0.25-mile of the Project site. Thus, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur.

VIII-d) **No Impact.** The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (CDTSC, 2018). Accordingly, no impact would occur.

VIII-e) **Potentially Significant Impact.** The Project site is not located within two miles of a public airport (Google Earth, 2018). The Project is located within the Airport Influence Area (AIA) of the Ontario International Airport (City of Ontario, 2010, Map 2-1). The required EIR will evaluate whether the Project would potentially conflict with the Ontario International AIA in a manner that could result in a safety hazard for people residing or working in the Project area.

VIII-f) **No Impact.** There are no private airfields or airstrips in the vicinity of the Project site (Google Earth, 2018). Because no private airports are located nearby, there is no potential for the Project to result in a safety hazard for people residing or working the Project area. No impact would occur.

VIII-g) **Potentially Significant Impact.** The Project site does not contain any emergency facilities under existing conditions nor does it serve as an emergency evacuation route, so there is no potential for the Project to adversely affect an existing emergency response or evacuation plan. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by applicable County and surrounding City regulations. Although it is not anticipated that the proposed Project would interfere with an adopted emergency response or evacuation plan, the required EIR shall discuss this topic in further detail.

VIII-h) **Less-than-Significant Impact.** According to the County of San Bernardino Hazard Overlay Maps, the Project site is not located in an area of substantial or high fire risk (SB County, 2010c). The proposed Project would construct a modern warehouse facility on-site that complies with California Building Code minimum requirements for fire resistive building materials and building features, including an interior sprinkler system, to minimize potential

fire hazards. The Project's landscaping would be properly maintained and irrigated and would thereby decrease the potential fire fuel load on the Project site. Thus, implementation of the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Impacts would be less than significant.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☒	☐	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☒	☐	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	☒	☐	☐	☐
e) Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☒	☐	☐	☐
f) Otherwise substantially degrade water quality?	☒	☐	☐	☐
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
SUBSTANTIATION:				

IX-a) **Potentially Significant Impact.** Implementation of the Project would involve demolition, clearing, grading, paving, utility installation, building construction, and landscaping activities, which could result in the generation of water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures. Additionally, runoff under post-development conditions could contain pollutants in the absence of protective or avoidance measures. The Project's potential to violate any water quality standards or waste discharge requirements during short-term construction and/or long-term operational activities shall be fully analyzed in the required EIR.

IX-b) **Less-than-Significant Impact.** The Project does not propose the installation of any water wells that would directly extract groundwater; however, the increase in impervious surface cover that would occur with development of the site could reduce the amount of water percolating down into the underground aquifer that underlies the Project site which is part of the North Riverside Groundwater Basin (WSC, 2016, Figure 2-2). The WVWD has indicated it has sufficient available water resources to adequately serve the Project in addition to past, present, and future commitments to supply water (WSC, 2016, pp. 10-12 - 10-19). However, the impact of an incremental reduction in groundwater recharge area would not be significant because the water purveyor for the Project area, the West Valley Water District WVWD, also extracts groundwater from four (4) other groundwater basins (Chino Basin, Bunker Hill Basin, Lytle Creek Basin, and Rialto-Colton Basin), purchases water from the San Bernardino Municipal Water District, obtains a portion of its surface water supply from Lytle Creek, and purchases surface water from the State Water Project (SWP) and therefore does not solely rely on surface water percolation to replenish the groundwater basin. Based on the full scope of their water supplies, he WVWD has indicated it has sufficient available water resources to adequately serve their service area in consideration of past, present, and future water commitments (WSC, 2016, pp. 10-12 - 10-19). Additionally, water captured by the Project's detention basin, infiltration chambers, and landscaped areas would percolate into the ground. With buildout of the Project, the local groundwater levels would not be substantially adversely affected. Accordingly, buildout of the Project would not interfere substantially with groundwater recharge.

For the reasons stated above, the Project would neither substantially deplete groundwater supplies nor interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Impacts would be less than significant.

IX-c) **Potentially Significant Impact.** The Project would alter the existing drainage pattern of the property and thereby has the potential to result in erosion. Stormwater runoff from the Project site would be discharged into the public storm drain system. In the event the Project were to result in substantial erosion, then sediment from the Project site would have the potential to adversely affect downstream waterways. A site-specific hydrology study will be prepared for the Project to determine whether Project development would result in a measurable increase in water flows exiting the site under developed conditions (which could cause scour/erosion).

Additionally, a site-specific WQMP also would be prepared that would identify structural control BMPs to reduce the Project's potential to result in increased erosion following development. The results of the required WQMP and site-specific hydrology study will be documented in the required EIR.

IX-d) **Potentially Significant Impact.** As indicated under Response IX-c), a site-specific hydrology study shall be prepared to evaluate whether the Project would result in a substantial change in the rate or amount of runoff from the site. An increase in the rate or amount of runoff from the site could result in increased potential for flooding on downstream properties. The results of the site-specific hydrology study shall be documented in the required EIR.

IX-e) **Potentially Significant Impact.** As indicated under Response IX-a), the Project's potential to result in additional sources of polluted runoff shall be disclosed and evaluated in the required EIR. A site-specific hydrology study shall be prepared for the Project that will identify a storm water drainage system to convey runoff from the site in a manner consistent with County requirements. The required EIR shall include a discussion and analysis of the Project's proposed storm drain improvements, and also shall identify any impacts to the environment that may result from any necessary off-site improvements required in support of the Project's drainage system.

IX-f) **Potentially Significant Impact.** Refer to Responses IX-a), IX-c), and IX-d) above. The Project's potential to otherwise substantially degrade water quality shall be evaluated in the required EIR.

IX-g) **No Impact.** The proposed Project does not include housing. Therefore, there is no potential for the Project to place housing within a 100-year flood hazard area. No impact would occur.

IX-h) **No Impact.** According to the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer, the Project site is located within "Flood Zone X (unshaded)" which corresponds with areas of minimal flood hazard (i.e., less than 0.2-percent annual chance of flood, also referred to as a 500-year flood zone) (FEMA , n.d.). Therefore, implementation of the proposed Project would not place structures within a 100-year flood hazard area that would impede or redirect flood flows. No impact would occur.

IX-i) **No Impact.** The nearest dam to the Project site is the Devil's Canyon Percolation Basin, located approximately 9.4 miles northeast of the Project site (Google Earth, 2018). According to County of San Bernardino Hazards Maps, the Project site is not located in an identified dam inundation area (SB County, 2010c). There are no levees in the vicinity of the Project site. Accordingly, and also based on the information provided under Responses IX-g) and IX-h), the Project would not expose people or structures to a significant risk of loss, injury or death involving flooding. No impacts would occur.

IX-j) **No Impact.** The Pacific Ocean is located more than 50 miles southwest of the Project site; consequently, there is no potential for tsunamis to impact the Project site. In addition, the Project site and immediate surrounding area do not contain steep hillsides that may be

susceptible to mudflow. The nearest large body of surface water to the site is the Santa Ana River, located approximately 2.0 miles southeast of the Project site (Google Earth, 2018). Due to the distance of the Santa Ana River from the Project site, a seiche in the river would have no impact on the Project site. Therefore, the Project site would not be subject to seiches, mudflows, and/or tsunamis. Thus, no impact would occur and no further analysis of this subject is required.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING				
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐
SUBSTANTIATION:				

X-a) **No Impact.** The Project site consists of approximately 13.27 acres of primarily vacant land that is routinely disturbed (i.e., disced), with the remaining portions of the Project site developed with four (4) single-family residential structures. The Project site does not provide access to established communities and would not isolate any established communities or residences from neighboring communities. Development and operation of the Project would not physically divide the arrangement of an established community.

X-b) **Potentially Significant Impact.** Implementation of the Project would allow for the development of a warehouse building on the 13.27-acre Project site. The Project proposes an amendment to the County of San Bernardino General Plan Land Use Map to change the land use designation for the 13.27-acre Project site from Single Residential (RS-1) to Community Industrial (IC), and remove the Additional Agricultural overlay. The required EIR will include an evaluation of the proposed Project's potential conflicts with applicable plans, policies, and/or regulations adopted for the purpose of reducing or avoiding environmental effects.

X-c) **Less-than-Significant Impact.** Please refer to Response IV-f). The Project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would 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:				

XI-a) **Less-than-Significant Impact.** The California Department of Conservation (DOC) designates portions of the Project site as being located within Mineral Resource Zone (MRZ)-2, which is a zone known to contain significant mineral deposits or have a high likelihood of containing significant deposits (DOC, 2008). However, the mineral resource zone classifications assigned by the DOC focus solely on geologic factors and the potential value and marketability of a mineral resource, without regard to existing land use and ownership or the compatibility of surrounding land uses. The County of San Bernardino General Plan identifies the Project site for residential land uses. This means that the County has determined that non-mining land uses on-site are more valuable to the region than potential mineral extraction uses. Additionally, due to constraints on and abutting the Project site (i.e., the railroad tracks that abut the site on the north and the proximity to off-site residences) mineral resources extraction would not be feasible on-site. Lastly, the County's General Plan does not identify any important mineral resource recovery sites on- or in the proximity of the Project site. Accordingly, the Project would result in a less-than-significant impact related to the loss of availability of a known mineral resource.

XI-b) **No Impact.** Please refer to the response to Response IX-a), above.

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

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE				
Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
SUBSTANTIATION:				

XII-a) **Potentially Significant Impacts.** Project-related construction activities, as well as long-term operational activities (including on-site industrial warehouse operations and the projected increases in vehicular travel along area roadways), may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the County's General Plan and § 83.01.080 of the County's Municipal Code. An acoustical analysis will be prepared and the required EIR will analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.

XII-b) **Potentially Significant Impacts.** Construction activities on the Project site may produce groundborne vibration or groundborne noise levels during earthwork/grading and/or during the operation of heavy machinery. The required EIR will analyze the potential of the Project to expose persons to excessive groundborne vibration. Long-term operation of the proposed Project is not anticipated to result in perceptible levels of groundborne vibration or

groundborne noise; regardless, the Project's EIR will also evaluate the proposed Project's potential to generate groundborne vibration and noise in the long-term.

XII-c) **Potentially Significant Impacts.** Vehicle traffic associated with operation of the Project has the potential to cause an increase in ambient noise levels. In addition, on-site operational activities have the potential to increase ambient noise levels. A Project-specific acoustical study will be prepared to identify potential increases in ambient noise and to analyze the potential for Project-related noise to increase ambient noise to a level that would be considered substantial and permanent compared to existing conditions. The results of the acoustical study will be summarized and incorporated into the required EIR.

XII-d) **Potentially Significant Impacts.** During Project-related construction activities, there could be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to temporary construction traffic and the temporary and periodic operation of construction equipment. A Project-specific acoustical study will be prepared to identify the potential for temporary or periodic increases in ambient noise levels that would be considered substantial compared to existing conditions. The results of the acoustical study will be summarized and incorporated into the required EIR.

XII-e) **No Impact.** The Project site is located approximately 11.3-mile east of the Ontario International Airport. According to the Ontario International Airport Land Use Compatibility Plan Map 2-3, *Compatibility Policy Map: Noise Impact Zones*, the Project site is located outside of the 60-65 dBA CNEL noise contour and would not be subjected to excessive noise levels due to operations at the Ontario International Airport. Because the Project site is not located within the Ontario International Airport noise contours, the Project would not expose people residing or working in the Project area to excessive noise levels due to its location within two miles of a public airport. No impact would occur and no further analysis of this subject is required.

XII-f) **No Impact.** There are no private airfields or airstrips in the vicinity of the Project site. Therefore, the Project would not expose people to excessive noise levels associated with operations at a private airstrip. No impact would occur.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING				
Would the project:				
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
SUBSTANTIATION:				

XIII-a) **Less-than-Significant Impact.** The Project would have a beneficial effect on the City's employment base by developing a site that is currently vacant - except for four (4) single-family residences - with a new warehouse facility. Given that the current unemployment rate for the Riverside-San Bernardino-Ontario area is approximately 4.1%, it is reasonably assured that the jobs would be filled by people living within Fontana, Rialto, Colton, Jurupa Valley or other nearby communities (Bureau of Labor Statistics, 2018). Furthermore, the Project site is served by existing public roadways, and utility infrastructure is already installed beneath the public rights of way that abut the Project site (Slover Avenue and Cactus Avenue). Accordingly, the Project and its required improvements would not induce direct or indirect substantial growth in the area. Impacts would be less than significant. As such, the Project is not anticipated to induce substantial population growth in the area, such that the population growth would result in significant environmental effects. A less-than-significant impact would occur and no further analysis is required on this subject.

XIII-b) **Less-than-Significant Impact.** Under existing conditions, the Project site contains four (4) single-family residences. The Project would remove these homes from the Project site, but removal of the four residences would not displace substantial numbers of people or substantial numbers of existing housing, considering that there are over 98,072 households in unincorporated San Bernardino County (SCAG, 2017, p. 3). The removal of four residential homes from the Project site would not necessitate the construction of replacement housing elsewhere. Accordingly, impacts would be less than significant.

XIII-c) **Less-than-Significant Impact.** Refer to Response XIII-b). Implementation of the Project would not displace substantial numbers of people and would not necessitate the construction of replacement housing elsewhere. Accordingly, a less-than-significant impact would occur.

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

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government 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?				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒
SUBSTANTIATION:				

XIV-a) **Less-than-Significant Impact.** Fire protection services to the Project site are provided by the San Bernardino County Fire Department (SBCFD). The Project site is served by San Bernardino County Fire Station No. 76, located at 10174 Magnolia St, Bloomington, CA 92316 (approximately 1.6 roadway miles to the northwest of the Project site) and San Bernardino County Fire Station No. 77, located at 17459 Slover Avenue (approximately 2.8 roadway miles to the west of the Project site) (Google Earth, 2018). Based on the Project site's proximity to two existing fire stations the Project would be adequately served by fire protection services, and no new or expanded unplanned facilities would be required. The Project is required to comply with the provisions of the County of San Bernardino Fire Protection District Fee Ordinance (Ordinance No. FPD-01), which requires a fee payment that the County applies to the funding of fire protection facilities. Mandatory compliance with Ordinance No. FPD-01 would be required prior to the issuance of a building permit. In addition, property tax revenues generated from development of the site would also provide funding to offset potential increases in the demand for fire protection at Project build-out.

The Project would feature a minimum of fire safety and fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system, and paved access. The proposed building would be of concrete tilt-up construction that contains a low fire hazard risk rating. In addition, a fire alarm system is proposed to be installed, as well as ESFR (Early Suppression, Fast Response) ceiling mounted fire sprinklers. ESFR systems are located in ceiling spaces as with conventional fire sprinkler systems, but they incorporate large, high-volume, high-pressure heads to provide the necessary fire protection for warehouse buildings that may contain high-piled storage. While most other sprinklers are intended to control the growth of a fire, an ESFR sprinkler system is designed to suppress a fire. To suppress a fire does not necessarily mean it will extinguish the fire but rather it is meant to "knock" the fire back down to its source.

Based on the foregoing, the proposed Project would receive adequate fire protection service and would not result in the need for new or physically altered fire protection facilities. Impacts to fire protection facilities would be less than significant.

XIV-b) **Less-than-Significant Impact.** The Project would introduce a new warehouse building and employees and visitors to the Project site, which would result in an incremental increase in demand for police protection services, but is not anticipated to require or result in the construction of new or physically altered police facilities. Furthermore, property tax revenues generated from development of the site would provide funding to offset potential increases in the demand for police services at Project build-out. Based on the foregoing, the proposed Project would receive adequate police protection service, and would not result in the need for new or physically altered police protection facilities. Impacts to police protection facilities would therefore be less than significant.

XIV-c) **Less-than-Significant Impact.** The Project would not create a direct demand for public school services, as the subject property would contain non-residential uses that would not generate any school-aged children requiring public education. The proposed Project is not expected to draw a substantial number of new residents to the region and would, therefore, not indirectly generate school-aged students requiring public education. Because the proposed Project would not directly generate students and is not expected to indirectly draw students to the area, the proposed Project would not cause or contribute to a need to construct new or physically altered public school facilities. Although the Project would not create a direct demand for additional public-school services, the Project Applicant would be required to contribute development impact fees to the San Bernardino City Unified School District in compliance with California Senate Bill 50 (Greene), which allows school districts to collect fees from new developments to offset the costs associated with increasing school capacity needs. Mandatory payment of school fees would be required prior to the issuance of building permits. Impacts to public schools would be less than significant.

XIV-d) **No Impact.** As discussed under Responses XV-a) and XV-b) below, the Project would not create a demand for public park facilities and would not result in the need to modify existing or construct new park facilities. Accordingly, implementation of the Project would not adversely affect any park facility. Thus, no impact would occur.

XIV-e) **No Impact.** The Project is not expected to result in a demand for other public facilities/services, including libraries, community recreation centers, post offices, public health facilities, and/or animal shelters. As such, implementation of the Project would not adversely affect other public facilities or require the construction of new or modified public facilities and no impact would occur.

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

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION				
Would the project:				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would 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:				

XV-a) **No Impact.** The Project would develop the subject property with industrial land uses. The Project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. Accordingly, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, thus, no impact would occur and no further analysis of this subject is required.

XV-b) **No Impact.** The Project does not propose to construct any new on- or off-site recreation facilities. Additionally, the Project would not expand any existing off-site recreational facilities. Therefore, environmental effects related to the construction or expansion of recreational facilities would not occur.

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

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION / TRAFFIC				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government 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?				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☒	☐	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐
SUBSTANTIATION:				

XVI-a) **Potentially Significant Impact.** The proposed Project has the potential to adversely affect the performance of the local circulation system, on a direct and/or cumulatively considerable level. A site-specific traffic study will be prepared following the County of San Bernardino's traffic study guidelines. The study will quantify the volume of vehicular traffic anticipated to travel to and from the Project site. The required EIR will disclose the findings of the site-specific traffic study and evaluate the Project's potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.

XVI-b) **Potentially Significant Impact.** Traffic generated by the proposed Project has the potential to impact the San Bernardino County CMP roadway network. Potential effects to the CMP roadway system will be evaluated in a site-specific traffic study, and the results of this study will be used in the required EIR to determine the Project's consistency with the San Bernardino CMP, including applicable level of service standards and travel demand/congestion management measures.

XVI-c) **Less-than-Significant Impact.** According to Policy Map 2-1, *Compatibility Policy Map: Airport Influence Area*, of the Ontario International Airport Land Use Compatibility Plan, the Project site is located within the Ontario International Airport AIA (City of Ontario, 2010, Policy Map 2-1). However, the Project site is located outside of the Safety Zones for the Ontario International Airport, as shown (City of Ontario, 2010, Policy Maps 2-2 and 2-3). Furthermore, Policy Map 2-4 of the Ontario International Airport Land Use Compatibility Plan depicts the Project site as being located within an area of the AIA that allows for buildings heights greater than 200 feet above ground level (City of Ontario, 2010, Policy Map 2-4). The Project would construct the proposed warehouse building to a maximum height of 44 feet above ground level; therefore, no conflict with the policies of the Ontario International Airport Land Use Compatibility Plan is expected to occur as a result of the implementation of the Project. In addition, the proposed Project would not include an air travel component (e.g., runways, helipads) and products transported to and from the Project site would not be transported via direct air travel. Accordingly, the Project would not substantially affect air traffic patterns, including an increase in traffic levels or a change in flight path location that results in substantial safety risks. A less-than-significant impact would occur.

XVI-d) **Less-than-Significant Impact.** County staff reviewed the Project's application materials and determined that no unsafe design features are proposed as part of the Project. All improvements planned as part of the Project would be in conformance with applicable County of San Bernardino standards and would not result in any hazards due to a design feature. Additionally, the proposed Project would be compatible with existing and planned land uses in the surrounding area and would not substantially increase safety hazards due to incompatible uses. Thus, impacts would be less than significant.

XVI-e) **Less-than-Significant Impact.** The Project would construct one warehouse building on the Project site, which would require the need for emergency access to-and-from the site. During the course of the County of San Bernardino's review of the proposed Project, the County confirmed that the Project would provide adequate access to-and-from the Project site for emergency vehicles. The County also confirmed the layout of the Project's proposed warehouse building, drive aisles, parking lots, and truck courts was sufficient to provide adequate on-site circulation for emergency vehicles. The Project's proposed driveways would connect directly to Slover Avenue and Cactus Avenue, and the Project does not propose any changes to public roads other than frontage improvements along Slover Avenue and Cactus Avenue Boulevard that are designed to improve local traffic circulation. Furthermore, the County of San Bernardino will review all future Project construction drawings to ensure that adequate emergency access is maintained along abutting public streets during temporary construction activities. Impacts would be less than significant.

XVI-f) **Less-than-Significant Impact.** The Project would develop a warehouse building, which is a land use that is not likely to attract large volumes of pedestrian, bicycle, or transit traffic. Regardless, the Project is designed to comply with all applicable County of San Bernardino transportation policies.

The County of San Bernardino General Plan does not identify bicycle routes or pedestrian trails within the immediate vicinity of the Project site (SB County, 2007a). Accordingly, the Project has no potential to conflict with any County-designated bikeways. Additionally, the City of Rialto General Plan does not identify any bicycle routes or pedestrian facilities within the immediate vicinity of the Project site (City of Rialto, 2010, Exhibit 4-4). There are no pedestrian facilities within the immediate vicinity of the Project site that have the potential to be affected (Google Earth, 2018). The Project's driveways would be stop-sign controlled and sight distance at each Project driveway would be reviewed by the County of San Bernardino at the time future improvement plans are considered to ensure that sight distance meets applicable County standards and provides for safe bicycle and pedestrian circulation.

There are no bus transit facilities within the immediate vicinity of the Project site. The nearest bus facility is located approximately 415 miles west of the Project site at the intersection of Slover Avenue and Spruce Avenue (Google Earth, 2018). Accordingly, the Project could not conflict with local public transit service.

As demonstrated by the foregoing analysis, the Project would not conflict with adopted policies, plans or programs related to alternative transportation, or otherwise substantially decrease the performance or safety of such facilities, and a less-than-significant impact would occur.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRIBAL CULTURAL RESOURCES				
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:				
a) 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)?	☒	☐	☐	☐
b) 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 will consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐
SUBSTANTIATION:				

XVII-a) **Potentially Significant Impact.** A site-specific cultural resources assessment will be conducted by a professional archaeologist to determine whether the Project site is listed or eligible for listing on a state or local register of historical resources as defined in Public Resources Code Section 5020.1(k). The results of the site-specific cultural resources assessment will be disclosed in the required EIR.

XVII-b) **Potentially Significant Impact.** The County of San Bernardino will send notification of the proposed Project to Native American tribes with possible traditional or cultural affiliation to the area and will consult with interested tribes regarding the Project's potential to affect a tribal cultural resource. The potential for the Project to cause a substantial adverse change in the significance of a tribal cultural resource will be evaluated in the required EIR.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☒	☐	☐	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☒	☐	☐	☐
g) Comply with federal, state, and local statues and regulations related to solid waste?	☐	☐	☒	☐
SUBSTANTIATION:				

XVIII-a) Less-than-Significant Impact. Wastewater treatment services would be provided to the Project site by SBMWD. The Project's effluent would be typical of a modern warehouse operation (bathroom, sinks, toilets, etc.). No industrial waste requiring special treatment or handling would occur. The SBMWD is required to operate their wastewater treatment facilities in compliance with the waste treatment and discharge standards/requirements established by the Santa Ana RWQCB. Therefore, the Project's contribution of wastewater to the SBMWD wastewater treatment facilities would not have any potential to exceed wastewater treatment requirements of the Santa Ana RWQCB. Additionally, the Project would not install or utilize septic systems or alternate wastewater treatment systems; therefore, the Project would have no potential to exceed the applicable wastewater treatment requirements established by the Santa Ana RWQCB. Accordingly, a less-than-significant impact would occur.

XVIII-b) **Potentially Significant Impact.** Refer to Response XVIII e), below, for an analysis of the Project's potential effects to wastewater treatment facilities.

Domestic water services are provided to the Project site by WVWD while wastewater conveyance and treatment services are provided to the site by the SBMWD. The proposed Project would be required to construct water and wastewater conveyance facilities as necessary to serve the Project. The required EIR will describe the Project's proposed water and wastewater conveyance facilities, and will evaluate whether the construction of such facilities would result in significant environmental effects.

XVIII-c) **Potentially Significant Impact.** The proposed Project would be required to construct stormwater drainage facilities as necessary to serve Project stormwater flows. A site-specific hydrology study shall be prepared for the Project that will identify a stormwater drainage system to convey runoff from the site in a manner consistent with County requirements. The required EIR shall evaluate whether the construction or expansion of storm water drainage facilities as necessary to serve the Project would result in significant environmental effects.

XVIII-d) **Potentially Significant Impact.** WVWD is responsible for supplying potable water to the Project site and its region. As discussed in the 2015 San Bernardino Valley Regional Urban Water Management Plan, herein incorporated by reference as the "UWMP," which applies to and was adopted by the WVWD, adequate water supplies are projected to be available to meet the WVWD's estimated water demand through 2040 under normal, historic single-dry and historic multiple-dry year conditions (WSC, 2016, 10-18 - 10-19). WVWD forecasts for projected water demand are based on the population projections of the Southern California Association of Governments (SCAG), which rely on the adopted land use designations contained within the general plans that cover the geographic area within WVWD's service. However, because the Project would implement industrial land uses at the site and therefore would be inconsistent with the current County of San Bernardino General Plan land use designation for the site (Single Residential with Additional Agriculture Overlay (RS-1-AA), the water demand associated with the Project was not considered in the demand anticipated by the 2015 UWMP. Therefore, there is the potential the Project may demand water that is beyond existing entitlements/resources and would require new or expanded entitlements. Potential impacts related to the Project's water demand will be evaluated in the required EIR.

XVIII-e) **Potentially Significant Impact.** Wastewater generated on the Project site would be treated by the SBMWD, which conveys wastewater to the San Bernardino Regional Wastewater Reclamation Plant (WRP) then to the Regional Tertiary Treatment Rapid Infiltration and Extraction (RIX) Facility for tertiary treatment. The required EIR shall evaluate the adequacy of the SBMWD's existing wastewater treatment capacity, and shall determine whether any new or expanded treatment facilities are required to serve the Project in addition to the SBMWD's existing commitments.

XVIII-f) **Potentially Significant Impact.** Implementation of the proposed Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. The Project would be required to comply

with mandatory waste reduction requirements as described below in Response XVIII-g. It is anticipated that solid waste generated by the Project would likely be disposed at the Mid-Valley Landfill and/or the San Timoteo Landfill. The required EIR will evaluate the Project's potential impacts on the permitted capacities of these landfills.

XVIII-g) Less-than-Significant Impact. The California Integrated Waste Management Act (AB 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50 percent waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the San Bernardino County Board of Supervisors adopted the County of Riverside Countywide Integrated Waste Management Plan (CIWMP), which outlines the goals, policies, and programs the County and its cities implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. (CA Legislative Information, 2015)

In order to assist the County of San Bernardino in achieving the mandated goals of the Integrated Waste Management Act, the Project's building tenant(s) would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Project is required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. (CA Legislative Information, 2005) Additionally, in compliance with AB 341 (Mandatory Commercial Recycling Program), the future occupant(s) of the proposed Project would be required to arrange for recycling services, if the occupant generates four (4) or more cubic yards of solid waste per week (CA Legislative Information, 2011). The implementation of these mandatory requirements would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would be required to comply with all applicable solid waste statutes and regulations; as such, impacts related to solid waste statutes and regulations would be less than significant.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

ENVIRONMENTAL ISSUE AREAS EXAMINED	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE				
Would the Project:				
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, 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 will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐
SUBSTANTIATION:				

XIX-a) **Potentially Significant Impact.** The Project has the potential to substantially reduce the habitat of a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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. The required EIR will evaluate the Project's potential to degrade the quality of the environment and/or result in substantial adverse effects to biological and cultural resources.

XIX-b) **Potentially Significant Impact.** The Project site is located in the County of San Bernardino, which has a number of ongoing development projects throughout the County, including logistics, e-commerce, industrial warehousing, residential, and commercial projects. As concluded in this Initial Study, the Project would have less-than-significant impacts on agricultural and forestry resources, mineral resources, population and housing, public services, and recreation. Therefore, there is no potential for the Project to contribute to any cumulatively considerable impacts under these topics. As discussed throughout this Initial Study, implementation of the proposed Project has the potential to result in significant impacts under the remainder of the topics which may be cumulatively considerable. The EIR will evaluate the potential for the Project to result in cumulatively considerable impacts.

XIX-c) **Potentially Significant Impact.** The potential for the proposed Project to directly or indirectly affect human beings will be evaluated in the required EIR particularly with respect to the following issue areas: air quality, greenhouse gas emissions, and noise.

Potentially significant impacts have been identified which shall be evaluated in the EIR.

MITIGATION MEASURES:

This Initial Study does not identify any mitigation measures. The required EIR will identify any mitigation measures that are needed to reduce potentially significant impacts to less-than-significant levels.

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San Bernardino County
Land Use Services Department
Planning Division
385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415
Phone Number (909)387-8311 • Fax Number (909) 387-3223

NOTICE OF PREPARATION & NOTICE OF EIR SCOPING MEETING

FROM: San Bernardino County Land Use Services Department
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

TO: Interested Agencies, Organizations, and Interested Parties

DATE: March 6, 2019

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report (EIR)

The County of San Bernardino (County), as the Lead Agency under the California Environmental Quality Act (CEQA), will be coordinating the preparation of an Environmental Impact Report (EIR) for the proposed Slover/Cactus Avenue Warehouse Facility Project (hereafter referred to as the "Project"). The County is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

The proposed Project, its location, and its potential environmental effects are described below. The County welcomes public input during the Notice of Preparation (NOP) review period. Due to the time limits mandated by the CEQA Guidelines, your response must be sent ***not later than 30 days after your receipt of this notice***. In the event that no response or request for additional time is received by the end of the review period, the County may presume that you have no response.

Project Title: Slover/Cactus Avenue Warehouse Facility Project

Project Applicant: Alere Property Group, LLC

Assessor's Parcel Numbers (APNs): 0257-071-03, -04, & -39

Project Location: The Project site is located, generally, in the unincorporated community of Bloomington, in southwestern San Bernardino County. Bloomington is generally located east of the City of Fontana, south of the City of Rialto, west of the City of Colton, and north of Riverside County. The Project site is located, specifically, at the southwest corner of the Slover Avenue and Cactus Avenue intersection.

Project Description: The Project consists of applications for a General Plan Amendment and Conditional Use Permit to develop a warehouse building on an approximately 13.27-acre property.

The proposed General Plan Amendment (P201700564) would amend the County of San Bernardino General Plan Land Use Map by changing the land use designation for the Project site from Single Residential (RS-1) with Additional Agriculture Overlay (BL/RS-1-AA) to Community Industrial (IC).

The proposed Conditional Use Permit (P201700563) would provide for the development and operation of a 257,855-square foot (sq. ft.) warehouse facility on the subject property. The proposed building would contain 247,855 square feet (s.f.) of warehouse floor area and 10,000 s.f. of office space. The warehouse building would also include associated improvements such as truck and passenger vehicle parking area, stormwater drainage/water quality facilities, fences, gates, hardscape areas, and ornamental landscaping.

Potential Environmental Effects: An EIR will be prepared to evaluate the proposed Project's potential significant direct, indirect, and/or cumulative environmental impacts and analyze alternatives to the Project. Based on the Initial Study prepared for the Project pursuant to CEQA Guidelines Section 15063, the topic areas to be analyzed in detail in the EIR include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Transportation/Traffic, Tribal Cultural Resources, and Utilities/Service Systems. The EIR also will analyze the topic of Energy.

Public Review Period: March 6, 2019 to April 4, 2019

Responses and Comments: Please send your responses and comments by Thursday, April 4, 2019, to Aron Liang, Senior Planner at Aron.Liang@lus.sbcounty.gov or at the following address:

Aron Liang, Senior Planner
County of San Bernardino
Land Use Services Department – Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Scoping Meeting: The County will hold a scoping meeting for the Project to receive comments on the scope and content of the EIR. You are welcome to attend the scoping meeting and present environmental information that you believe should be considered in the EIR. The scoping meeting is scheduled as follows:

Date: March 21, 2019
Time: 6:00 p.m.
Location: Walter Zimmerman Elementary School
11050 Linden Avenue
Bloomington, CA 92316

Document Availability:

This Notice of Preparation and the Project's Initial Study can be viewed on the County of San Bernardino website at: http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx. The notice is also available during regular business hours at:

- County of San Bernardino Land Use Services Department, Planning Division, 385 North Arrowhead Avenue, San Bernardino, CA 92415; between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.

- Bloomington Branch Library, 18028 Valley Boulevard, Bloomington, CA 92316; (909) 820-0533; Library Hours: Monday – Wednesday 11:00 a.m. to 7:00 p.m., Thursday 10:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 5:00 p.m. This branch is closed Friday and Sunday.

If you require additional information please contact Aron Liang, Senior Planner, at (909) 387-8311.

CALIFORNIA
AIR RESOURCES BOARD

Mary D. Nichols, Chair
Jared Blumenfeld, CalEPA Secretary
Gavin Newsom, Governor

March 28, 2019

Mr. Aron Liang
Senior Planner
Land Use Services Department - Planning
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415

Dear Mr. Liang:

Thank you for providing the California Air Resources Board (CARB) with the opportunity to comment on the Notice of Preparation (NOP) for the Slover/Cactus Avenue Warehouse Facility Project (Project) Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2019039033. The proposed Project consists of the development of a 257,855 square-foot warehouse facility on 13.27 acres of land located within an unincorporated area of San Bernardino County. The Project will be divided into 247,855 square feet of warehouse space and 10,000 square feet of office space. There will be 104 trailer parking spaces and the warehouse will be accessed through 38 loading dock doors.

CARB is currently engaged in statewide efforts to identify actions that minimize emissions and community health impacts from freight facilities, including warehouse and distribution facilities such as the proposed Project. Warehouse and distribution facilities can result in high daily volumes of heavy-duty diesel truck traffic and operation of onsite equipment (e.g., forklifts, yard tractors, etc.) that emit toxic diesel emissions, and contribute to regional air pollution and global climate change. The Project site is located within close proximity of existing emission sources such as warehouses, the Union Pacific (UP) rail yard, and a major freeway (I-10). There are residential receptors located immediately east, south, and west of the Project site, with the closest residence located approximately ten feet south of the Project's southern boundary. Other sensitive receptors located within one mile of the proposed Project site include Joe Baca Middle School, Ruth Grimes Elementary School, Bloomington Christian School, Crestmore Elementary School, Walter Zimmerman Elementary School, and Bloomington Head Start Preschool.

The State of California has recently placed additional emphasis on protecting local communities from the harmful effects of air pollution through the passage of Assembly Bill 617 (AB 617) (Garcia, Chapter 136, Statutes of 2017). AB 617 is a significant piece of air quality legislation that highlights the need for further emission reductions in communities with high exposure burdens, like those in which the proposed Project is located. Diesel emissions generated during the construction and operation of the

Project would negatively impact existing sensitive receptors, which are already disproportionally impacted by air pollution, from existing freight facilities in the community.

The California Environmental Protection Agency (CalEPA) defines a disadvantaged community as a community that scores within the top 25 percent of the census tracts, as analyzed by the California Communities Environmental Health Screening Tool Version 3.0 (CalEnviroScreen). CalEnviroScreen uses a screening methodology to help identify California communities that are disproportionately burdened by multiple sources of pollution. The census tract containing the proposed Project is within the top 1 percent for Pollution Burden and is directly adjacent to Bloomington, which is a designated disadvantaged community, as defined by CalEPA.

A preliminary air quality report and health risk assessment (HRA) was prepared for the Project and is currently available for public review on the County of San Bernardino's website. CARB staff is concerned that the estimated health risks associated with the operation of the Project are underestimated. According to the project description in the NOP, the conditional use permit would not restrict the Project from including cold storage warehouse space. The operation of cold storage warehouses would include trucks with transport refrigeration units (TRU) that emit significantly higher levels of toxic diesel emissions, oxides of nitrogen (NO_x), and greenhouse gases than trucks without TRUs. Since it is unclear whether the Project would include cold storage warehouse space, the lead agency should revise the air quality technical report and HRA assuming a conservative percentage of the truck and trailer fleet serving the Project are equipped with TRUs.

In addition to the health risk associated with operations, construction health risks should be included in the HRA. Construction of the project would result in short-term diesel emissions from the use of both on-road and off-road diesel equipment required for construction activities. The Office of Environmental Health Hazard Assessment's (OEHHA) guidance recommends assessing cancer risks for construction projects lasting longer than two months.[1] Since Project construction would occur over a twelve-month period and the nearest residence is located ten feet from the Project site, the lead agency should revise the HRA to include health risks for existing residences near the Project site during construction.

The lead agency should require mitigation measures to reduce the Project's construction and operational criteria pollutant and toxics emissions. The Project should utilize all existing and emerging zero-emission technologies that could minimize NO_x and diesel emission exposure to the neighboring community. To that end, the lead

[1] Office of Environmental Health Hazard Assessment (OEHHA). Air Toxics Hot Spots Program. February 2015.

agency should apply the recommended air pollution reduction measures for warehouses and distribution centers found in Attachment A of this comment letter.

CARB appreciates the opportunity to comment on the NOP for the proposed Project and is able to provide assistance on zero-emission technologies and emission reduction strategies, as needed. Please include CARB on your State Clearinghouse list of selected State agencies that will receive the DEIR as part of the comment period. If you have questions, please contact Stanley Armstrong, Air Pollution Specialist, at (916) 440-8242 or via email at stanley.armstrong@arb.ca.gov.

Sincerely,

Richard Boyd

Richard Boyd, Chief
Risk Reduction Branch
Transportation and Toxics Division

Attachment

cc: See next page.

cc: State Clearinghouse
P.O. Box 3044
Sacramento, California 95812

Carlo De La Cruz
Sierra Club
2101 Webster Street, Suite 1300
Oakland, California 94612

Morgan Capilla
NEPA Reviewer
Air Division, District 9
U.S. Environmental Protection Agency
75 Hawthorne Street
San Francisco, California 94105-3920

Lijin Sun
Program Supervisor-CEQA
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, California 91765

Andrea Vidaurre
Center for Community Action and Environmental Justice
P.O. Box 33124
Riverside, California 92519

ATTACHMENT A

Recommended Air Pollution Emission Reduction Measures for Warehouses and Distribution Centers

To minimize exposure burdens from air pollution, California Air Resources Board (CARB) staff recommends developers and government planners use all existing and emerging zero to near-zero emission technologies during project construction and operation. Below are some measures, currently recommend by CARB staff, specific to warehouse and distribution center projects. These recommendations are subject to change as new zero-emission technologies become available.

Recommended Construction Measures

1. Ensure the cleanest possible construction practices and equipment are used. This includes eliminating the idling of diesel-powered equipment, and providing the necessary infrastructure (e.g. electrical hookups) to support zero and near-zero equipment and tools.

2. Implement, and plan accordingly for, the necessary infrastructure to support the zero and near-zero emission technology vehicles and equipment that will be operating onsite. This includes the physical (e.g. needed footprint), energy, and fueling infrastructure for construction equipment, onsite vehicles and equipment, and medium-heavy and heavy-heavy duty trucks.

3. In construction contracts, include language that requires all off-road diesel-powered equipment used during construction to be equipped with Tier 4 or cleaner engines, except for specialized construction equipment in which Tier 4 engines are not available. In lieu of Tier 4 engines, equipment can incorporate retrofits such that emission reductions achieved equal or exceed that of a Tier 4 engine.

4. In construction contracts, include language that requires all off-road equipment with a power rating below 19 kilowatts (e.g., plate compactors, pressure washers, etc.) used during project construction be battery powered.

5. In construction contracts, include language that requires all heavy-duty trucks entering the construction site, during either the grading or building construction phases be model year 2014 or later. Starting in the year 2022, all heavy-duty haul trucks should also meet CARB's lowest optional low-NO_x standard.[1]

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[1] In 2013, CARB adopted optional low-NO_x emission standards for on-road heavy-duty engines. CARB staff encourages engine manufacturers to introduce new technologies to reduce NO_x emissions below the current mandatory on-road heavy-duty diesel engine emission standards for model years 2010 and later. CARB's optional low-NO_x emission standard is available at https://www.arb.ca.gov/msprog/onroad/optionnox/optionnox.htm.

6. In construction contracts, include language that requires all construction equipment and fleets to be in compliance with all current air quality regulations. CARB staff is available to provide assistance in implementing this recommendation.

Recommended Operation Measures

1. Include contractual language in tenant lease agreements that require tenants to use the cleanest technologies available, and to provide the necessary infrastructure to support zero-emission vehicles and equipment that will be operating onsite.

2. Include contractual language in tenant lease agreements that requires all loading/unloading docks and trailer spaces be equipped with electrical hookups for trucks with transport refrigeration units (TRU) or auxiliary power units (APU). This will eliminate the amount of time that a TRU powered by a fossil-fueled internal combustion engine can operate from within the project site. Use of zero-emission all-electric plug-in TRUs, hydrogen fuel cell transport refrigeration, and cryogenic transport refrigeration are encouraged and can also be included lease agreements.[2]

3. Include contractual language in tenant lease agreements that requires all service equipment (e.g., yard hostlers, yard equipment, forklifts, and pallet jacks) used within the site to be electric or powered by compressed natural gas.

4. Include contractual language in tenant lease agreements that requires all heavy-duty trucks entering the project site to be model year 2014 or later.

5. Starting in the year 2022, include contractual language in tenant lease agreements that requires all trucks entering the project site to meet CARB's lowest optional low-NO_x standard.

[2] CARB's Technology Assessment for Transport Refrigerators provides information on the current and projected development of TRUs, including current and anticipated costs. The assessment is available at https://www.arb.ca.gov/msprog/tech/techreport/tru_07292015.pdf.

6. Include contractual language in tenant lease agreements that requires the tenant be in, and monitor compliance with, all current air quality regulations for on-road trucks including CARB's Heavy-Duty (Tractor-Trailer) Greenhouse Gas Regulation,[3] Periodic Smoke Inspection Program (PSIP),[4] and the Statewide Truck and Bus Regulation.[5]

7. Include contractual language in tenant lease agreements restricting trucks and support equipment from idling longer than five minutes while onsite.

8. Include contractual language in tenant lease agreements that limits onsite TRU diesel engine runtime to no longer than 15 minutes. If no cold storage operations are planned, include contractual language and permit conditions that prohibit cold storage operations unless a health risk assessment is conducted and the health impacts mitigated.

9. To reduce indirect greenhouse gas (GHG) emissions, include rooftop solar panels for each proposed warehouse to the extent feasible, with a capacity that matches the maximum allowed for distributed solar connections to the grid.

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[3] In December 2008, CARB adopted a regulation to reduce greenhouse gas emissions by improving the fuel efficiency of heavy-duty tractors that pull 53-foot or longer box-type trailers. The regulation applies primarily to owners of 53-foot or longer box-type trailers, including both dry-van and refrigerated-van trailers, and owners of the heavy-duty tractors that pull them on California highways. CARB's Heavy-Duty (Tractor-Trailer) Greenhouse Gas Regulation is available at https://www.arb.ca.gov/cc/hdghg/hdghg.htm.

[4] The PSIP program requires that diesel and bus fleet owners conduct annual smoke opacity inspections of their vehicles and repair those with excessive smoke emissions to ensure compliance. CARB's PSIP program is available at https://www.arb.ca.gov/enf/hdvip/hdvip.htm.

[5] The regulation requires newer heavier trucks and buses must meet PM filter requirements beginning January 1, 2012. Lighter and older heavier trucks replaced starting January 1, 2015. By January 1, 2023, nearly all trucks and buses will need to have 2010 model year engines or equivalent. CARB's Statewide Truck and Bus Regulation is available at https://www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691 Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: http://www.nahc.ca.gov
Twitter: @CA_NAHC

Governor's Office of Planning & Research
APR 04 2019
STATE CLEARINGHOUSE

April 2, 2019

Aron Liang
San Bernardino County
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

RE: SCH# 2019039033 Slover/Cactus Avenue, San Bernardino County

Dear Mr. Liang:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements**. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
    a. A brief description of the project.
    b. The lead agency contact information.
    c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
    d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
    a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
    a. Alternatives to the project.
    b. Recommended mitigation measures.
    c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
    a. Type of environmental review necessary.
    b. Significance of the tribal cultural resources.
    c. Significance of the project's impacts on tribal cultural resources.
    d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
    a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
    b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
   a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
   b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
    a. Avoidance and preservation of the resources in place, including, but not limited to:
       i. Planning and construction to avoid the resources and protect the cultural and natural context.
       ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
    b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
       i. Protecting the cultural character and integrity of the resource.
       ii. Protecting the traditional use of the resource.
       iii. Protecting the confidentiality of the resource.
    c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
    d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
    e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
    f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
    a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
    b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
    c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
   a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
   b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
   a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
   b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
   c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my

email address: Steven.Quinn@nahc.ca.gov.

Sincerely,

Nancy Gonzalez

for

Steven Quinn
Associate Governmental Program Analyst

cc: State Clearinghouse

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL: April 2, 2019
Arong.Liang@lus.sbcounty.ogv
Aron Liang, Senior Planner
County of San Bernardino, Land Use Services Department
Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Notice of Preparation of a Draft Environmental Impact Report for the Proposed Slover/Cactus Avenue Warehouse Facility Project[1]

South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files[2]. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from SCAQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on SCAQMD's website at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

[1] The Proposed Project would include, among others, construction of a 257,855-square-foot warehouse on 13.27 acres.

[2] Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to SCAQMD's CEQA regional pollutant emissions significance thresholds to determine air quality impacts. SCAQMD's CEQA regional pollutant emissions significance thresholds can be found here: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by SCAQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: http://www.arb.ca.gov/ch/handbook.pdf. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance[3] on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

SCAQMD Staff's Recommendation for Truck Trip Rates for High Cube Warehouse Projects

The Proposed Project will include, among others, construction of a 55,000-square-foot warehouse. SCAQMD staff recommends the use of truck trip rates from the Institute of Transportation Engineers

[3] In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's Air Quality and Land Use Handbook: A Community Health Perspective. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: https://www.arb.ca.gov/ch/landuse.htm.

(ITE) for high cube warehouse projects located in SCAQMD (i.e. 1.68 average daily vehicle trips per 1,000 square feet and 0.64 average daily truck trips per 1,000 square feet). Consistent with CEQA Guidelines, the Draft EIR for the Proposed Project may use a non-default trip rate if there is substantial evidence supporting another rate is more appropriate for the air quality analysis.

Mitigation Measures

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

- Chapter 11 "Mitigating the Impact of a Project" of SCAQMD'S *CEQA Air Quality Handbook.* SCAQMD's CEQA web pages available here: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf

Additional mitigation measures for operational air quality impacts from mobile sources that the Lead Agency should consider in the Draft EIR may include the following:

- Require zero-emissions or near-zero emission on-road haul trucks such as heavy-duty trucks with natural gas engines that meet the CARB's adopted optional NOx emissions standard at 0.02 grams per brake horsepower-hour (g/bhp-hr), if and when feasible. At a minimum, require that vendors, contractors, and/or haul truck operators commit to using 2010 model year trucks (e.g., material delivery trucks and soil import/export) that meet CARB's 2010 engine emissions standards at 0.01 g/bhp-hr of particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions or newer, cleaner trucks[4]. The Lead Agency should include this requirement in applicable bid documents, purchase orders, and contracts. Operators shall maintain records of all trucks associated with project construction to document that each truck used meets these emission standards, and make the records available for inspection. The Lead Agency should conduct regular inspections to the maximum extent feasible to ensure compliance.
- Have truck routes clearly marked with trailblazer signs, so that trucks will not enter residential areas.
- Limit the daily number of trucks allowed at the Proposed Project to levels analyzed in the Final CEQA document. If higher daily truck volumes are anticipated to visit the site, the Lead Agency should commit to re-evaluating the Proposed Project through CEQA prior to allowing this land use or higher activity level.

[4] Based on a review of the California Air Resources Board's diesel truck regulations, 2010 model year diesel haul trucks should have already been available and can be obtained in a successful manner for the project construction California Air Resources Board. March 2016. Available at: http://www.truckload.org/tca/files/ccLibraryFiles/Filename/000000003422/California-Clean-Truck-and-Trailer-Update.pdf (See slide #23).

- Provide electric vehicle (EV) Charging Stations (see the discussion below regarding EV charging stations).
- Should the Proposed Project generate significant regional emissions, the Lead Agency should require mitigation that requires accelerated phase-in for non-diesel powered trucks. For example, natural gas trucks, including Class 8 HHD trucks, are commercially available today. Natural gas trucks can provide a substantial reduction in health risks, and may be more financially feasible today due to reduced fuel costs compared to diesel. In the Final CEQA document, the Lead Agency should require a phase-in schedule for these cleaner operating trucks to reduce any significant adverse air quality impacts. SCAQMD staff is available to discuss the availability of current and upcoming truck technologies and incentive programs with the Lead Agency.
- Trucks that can operate at least partially on electricity have the ability to substantially reduce the significant NOx impacts from this project. Further, trucks that run at least partially on electricity are projected to become available during the life of the project as discussed in the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS)[5]. It is important to make this electrical infrastructure available when the project is built so that it is ready when this technology becomes commercially available. The cost of installing electrical charging equipment onsite is significantly cheaper if completed when the project is built compared to retrofitting an existing building. Therefore, SCAQMD staff recommends the Lead Agency require the Proposed Project and other plan areas that allow truck parking to be constructed with the appropriate infrastructure to facilitate sufficient electric charging for trucks to plug-in. Similar to the City of Los Angeles requirements for all new projects, SCAQMD staff recommends that the Lead Agency require at least 5% of all vehicle parking spaces (including for trucks) include EV charging stations[6]. Further, electrical hookups should be provided at the onsite truck stop for truckers to plug in any onboard auxiliary equipment. At a minimum, electrical panels should be appropriately sized to allow for future expanded use.
- Design the Proposed Project such that entrances and exits are such that trucks are not traversing past neighbors or other sensitive receptors.
- Design the Proposed Project such that any check-in point for trucks is well inside the Proposed Project site to ensure that there are no trucks queuing outside of the facility.
- Design the Proposed Project to ensure that truck traffic within the Proposed Project site is located away from the property line(s) closest to its residential or sensitive receptor neighbors.
- Restrict overnight parking in residential areas.
- Establish overnight parking within the Proposed Project where trucks can rest overnight.
- Establish area(s) within the Proposed Project site for repair needs.
- Develop, adopt and enforce truck routes both in and out of city, and in and out of facilities.
- Create a buffer zone of at least 300 meters (roughly 1,000 feet), which can be office space, employee parking, greenbelt, etc. between the Proposed Project and sensitive receptors.

Additional mitigation measures for operational air quality impacts from other area sources that the Lead Agency should consider in the Draft EIR may include the following:

- Maximize use of solar energy including solar panels; installing the maximum possible number of solar energy arrays on the building roofs and/or on the project site to generate solar energy for the facility.
- Maximize the planting of trees in landscaping and parking lots.

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[5] Southern California Association of Governments. Accessed at: http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx.
[6] City of Los Angeles. Accessed at: http://ladbs.org/LADBSWeb/LADBS_Forms/Publications/LAGreenBuildingCodeOrdinance.pdf.

- Use light colored paving and roofing materials.
- Utilize only Energy Star heating, cooling, and lighting devices, and appliances.
- Require use of electric or alternatively fueled sweepers with HEPA filters.
- Use of water-based or low VOC cleaning products that go beyond the requirements of SCAQMD Rule 1113.

Alternatives

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits and SCAQMD Rules

In the event that the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as a Responsible Agency for the Proposed Project. The assumptions in the air quality analysis in the Draft EIR will be the basis for permit conditions and limits. For more information on permits, please visit SCAQMD's webpage at: http://www.aqmd.gov/home/permits. Questions on permits can be directed to SCAQMD's Engineering and Permitting staff at (909) 396-3385.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available at SCAQMD's webpage at: http://www.aqmd.gov.

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality and health risk impacts are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov or (909) 396-3308.

Sincerely,

Lijin Sun

Lijin Sun, J.D.
Program Supervisor, CEQA IGR
Planning, Rule Development & Area Sources

LS
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www.SBCounty.gov

SAN BERNARDINO COUNTY

Department of Public Works

- Flood Control
- Operations
- Solid Waste Management
- Surveyor
- Transportation

Kevin Blakeslee, P.E.
Director

Transmitted Via Email

April 4, 2019

County of San Bernardino
Land Use Services Department
Attn: Aron Liang, Senior Planner
385 N. Arrowhead Ave., First Floor
San Bernardino, CA. 92415-0187

File: 10(ENV)-4.01

RE: CEQA – NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR LUSD FOR THE SLOVER/CACTUS AVENUE WAREHOUSE FACILITY PROJECT

Dear Mr. Liang:

Thank you for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on March 11, 2019** and pursuant to our review, the following comments are provided:

Transportation Planning Division (Jinghui Bradley, PWE III, 909-387-8173):

Due to the change of land use from "Single Residential with Additional Agriculture Overlay (RS-1-AA)" to "Community Industrial (IC), and removing the Additional Agricultural overlay" with planned warehouse/distribution center development, the Traffic Index on Slover and Cactus, as well as other roads impacted by the additional truck traffic by the proposed development may increase beyond the existing pavement loading capacity of impacted roads. Please include this impact, as well as construction traffic impact on the pavement of impacted roads during the construction, in the traffic study and mitigate as needed.

Permits/Operations Support Division (Melissa Walker, Chief, 909-387-7995):

Any proposed work within County maintained road right-of-way, will require a permit from County Transportation. Its necessity and any impacts associated with the construction should be addressed in the DEIR prior to certification.

Environmental Management Division (Jonathan Dillon, PWE III, Stormwater Program, 909-387-8119):

The project will disturb more than one acre of land and is within the Santa Ana River Watershed, thus, the applicant will be required to obtain a WDID number in accordance with the General Construction Permit from the state, identifying how they will retain all runoff onsite during construction as well as insure that a Water Quality Management Plan is prepared and implemented per NPDES permit R8-2010-0036 to retain runoff from the project.

BOARD OF SUPERVISORS
Robert A. Lovingood, First District | Janice Rutherford, Second District | Dawn Rowe, Third District | Curt Hagman, Chairman, Fourth District | Josie Gonzales, Vice Chair, Fifth District
Gary McBride, Chief Executive Officer

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

MICHAEL R. PERRY
Supervising Planner
Environmental Management

MRP:PE:sr
Email: Aron.liang@lus.sbcounty.gov