

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APNs: 0256-091-07 and 0256-101-34
Applicant: TURNER, AUBERT & FRIEDMAN, LLP 8383 WILSHIRE BLVD, SUITE 510 BEVERLY HILLS, CA 90211
Project No: P201400517
Staff: JIM MORRISSEY, CONTRACT PLANNER
Proposal: A) GENERAL PLAN AMEDEMMENT TO CHANGE THE OFFICIAL LAND USE ZONING DISTRICT FROM BLOOMINGTON SINGLE RESIDENTIAL ONE ACRE MINIMUM LOT SIZE WITH ADDITIONAL AGRICULTURAL (BL/RS-1-AA) TO BLOOMINGTON SINGLE RESIDENTIAL 20,000 SQUARE FOOT MINIMUM LOT SIZE (BL/RS20M) ON 15 ACRES; AND B) TENTATIVE TRACT MAP (TT 18983) TO CREATE 22 LOTS ON 15 GROSS ACRES.

USGS Quad: FONTANA
Lat/Long: 34°03'10"N/117°24'50"W

T, R, Section: T01S R05W Sec. 28 SW
Community Plan: BLOOMINGTON
LUZD: BL/RS-1-AA
Overlays: N/A

PROJECT CONTACT INFORMATION:

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

Contact person: Jim Morrissey, Contract Planner
Phone No: (909) 387-4434 **Fax No:** (909) 387-3223
E-mail: Jim.Morrissey@lus.sbcounty.gov

PROJECT DESCRIPTION:

Summary

The proposed Project includes a General Plan Amendment to change the official Land Use Zoning District from Bloomington Single Residential One acre minimum lot size and Additional Agriculture (BL/RS-1-AA) to Bloomington Single Residential 20,000 square feet minimum lot size (BL/RS20M) and a Tentative Tract Map to subdivide 15 gross acres into 22 single family residential lots with a minimum lot size of 20,000 square feet.

The site is in the unincorporated area of San Bernardino County (County), within the Sphere of Influence of the City of Rialto. Laurel Avenue bisects the site, which is approximately 650 feet south of Santa Ana Avenue (See **Exhibits 1 & 2**).

The Project will be developed in one phase. The proposed density of the Project is 2.06 units per acre, based on the net Project acreage of 12.1 acres. The average lot size is 21,188. Sidewalk, entry-way, and interior road improvements comply with County standard plans and meet minimum road width requirements. The internal circulation and access have been designed to meet the County's standards (i.e. street right-of-way, curb-to-curb width, turn radii, etc.).

PROJECT SETTING:

Regional Setting

The Project site is located in the Valley Region of San Bernardino County, specifically the West Valley Region between the cities of Fontana and Rialto. The site is approximately 1 mile south of Interstate 10. There are no airports in the Project vicinity. Ontario International Airport is approximately 9.5 miles west of the Project.

Local Setting

The area immediately surrounding the Project site primarily consists of large developed lots ranging from approximately 0.8 acre to approximately 3.8 acres in size. The surrounding land uses primarily consist of single family residential with accessory agriculture and animal uses. Roadways in the Project vicinity are primarily paved, but do not include curb and gutter and sidewalk. There are no designated bicycle facilities in the Project vicinity. The Project site is located within the Colton Joint Unified School District and local schools serving the site include Sycamore Hills Elementary School, Ruth O. Harris Middle School and Bloomington High School.

Project Site Location, Existing Site Land Uses and Conditions

The proposed Project site consists of two parcels covering 15 gross acres. The parcel on the west side of Laurel Avenue is approximately 9.5 acres in size and is highly degraded site. A small residence along with corrals and pens used for goats, chickens, pigs, turkeys, geese, etc, as well as a pasture for a cow is present on site. The remainder of the site is highly disturbed and exposed to extensive manure, debris, soil dumping, as well as recurring disking activities. A tree wind row bisects the eastern portion of the site. A majority of the site is relatively barren of vegetation due to the aforementioned activities. The majority of the site is disturbed.

The 4.7 acre parcel on the east side of Laurel Avenue contains a relatively new single family residence and an accessory structure. The north half of this parcel has been exposed to recurring disking. The existing residence is located on the south half of the parcel and the south half also contains an abandoned orchard. A concrete block wall has been constructed along the west side of this parcel, adjacent to Laurel Avenue. Surrounding land uses include rural residential and agriculture.

Existing General Plan Land Use Zoning Designations

Land uses on the Project site and all surrounding parcels are governed by the County Development Code. The site's land use zoning designation is BL/RS-1-AA (Bloomington/Single-Residential, one acre minimum lot size, Additional Agriculture). This Project is in the City of Rialto Sphere of Influence.

As shown in the table below, the land use designation of all surrounding parcels is also BL/RS-1-AA. The City of Rialto General Plan has designated this area as Residential 2, which allows single family residential development with densities ranging from 0 to 2 dwelling units per acre.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	County or City Land Use Zoning District
Project Site	Residential	BL/RS-1-AA Bloomington Single Residential Agriculture, 1 acre minimum lot size
North	Residential	BL/RS-1-AA Bloomington Single Residential Agriculture, 1 acre minimum lot size
South	Residential	BL/RS-1-AA Bloomington Single Residential Agriculture, 1 acre minimum lot size
East	Residential	BL/RS-1-AA Bloomington Single Residential Agriculture, 1 acre minimum lot size
West	Residential	BL/RS-1-AA Bloomington Single Residential Agriculture, 1 acre minimum lot size

DISCRETIONARY ACTIONS

General Plan Amendment

The proposed Project includes a request for a General Plan Amendment to change the official Land Use Zoning District from Bloomington Single Residential One acre minimum lot size and Additional Agriculture (BL/RS-1-AA) to Bloomington Single Residential 20,000 square feet minimum lot size (BL/RS20M). The Board of Supervisors is the approving authority for General Plan Amendments.

Tentative Tract Map No. 18983

The tentative tract map includes a total of 22 numbered lots, one for each residential lot. Interior circulation is provided via internal local roads identified on the tentative map as Streets A, B and C. Primary access to the tracts is provided via Laurel Avenue which is a designated Collector Street. The County Planning Director is the approving authority for Tentative Tract Maps. However, because the Tentative Tract Map is associated with a General Plan Amendment, the entire Project shall first be reviewed by the Planning Commission, who will make a recommendation to the Board of Supervisors for a final decision.

Other Public Agencies

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

Federal: None

State of California: None

County of San Bernardino: Land Use Services Department- Code Enforcement, Building and Safety, Planning, Land Development; Public Health-Environmental Health Services; County Surveyor, and; County Fire

Local: None

Exhibit 1: Vicinity Map

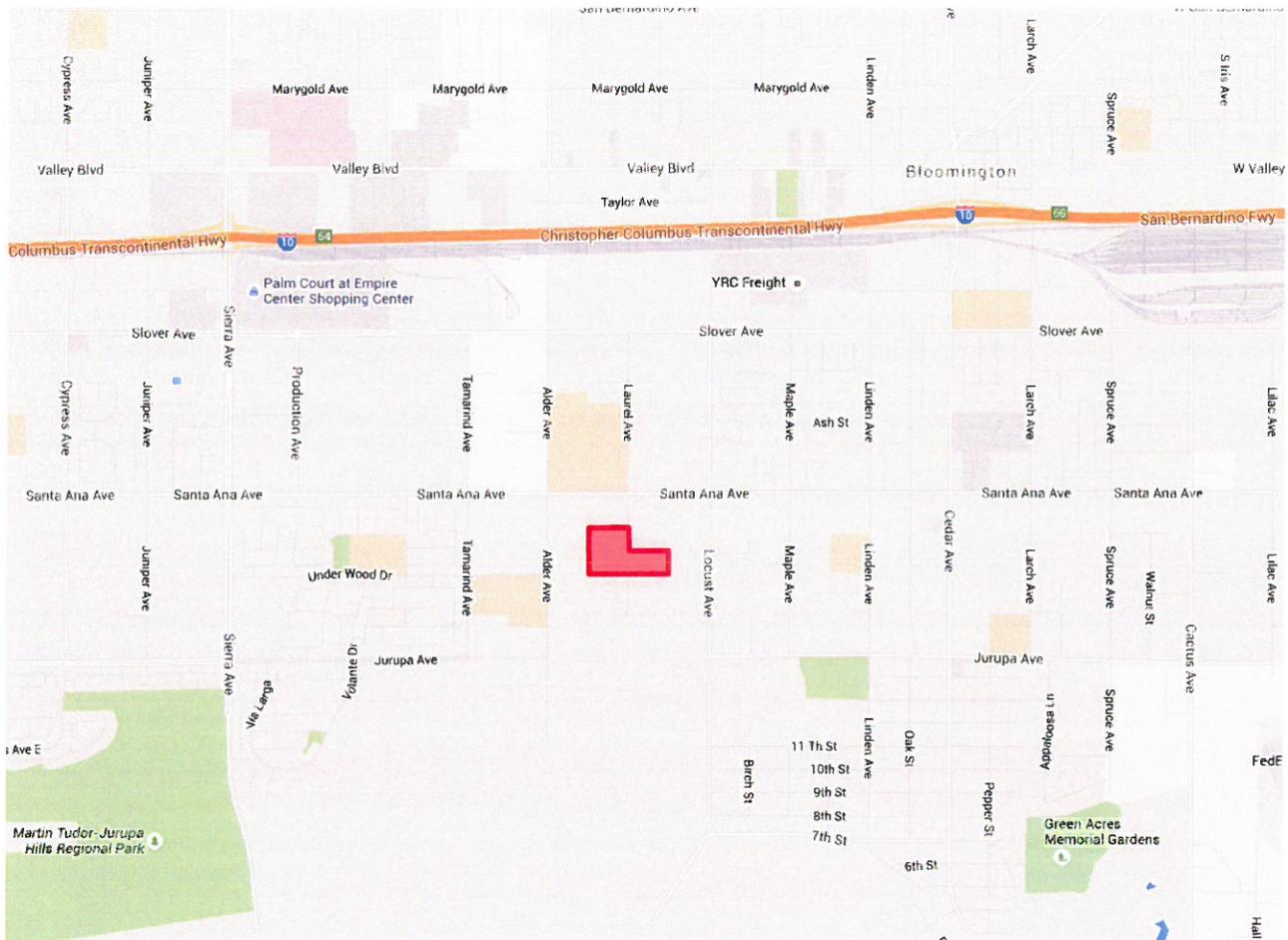


Exhibit 2: Local Area Map



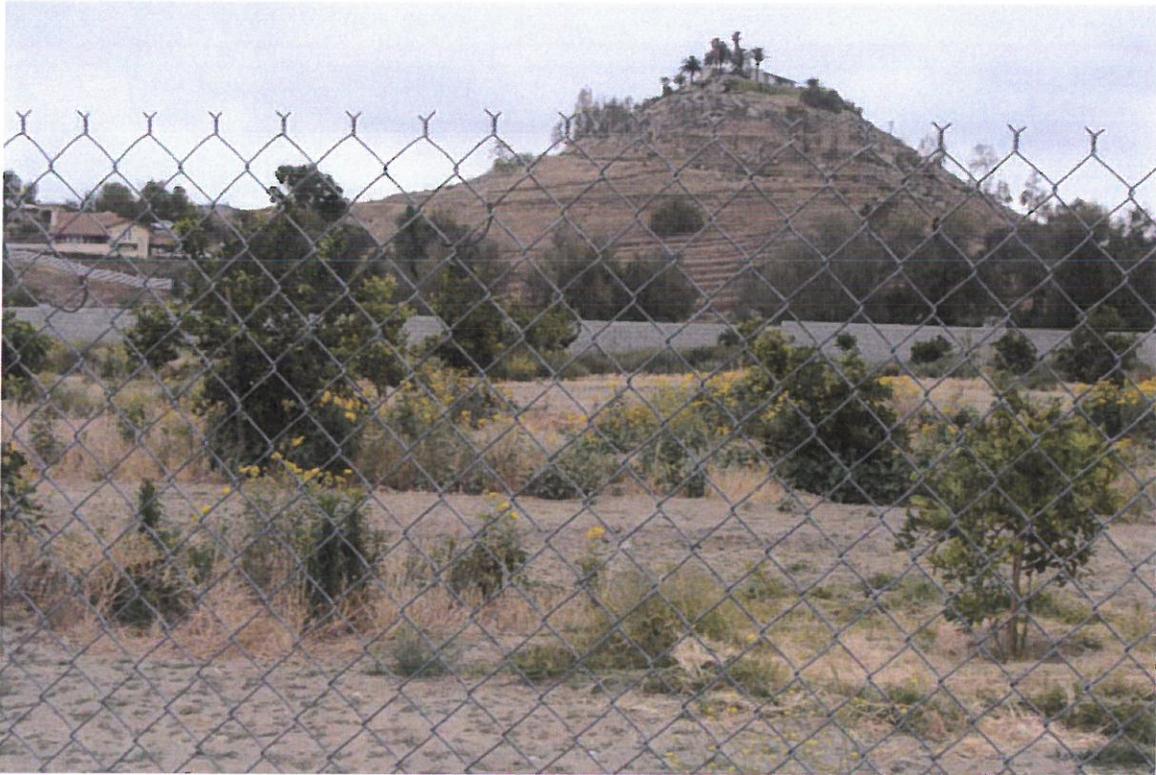
Exhibit 5: Site Photographs



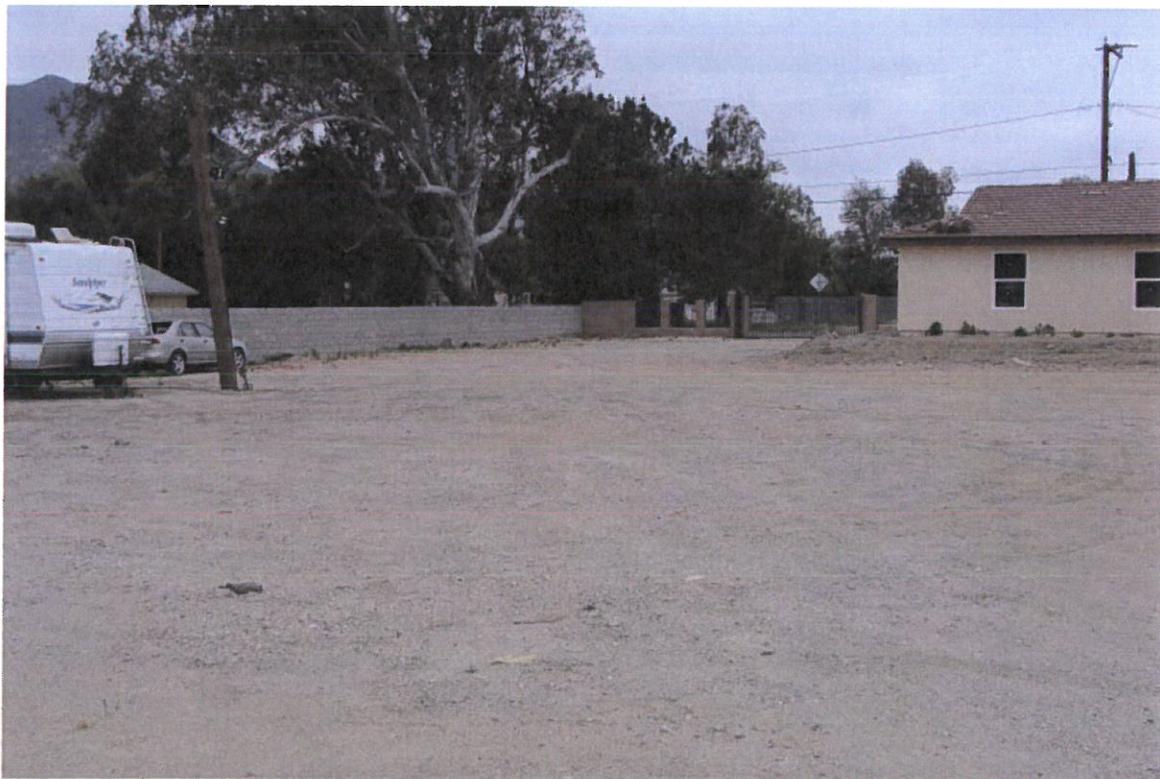
View to east of east parcel



Northerly portion of east parcel



View to south of orchard area on east parcel



View to west from southwest corner of east parcel



View to west from southeast corner of west parcel



View to east from southwest corner of west parcel



View to northeast from southern portion of west parcel



View to south from center of west parcel

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The Project is evaluated based on its effect on 17 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the Project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the Project on the factor and its elements. The effect of the Project is categorized into one of the following four categories of possible determinations:

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Signature (prepared by Jim Morrissey, Contract Planner)

Date

Signature: (David Prusch, Supervising Planner)
 Land Use Services Department/Planning Division

Date

5/24/16

5/24/2016

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS - Will the Project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) **No Impact.** The proposed Project is not located within a Scenic Corridor or Scenic Vista. County Goal OS-4 states “ The County will preserve and protect cultural resources throughout the County, including parks, areas of regional significance, and scenic, cultural and historic sites that contribute to a distinctive visual experience for visitors and quality of life for County residents.” County policies implementing this goal related to the protection of the scenic and open space qualities of cinder cones and lava flows, preserve and encourage the management of suitable land for greenbelts, forests, recreation facilities and flood control facilities, maintenance of County lands, and the preservation and protection of recreational facilities. The Project site is not related to nor part of scenic or open space lands or recreational and flood control facilities. The site is not located in proximity to identified scenic resources nor are scenic vistas within the area. There is little topography in the area or other features from which there would be views of the region.

The proposed Project is located within an area where surrounding lands are already substantially developed with large residential lots with ancillary agricultural uses.

b) **No Impact.** The site is not adjacent to a state scenic highway. There are no protected trees, rock outcroppings, or historic buildings on the Project site; therefore, the proposed Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings.

c) **Less than Significant Impact.** The proposed Project would not substantially degrade the existing visual character of the site and its surroundings. The site is within a rural, but urbanizing area with improved roadways, and electrical poles and lines.

The Project site has existing residential and accessory structures, and other related site improvements (walls, storage sheds, horse training equipment, etc.), mature trees and other ornamental landscaping. The Project would require removal of the structures, located on the west side of Laurel Avenue, including trees and landscaping during site preparation, demolition and grading. The proposed Project would be allowed to develop the site with two-story single-family homes and related infrastructure and improvements (e.g., streets, curbs, street trees, perimeter walls, fire hydrants, park and playground equipment, etc.), which would be at a similar scale and character as existing uses and improvements surrounding the site. Therefore, the Project would have a less than significant impact on the existing visual character and quality of the site and its

surroundings.

- d) **Less than Significant Impact.** The proposed Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Street and exterior lighting proposed on site would be similar to the surrounding uses and would be hooded and down-shielded to direct lighting onsite and protect surrounding properties from any light glare. Therefore, the Project would result in less than significant impacts relative to light and glare.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
II. AGRICULTURE AND FORESTRY RESOURCES				
- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Will the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if Project is located in the Important Farmlands Overlay):

- a) **No Impact.** The Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation is responsible with mapping Prime Farmland, Unique Farmland, Farmland of Statewide Importance, and Farmland of Local Importance (Farmland) across the state. The Project site is located in the category of "Other Land" that includes low density residential rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities. Therefore, the Project would not convert Farmland, as shown on the FMMP maps, to non-agricultural use, since the Project site is not designated as such.

The site is located in an urbanizing area and is not located in an Agricultural Preserve area.

- b) **No Impact.** The existing Land Use designation RS-1-AA includes an Agricultural Overlay “to create, preserve, and improved areas for small-scale and medium-scale agricultural uses utilizing productive agricultural lands for raising, some processing, and sale of plant crops, animals, or their primary products.” The Project site is currently not a productive agricultural operation and is identified on the State of California Farmland Mapping program as “Other Land”, which is not suitable for livestock grazing. The proposed Project area is not under a Williamson Act contract.
- c) **No Impact.** The proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The proposed Project area has never been designated as forest land or timberland.
- d) **No Impact.** The proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed Project site is predominantly disturbed with surrounding residential uses and is not located within a forest designated area.
- e) **No Impact.** The proposed Project does not involve other changes in the existing environment which, due to their location or nature, would result in the conversion of Farmland to non-agricultural use.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district might be relied upon to make the following determinations. Will the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or Projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) **Less than Significant Impact.** The Project will not conflict with or obstruct implementation of the South Coast Air Quality Management Plan, because the proposed Project does not exceed thresholds established by the South Coast Air Quality Management District for the proposed 22 lot single family subdivision, based upon the completion of a preliminary air quality evaluation utilizing the District's CalEEMod model, as displayed below. Construction activities potentially impacting air quality in the Project area would consist of dust from the proposed Project site clearing, grading, utilities construction and other land development construction activities. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling for the entire construction period. These activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants such as Carbon Monoxide (CO), Nitrogen Oxides (NO_x), Reactive Organic Gases (ROG) or Volatile Organic Compounds (VOC), Sulfur Oxides (SO_x), Particulate Matter less than 10 microns (PM₁₀), and Particulate Matter less than 2.5 microns (PM_{2.5}). The Project construction activities also represent sources of vehicle re-entrained fugitive dust (which includes PM₁₀), a potential concern because the proposed Project is in a non-attainment area for ozone and PM-10.

A preliminary air quality evaluation was undertaken to determine potential emission factors utilizing the South Coast Air Quality Management District's (SCAQMD) California Emissions Estimator Model (CalEEMod), which resulted in the following information for daily emissions and their comparison with adopted SCAQMD thresholds for winter (summer levels are similar):

Construction Emissions Estimates

Year	ROG	NOx	CO	SO2	PM10	PM2.5	CO2e
2017 Const.	6.51 lbs.	74.9 lbs.	52.1 lbs.	0.079 lbs.	11.0 lbs.	7.0 lbs.	8,027 lbs.
Threshold Levels	75 lbs.	100 lbs.	550 lbs.	150 lbs.	150 lbs.	55 lbs.	3,000 tons/year

Note: The construction year 2017 resulted in the highest level emissions during the 2017-18 construction period.

Operational Emissions Estimates

Year	ROG	NOx	CO	SO2	PM10	PM2.5	CO2e
2018 Operation	7.4 lbs.	2.5 lbs.	21.3 lbs.	0.04 lbs.	3.3 lbs.	2.1 lbs.	2,738 lbs.
Threshold Levels	55 lbs.	55 lbs.	550 lbs.	150 lbs.	150 lbs.	55 lbs.	3,000 tons/year

Note: The construction year 2017 resulted in the highest level emissions during the 2017-18 construction period.

Construction-related increases in emissions of fugitive dust, exhaust from construction equipment, and employee commute vehicles would; however, be temporary and localized during the approximately 12 month construction period utilized as a default program in the CalEEMod program. The proposed Project would also include dust abatement measures that would limit the generation of pollutants. A mitigation measure has been noted in the following response that requires the site to be watered three (3) times per day to reduce potential dust from grading activities due to the proximity of residences to the Project site. During Project operation Off-road diesel vehicles and equipment are required to adhere to the Diesel Exhaust Control Measures outlined in section 83.01.040 (c) of the County Development Code. These measures include idling limitations, engine maintenances, the utilization of ultra-low-sulfur diesel fuel, and incorporation of gas powered and electric equipment where feasible. The developer is also required to provide certification from all construction contractors that the equipment utilized is properly serviced and maintained.

- b) **Less than Significant Impact with Mitigation Incorporated.** The Project will not violate any air quality standard or contribute substantially to an existing or Projected air quality violation, because the proposed Project does not exceed established thresholds of concern as established by the South Coast Air Quality Management District. However, a dust control plan will be required as mitigation measure to regulate construction activities that could create windblown dust and watering of the site three (3) times per day. Construction painting activities will be restricted as a mitigation measure and additional controls on construction vehicles and equipment are recommended to further reduce potential impacts.
- c) **Less than Significant Impact.** The Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed Project does not exceed established thresholds of concern.
- d) **Less than Significant Impact with Mitigation Incorporated.** Sensitive receptors are defined as residences, schools, daycare centers, playgrounds and medical facilities. The proposed Project would be constructed within 50 feet of several existing residences; however, as indicated in Items

III a-c), the construction and operation emissions previously described in this analysis indicate that criteria pollutants emissions will be below the South Coast Air Quality Management District significance thresholds. Furthermore, the County's general conditions and standards as well as Project-specific design and construction features incorporated into the proposed Project, such as dust suppression techniques would avoid significant impacts to these residences. In addition, Project demotion, site preparation, and grading activities are Projected to be relatively short-term, lasting approximately two months, based upon the default listing within the CalEEMod program, and approximately 11 months for the balance of the construction, including building construction, paving, and architectural coatings.

The Project site is within a residential area with large single family lots. Utilizing Localized Significance Threshold standards (LST) from the South Coast Air Quality Management District for Projects that are five (5) acres in size and within 25 meters, as a conservative factor, identified NOx (270 lbs./day), CO (1,746 lbs./day), PM10 (14 lbs./day), and PM2.5 (8 lbs./day) and operational NOx (270 lbs./day), CO (1,146 lbs./day), PM10 (4 lbs./day), PM2.5 (2 lbs./day) for Source Receptor Area (SRA) 34. Utilizing the CalEEMod program found PM10 and PM2.5 for fugitive dust are estimated at 8.33 lbs. and 4.52 lbs., respectively. Total PM10 and PM2.5 are listed in the table above and are less than adopted thresholds. As such, potential effects upon sensitive receptors is expected to be less than significant. However, due to the relatively close proximity of several surrounding residences, it is recommended measures be employed to ensure emission levels do not adversely affect these sensitive receptors. As such, a Dust Control Plan, measures to reduce construction vehicle and equipment emission levels, and a Coating Restriction Plan are recommended as well.

- e) **Less than Significant Impact.** The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with the Project's construction. Standard AQMD construction requirements would minimize odor impacts resulting from construction activity. Any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of construction activity and is thus considered less than significant. Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Possible significant adverse impacts have been identified or are anticipated and the following mitigation measures are required as conditions of Project approval to reduce these impacts to a level considered less than significant:

AIR QUALITY MITIGATION MEASURES:

AQ-1 *AQ-Dust Control Plan.* *The "developer" shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that Project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:*

- a) *Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of three times each day.*

- b) Any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities.
- c) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.
- d) Any area that will remain undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers and/or a desert wildflower mix hydroseed on the affected portion of the site.
- e) Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.
- f) Imported fill and exported excess cut shall be adequately watered prior to transport, covered during transport, and watered prior to unloading on the Project site.
- g) Storm water control systems shall be installed to prevent off-site mud deposition.
- h) All trucks hauling dirt away from the site shall be covered.
- i) Construction vehicle tires shall be washed, prior to leaving the Project site.
- j) Rumble plates shall be installed at construction exits from dirt driveways.
- k) Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.
- l) Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.

[Mitigation Measure AQ-1] Prior to Grading Permits/Planning

AQ-2 AQ - Construction Mitigation. The “developer” shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:

- a) Provide documentation prior to beginning construction demonstrating that the Project will comply with all SCAQMD regulations including 402 (nuisance), 403 (fugitive dust), 431.1 (sulfur content of gaseous fuels), 431.2 (sulfur content of liquid fuels), 1113 (architectural coatings), and 1403 (asbestos emissions from demolition activities).
- b) Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.
- c) Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.
- d) All gasoline-powered equipment shall have catalytic converters.
- e) Provide onsite electrical power to encourage use of electric tools.
- f) Minimize concurrent use of equipment through equipment phasing.
- g) Provide traffic control during construction to reduce wait times.
- h) Provide on-site food service for construction workers to reduce offsite trips.
- i) Implement the County approved Dust Control Plan (DCP)
- j) Suspend use of all construction equipment operations during second stage smog alerts.
NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).

[Mitigation Measure AQ-2] Prior to Grading Permits/Planning

AQ-3 AQ - Coating Restriction Plan. The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a condition that the

contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of County Building and Safety:

- a) Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.
 - b) Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
 - c) High-Volume, Low Pressure (HVLP) spray guns shall be used to apply coatings.
 - d) Precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings shall be used, if practical.
 - e) Comply with SCAQMD Rule 1113 on the use of architectural coatings.
- [Mitigation Measure AQ-3] Prior to Building Permits/Planning

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES - Will the Project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>SUBSTANTIATION:</i>	<i>(Check if Project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database <input checked="" type="checkbox"/>): Delhi Sands Flower-Loving Fly and Burrowing Owl</i>			

Ecological Sciences conducted a reconnaissance-level field survey to characterize on-site habitats and to evaluate their potential to support sensitive species on May 22, 2014.

- a) **Less than Significant with Mitigation Incorporated.** Based upon information contained in the *General Habitat Assessment* no special-status plant species are expected on site due to lack of suitable habitat. "The intent of the survey was to generally evaluate the potential of the site to support sensitive plant species based on existing site conditions and habitat present. Long-standing weed abatement/fire break disking and other anthropogenic disturbances have likely altered soil chemistry and other substrate characteristics such that on-site soils may not currently be capable of supporting those sensitive plant species known from the site vicinity. Site development would not eliminate significant amounts of habitat for potentially occurring special-status plant species, nor reduce population size of sensitive plant species below self-sustaining levels on a local or regional basis (if present)." (p. 16, *General Habitat Assessment*)

"No special-status wildlife species were directly recorded on site as part of the field survey

documentation in the *General Habitat Assessment*, however, the California horned lark and loggerhead shrike have a moderate occurrence potential. According to the *General Habitat Assessment*, these species were deemed by the U.S. Fish and Wildlife Service to be too widespread and common to warrant listing as threatened or endangered, and as such, were removed from formal sensitive species status. Impacts to isolated, non-native grassland or remnant buckwheat scrub (non-sensitive habitat types in general) could amount to an incremental reduction of potential foraging habitat that may be considered locally adverse. However, site development would not eliminate significant amounts of habitat for these species, nor reduce population size below self-sustaining levels on a local or regional basis.” (p. 16, *General Habitat Assessment*)

“No nesting birds were incidentally observed during surveys conducted on the subject site in May 2014. Although many native bird species are not protected by state or federal/state endangered species acts, most are protected under the federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711) and CDFG Code sections 3503, 3503.5, and 3800 which prohibits take, possession, or destruction of birds, their nests or eggs. If it were later determined that active nests of any of special-status or native species would be lost or indirectly impacted as a result of site-preparation, it could result in adverse impacts and would be in conflict with these regulations. If construction activities (e.g., tree removal) were proposed during the nesting season, a nesting bird survey is recommended prior to development to determine if active nests are present in the construction zone or within an appropriate buffer area as part of Project approval. Often the most effective manner in which to establish these buffer areas is to have a biological monitor present during demolition and grubbing. Development activities performed outside of the avian breeding season (generally September 1 to January 31) usually eliminates the need to conduct pre-activity nesting surveys for most native species known from the site vicinity, and ensure that there were no constraints to construction relative to the MBTA/CDFG code. Compliance with the MBTA/CDFG codes would be necessary prior to development; however no special permit or approval is typically required in most instances.” (pgs. 16-17, *General Habitat Assessment*) A mitigation measure has been incorporated to require a nesting bird survey prior to the removal of vegetation or the start of ground disturbance activities.

“The site is mapped within an area known to contain Delhi Soils, a component associated with the Delhi sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*-DSFF). DSFF have relatively narrow habitat requirements that are determined by appropriate plant species and open sand as defining characteristics...” (p. 17, *General Habitat Assessment*) The *General Habitat Assessment* evaluated the potential for DSFF involving the presence of Delhi sands utilizing a scale based upon the quality of the soil and existing vegetation. Based upon the rating and existing site conditions the study area would be considered *Unsuitable to Very Low Quality* for DSFF. “Moreover, the report concluded that the subject site would not likely be considered an important or viable property for preservation or restoration due to overall absence of suitable habitat on or adjacent to the site, geographic location relative to known or potential occupied or sites, and surrounding land uses that have long since fragmented habitats in the area.” (p. 18, *General Habitat Assessment*)

- b) **No Impact.** The *General Habitat Assessment* did not identify any riparian habitat nor State or federally regulated waters. No special-status plant species were detected on site during the reconnaissance-level survey and none are expected due to lack of suitable habitat.
- c) **No Impact.** The *General Habitat Assessment* did not identify “waters of the United States” nor “streambeds” under the jurisdiction of the federal government, through the U.S. Army Corps of Engineers (USACE), or the State of California, respectively. No wetlands were identified on the property. As such, the proposed Project would not have a substantial adverse effect on federally protected wetlands and no mitigation measures are required.

- d) **Less than Significant with Mitigation Incorporated.** The *General Habitat Assessment* noted the proposed Project site is surrounded by existing development, and therefore, does not occupy an important location relative to regional wildlife movement. As such, development of the site would not be expected to have any substantial effect on local or regional wildlife movement. However, the existence of a number of trees on-site provides the opportunity for nesting to occur for special-status or native species of birds. Disturbance of these nests could result in an adverse impact. To address this potential impact completion of a nesting bird survey in and around the construction area prior to initiating construction would assist in determining if any active nests were present and if any measures were necessary to avoid potential adverse impacts. Such avoidance would reduce this potential impact to a less than significant. A mitigation measure has been incorporated to require a nesting survey prior to the removal of vegetation or the start of ground disturbance activities, as noted in the response to item a) above.
- e) **Less than Significant Impact.** Chapter 88.01, Plant Protection and Management, County Development Code provides regulations and guidelines for the management of plant resources, including the protection of native plant life and trees. No oak trees or other native trees exist on-site. The Project site does contain a tree wind row that bisects the westerly portion of the site. These trees will be removed with the construction of the proposed subdivision. However, a substantial number of new trees will be planted on the individual lots of the new subdivision. The Project will require the preparation of a landscape and irrigation plan, wherein the replacement trees will be identified and then installed prior to occupancy of the individual residences. These wind row trees are not considered to be native trees and are therefore not protected by local ordinance.
- f) **No Impact.** The Project site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The Project would have no significant impact relating to Habitat Conservation Plans, Natural Community Conservation Plans, and Recovery Plans. There would be no take of critical habitat and, therefore, no conflict with existing management plans would occur.

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

BIOLOGICAL RESOURCES MITIGATION MEASURES:

BIO-1 *Nesting Bird Mitigation – Pre-Construction Surveys.* Within 30 days prior to vegetation clearing or ground disturbance associated with construction or grading that would occur during the nesting/breeding season (February through August, unless determined otherwise by a qualified biologist based on observations in the region), the Applicant will retain a qualified biologist to determine if active nests of species protected by the Migratory Bird Treaty Act or the California Fish and Game Code are present within or adjacent to the disturbance zone or within 100 feet (300 feet for raptors) of the disturbance zone. If ground disturbance activities are delayed, then additional pre-disturbance surveys will be conducted. If ground disturbance will be phased across the Project site, pre-disturbance surveys may also be phased to conform to the development schedule.

If active nests are found, clearing and construction within 300 feet of the nest (or a lesser distance if approved by the U.S. Fish & Wildlife Service) will be postponed or halted, until the nest is vacated and juveniles have fledged, as determined by the biologist. Avoidance buffers will be established in the field with highly visible construction fencing or flagging, and construction personnel will be instructed on the sensitivity of nest areas. A qualified biologist will serve as a construction monitor during those periods

when construction activities will occur near active nests to ensure that no inadvertent impacts on these nests occur.

The results of pre-construction nesting bird surveys, including graphics showing the locations of any nests detected, and documentation of any avoidance measures taken, will be submitted to the County of San Bernardino and California Department of Fish & Wildlife within 14 days of completion of the pre-construction surveys or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.

[Mitigation Measure BIO-1] Prior to Grading Permit/Planning

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
V. CULTURAL RESOURCES - Will the Project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) **Less than Significant Impact.** There are no known historic resources on the Project site. The *Phase I Cultural Resources Assessment* and the associated field survey conducted on the Project site identified one historic-period resource. However, further evaluation of the resource it was determined that it does not meet any of the significance criteria, including evidence that the building at this location was associated with any persons recognized as historically significant; the residence is not an important example of its type, period, region or method of construction; it does not represent the work of a prominent architect, designer or builder, and; the building has the potential to yield information important to the study of local, state or national history. Therefore, development of the subject property is not expected to result in any adverse impacts to historical or archaeological resources.
- b) **Less than Significant With Mitigation Incorporated.** As detailed in the *Phase I Cultural Resources Assessment* (Appendix C), there are no known archaeological resources on the Project site. A field survey was performed on January 4, 2016 by the Project archaeologist and a representative of the Soboba Band of Luiseno Indians. E-mail correspondence from the Gabrieleno Band of Mission Indians indicated they believe the area has the potential for buried cultural resources. A standard condition of approval applied to this Project requires the applicant or assignee to contact the County Museum for a determination of appropriate measures if any archeological resources are discovered during Project construction. In addition, the *Phase I Cultural Resources Assessment* recommended cultural resource monitoring during any Project-related ground-disturbing activity that include a qualified archaeological monitor and a Native American monitor to determine if potentially significant resources exist. This measure would reduce the Project's impacts to a level considered less than significant.
- c) **Less than Significant Impact.** This Project is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no resources of significance have been identified in the cultural resources survey of the site. Furthermore, the alluvial soils in the area generally provide a low potential for discovery of paleontological resources. The standard condition of approval mentioned above in V b) would further reduce the potential for impacts, if

anything should be found during Project construction.

- d) **Less than Significant Impact.** It is not anticipated that this Project would disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are known to exist on the Project site. If any human remains are discovered during construction of this Project, standard requirements in the Conditions of Approval would require the developer to contact the County Coroner and the County Museum for a determination of appropriate measures to be taken. A Native American representative shall also be consulted if the remains are determined to be of potential Native American origin pursuant to Section 15064.5(e) of the CEQA Guidelines.
- e) **No Impact.** This Project will not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code §21074 because no tribal resources have been identified on site. AB 52 passed on September 25, 2014 and implemented July 1, 2015, added new requirements regarding cultural tribal resources. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and Project proponents would have information available, early in the Project planning process, to identify and address potential adverse impacts to tribal cultural resources.

The Public Resource Code establishes 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). To help determine whether a Project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed Project. The consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration or environmental impact report is required for a Project.

In accordance with Public Resource Code §21080.3.1, the Soboba Band of Mission Indians have indicated that they are traditionally and culturally affiliated with the geographic area of the proposed Project and have requested notification for consultation. Notification was sent on August 11, 2015 and the thirty (30) day consultation request period ended on September 10, 2015. The Soboba Band of Mission Indians requested consultation and a meeting was held with a Tribal representative on October 22, 2015 to discuss the Project. At the meeting the following information was provided:

- ✓ Tribal members may have worked on the Ranch prior to gaming activity.
- ✓ The Tribe requested to be present during the Phase I survey. That way they can possibly concur and make a determination of significance at that time.

A Native American monitor was present during the field survey of the property. Subsequent e-mail correspondence with the Soboba Band of Mission Indians confirmed consultation has been concluded.

No historical resources were identified on the Project site, thus the impact is less than significant. A standard condition of approval will be applied to the Project to require the developer to contact the County Museum for instructions regarding evaluation for significance as a cultural or paleontological resource in the event of discovery of any artifact during construction. Due to the potential to uncover archaeological resources during ground-disturbance activities, a mitigation measure is recommended to include Tribal monitoring that will assist in identifying and evaluating potential archaeological resources uncovered at that time.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VI. GEOLOGY AND SOILS - Will 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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if Project is located in the Geologic Hazards Overlay District):

- a) i) **Less than Significant Impact.** The proposed Project site is not located within an Alquist-Priolo Earthquake Fault Zone. While the potential for onsite ground rupture cannot be totally discounted (e.g., unmapped faults could conceivably underlie the Project site), the likelihood of such an occurrence is considered low due to the absence of known faults within the area. The closest known active or potentially active fault is the San Jacinto fault, located over five (5) miles east of the site.
- ii) **Less than Significant Impact.** The Project site is within a seismically active region and is potentially subject to strong ground acceleration from earthquake events along major regional faults in southern California. The nearest identified fault line to the Project site is the San Jacinto Fault (located about 5 miles east of the site), which is capable of generating significant seismic activity. The known regional active and potentially active faults that could produce the most significant ground shaking at the site include the Chino-Elsinore fault zone, San Jose, Cucamonga, Sierra Madre, Puente Hills, San Jacinto, and San Andreas faults.

The design of any on-site structures would incorporate measures to accommodate Projected seismic loading, pursuant to existing California Building Code (CBC) and local building regulations. Specific measures that may be used include proper fill composition and compaction, and anchoring (or other means of securing applicable structures. Based on the incorporation of applicable measures into Project design and construction to comply with CBC, potential Project impacts associated with strong seismic ground shaking would be less than significant.

iii) **Less than Significant Impact.** Based upon a review of the County's Geologic Hazards Overlay Map, the site is not identified as having the potential for liquefaction. The Project site is relatively flat and did not reveal any slopes or landslides during a site visit. However, site development will result in some manufactured slopes related to the establishment of building pads, which shall be engineered to resist sloughing or slope failure in the event of strong ground shaking.

iv) **No Impact.** The proposed Project would not have any risks associated with landslides due to the relative flat nature of the site. Landslides are the downslope movement of geologic materials. The stability of slopes is related to a variety of factors, including the slope's steepness, the strength of geologic materials, and the characteristics of bedding planes, joints, faults, vegetation, surface water, and groundwater conditions. Due to the relatively flat terrain no significant impacts are anticipated with respect to seismic-related (or other) landslide hazards.

- b) **Less than Significant Impact.** Construction activities could result in soil erosion if the Project site is not properly designed. The potential impacts of soil erosion would be minimized through the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the requirements of the National Pollutant Discharge Elimination System (NPDES) General Construction Permit. The SWPPP would prescribe temporary Best Management Practices (BMPs) to control wind and water erosion during and shortly after construction of the Project. A preliminary Water Quality Management Plan (WQMP) has been prepared, which specifies permanent BMPs to control erosion and sedimentation once construction is complete. A final WQMP is required prior to the issuance of building permits, which will affirm the proposed BMPs on the construction plans.
- c) **Less than Significant Impact.** There is no indication that the subject property is located in an area that is geologically unstable or would become unstable as a result of development. As mentioned above, it is unlikely that a landslide, lateral spreading, subsidence, liquefaction or collapse would occur onsite or in the Project vicinity based upon a review of the County's existing Geologic Hazard Overlay Map and that identify landslide susceptibility, liquefaction susceptibility, and earthquake faults. The proposed Project will include the development of some manufactured slopes, which may be subject to lateral stresses in the event of a nearby earthquake. A geotechnical study is required as a condition of approval for the Project and would set forth recommendations for grading and site engineering, which responds to the potential slope instability.
- d) **Less than Significant Impact.** Expansive soil is attributable to the water-holding capacity of clay minerals and can adversely affect the structural integrity of facilities. The U.S. Soil Survey and *General Habitat Assessment* identified Delhi and Tujunga loamy sand on the Project site. Neither soil type is expansive in nature due to low clay content. As noted above, a geotechnical study is required as a condition of approval. Compliance with the findings of that study will be required as part of Project development.
- e) **Less than Significant Impact.** The County Environmental Health Services Division (DEHS) has conditioned Tentative Tract Map 18983 to require the land divider, prior to recordation of the final map, to submit a soil percolation report to DEHS for review and approval.

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

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

SUBSTANTIATION:

- a) **Less than Significant.** The County's Greenhouse Gas Emissions Reduction Plan (GHG Plan) was adopted on December 6, 2011 and became effective on January 6, 2012. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is 15 percent below 2007 emissions. The Plan is consistent with AB 32 and sets the County on a path to achieve a more substantial long-term reduction in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG Plan will not be cumulatively considerable.

In 2007, the California State Legislature adopted Senate Bill 97 (SB97), which required that the CEQA Guidelines be amended to include provisions addressing the effects and mitigation of GHG emissions. New CEQA Guidelines have been adopted that require: inclusion of a GHG analyses in CEQA documents; quantification of GHG emissions; a determination of significance for GHG emissions; and, adoption of feasible mitigation to address significant impacts. The CEQA Guidelines [Cal. Code of Regulations Section 15083.5 (b)] also provide that the environmental analysis of specific Projects may be tiered from a programmatic GHG plan that substantially lessens the cumulative effect of GHG emissions. If a public agency adopts such a programmatic GHG Plan, the environmental review of subsequent Projects may be streamlined. A Project's incremental contribution of GHG emissions will not be considered cumulatively significant if the Project is consistent with the adopted GHG plan.

Implementation of the County's GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to Projects, which reduce GHG emissions. All new development is required to quantify a Project's GHG emissions and adopt feasible mitigation to reduce Project emissions below a level of significance. A review standard of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year is used to identify and mitigate Project emissions. Based on the CalEEMod statistical analysis, single family residential Projects ranging from 60 to 80 units would generate more than 3,000 MTCO_{2e}. Since this Project includes 22 units it would not be expected to generate more than 3,000 MTCO_{2e} per year of GHG emissions. Therefore, this Project is required to comply with the residential performance standards outlined in the County's Greenhouse Gas Emissions Reduction Plan. A preliminary CalEEMod analysis was also prepared for the proposed Project, as noted in Section III, Air Quality, and found potential emissions less than threshold levels. This Project will be appropriately conditioned to conform to the performance standards and the Project is therefore considered to be consistent with the GHG Reduction Plan and is determined to have a less than significant individual and cumulative impact for GHG emissions.

- b) **Less than Significant Impact.** The proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. In December 2011, the County Board of Supervisors adopted a Greenhouse Gas Emissions

Reduction Plan (GHG Reduction Plan). The GHG Reduction Plan states that “with the application of the GHG performance standards, Projects that are exempt from CEQA and small Projects that do not exceed 3,000 MTCO₂e per year will be considered to be consistent with the Plan and determined to have a less than significant individual and cumulative impact for GHG emissions.” (p. 4-5). Applicable performance standards are identified in Appendix F of the GHG Reduction Plan. As noted in Appendix F, these performance standards apply to all Projects and are included as Conditions of Approval when discretionary approvals are granted. Therefore, all applicable performance standards would be included in the Conditions of Approval for the Project. In addition, as described in Item a) above, the Project is well below the 3,000 MTCO₂e per year significance threshold.

Because the Project would be required to comply with all applicable performance standards identified in the GHG Reduction Plan, as listed below, and GHG emissions would not exceed the 3,000 MTCO₂e per year screening threshold, the Project is determined to be consistent with the County’s GHG Reduction Plan.

RESIDENTIAL

G-1 Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:

- a) **Waste Stream Reduction.** The “developer” shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.
- b) **Vehicle Trip Reduction.** The “developer” shall provide to all tenants and homeowners County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, and/or providing a web site or message board for coordinating rides.
- c) **Provide Educational Materials.** The developer shall provide to all tenants and employees education materials and about reducing waste and available recycling services. The education materials shall be submitted to County Planning for review and approval.
- d) **Landscape Equipment.** The developer shall require in the landscape maintenance contract and/or onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

G-2 Construction Standards. The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:

- a) Implement both the approved Coating Restriction Plans.
- b) Select construction equipment based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
- c) Grading plans shall include the following statements:
 - “All construction equipment engines shall be properly tuned and maintained in

accordance with the manufactures specifications prior to arriving on site and throughout construction duration.”

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

G-3 Design Standards. The developer shall submit for review and obtain approval from County Planning that the following measures have been incorporated into the design of the project. These are to; reduce potential project impacts on greenhouse gases: Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.

- a) Meet Title 24 Energy Efficiency requirements implemented July 1, 2014. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100% + of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended January 24, 2013; Cool Roof Coating performance standards as amended January 24, 2013):
 - Incorporate dual paned or other energy efficient windows,
 - Incorporate energy efficient space heating and cooling equipment,
 - Incorporate energy efficient light fixtures, photocells, and motion detectors,
 - Incorporate energy efficient appliances,
 - Incorporate solar panels into the electrical system,
 - Incorporate cool roofs/light colored roofing,
 - Incorporate other measures that will increase energy efficiency.
 - Incorporate insulation to reduce heat transfer and thermal bridging.
 - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
- b) Plumbing. All plumbing shall incorporate the following:
 - All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
 - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3
 - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.

- If possible, utilize grey water systems and dual plumbing for recycled water.
- c) Lighting. Lighting design for building interiors shall support the use of:
- Compact fluorescent light bulbs or equivalently efficient lighting.
 - Natural day lighting through site orientation and the use of reflected light.
 - Skylight/roof window systems.
 - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
 - A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
 - The developer shall ensure that a minimum of 2.5 percent of the project's electricity needs is provided by on-site solar panels.
- b) Building Design. Building design and construction shall incorporate the following elements:
- Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
 - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
 - Roofing materials shall have a solar reflectance index of 78 or greater.
 - All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
 - Energy Star or equivalent equipment shall be installed.
 - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units.
- c) Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- d) Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broke head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.

- e) Recycling. Exterior storage areas for recyclables and green waste shall be provided. Adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
- f) Transportation Demand Management (TDM) Program. The project shall include adequate bicycle and parking near building entrances to promote cyclist safety, security, and convenience. If available, mass transit facilities shall be provided (e.g., bus stop bench/shelter). The developer shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is available to tenants and homeowners.

G-4 Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following:

- a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by 5 percent.
- b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.
- c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VIII HAZARDS AND HAZARDOUS MATERIALS - Will the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, will it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a Project within the vicinity of a private airstrip, will the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The proposed Project is not expected to result in impacts from hazards and hazardous materials through the routine transport, use, or disposal of hazardous materials, because the proposed Project would not involve the routine transport, use, or disposal of significant amounts of hazardous materials. During construction, the proposed Project would involve the transport of general construction materials (i.e., concrete, wood, metal, fuel, etc.) as well as other materials necessary to construct the proposed Project.

Construction activities would involve the use of hazardous materials such as fuels, oils, and greases for the fueling and servicing of construction equipment. Such substances may be stored in temporary storage tanks/sheds that would be located on the Project site. Although these types of materials are not acutely hazardous, they are classified as hazardous materials and create the

potential for accidental spillage, which could expose workers. The use, storage, transport, and disposal of hazardous materials used in construction of the Project would be carried out in accordance with federal, state, and County regulations. No extremely hazardous substances (i.e., governed under Title 40, Part 335 of the Code of Federal Regulations) are anticipated to be produced, used, stored, transported, or disposed of as a result of Project construction. During construction of the facility, non-hazardous construction debris would be generated and disposed of in local landfills. Sanitary waste would be managed using portable toilets, with waste being disposed of at approved sites.

The Project is required to comply with federal, state, and county laws, ordinances, and regulations; therefore, the Project would result in less-than-significant impacts related to the creation of significant hazards through the routine transport, use, or disposal of hazardous materials.

- b) **Less than Significant Impact.** The proposed Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. With the exception of construction-related materials such as fuels, lubricants, adhesives, and solvents, the proposed Project would not generate or require the use or storage of significant quantities of hazardous substances. Additionally, any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. Compliance with regulations and standard protocols during the storage, transportation, and usage of any hazardous materials would ensure no substantial impacts would occur. As such, there is a less-than significant impact associated with creating a significant hazard to the public or the environment.
- c) **No Impact.** This Project is located less than 700 feet from Ruth B. Harris Middle School and Bloomington High School to the west and north, respectively, and approximately one mile from Crestmore Elementary School to the east. The future occupants of the proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste because the residential Project does not propose the use of hazardous materials. There would be no impact related to hazardous emissions or the handling of hazardous materials near the identified schools resulting from implementation of the Project.
- d) **No Impact.** The Project site is not located on a known site that is included on a list of hazardous materials sites, compiled pursuant to Government Code Section 65962.5. The proposed Project would not create a significant hazard to the public or the environment.
- e) **Less Than Significant Impact.** The proposed Project area is located east of the LA/Ontario International Airport. The Airport Compatibility Plan adopted for the airport contains a variety of factors including safety zones, noise levels, existing and future airspace, modeled flight routes, and flight track altitude information. The airport's safety zones extend just beyond the I-15 Freeway to the east and are a considerable distance from the Project site. The Project site is also just beyond the 60 to 65 dB CNEL noise impact zone, which is the lowest noise level category, but within the boundaries of the airport influence area, which extends easterly to Citrus Avenue, approximately 1.6 miles from the Project site. The Project site is also adjacent to the alignment for normal flight operations for aircraft arrivals, as displayed on the Flight Track Altitude, Normal Operations – Arrivals, in the *LA/Ontario Airport Land Use Compatibility Plan*. However, the elevation of aircraft at that point is identified on the exhibit as being between 2,000 and 3,000 feet. The Project site is not identified as a safety hazard for people residing or working in the Project area. Due to the proximity of the area to the Ontario Airport, the City of Ontario has adopted Overflight Notification Zones. The location of the Project site is within an area identified a "Real Estate Transaction Disclosure" requiring Avigation Easement Dedication and Recorded Overflight Notification. To provide consistency with the Airport Compatibility Plan, a condition of approval is recommended.

- f) **No Impact.** The proposed Project area is not located within the vicinity of a private airstrip; therefore, it would not result in a safety hazard for people residing or working in the Project area.
- g) **No Impact.** Activities associated with the proposed Project would not impede existing emergency response plans for the Project site and/or other land uses in the Project vicinity. The Project would not result in any closures of existing roadways that might have an effect on emergency response or evacuation plans in the vicinity of the Project site. In addition, all vehicles and stationary equipment would be staged off public roads and would not block emergency access routes. Accordingly, implementation of the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- h) **No Impact.** The Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because there are no wildlands adjacent to this site. The Project site is in an urban area and is not located in a fire safety overlay district. The Project site is also not within an identified Fire Hazard Severity Zone for either State or Local Area of Responsibility, based upon mapping prepared by Cal Fire (California Department of Forestry and Fire Protection). Therefore, it is not adjacent to wildlands or near the wildlands/urban interface, and would not expose people, structures or infrastructure to risks of wildland fires.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX	HYDROLOGY AND WATER QUALITY - Will the Project:				
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will 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 will not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that will result in substantial erosion or siltation on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 amount of surface runoff in a manner which will result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Place within a 100-year flood hazard area structure which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

Albert A. Webb Associates prepared a Preliminary Water Quality Management Plan (WQMP) dated March 4, 2016 and Pre- and Post-Developed Hydrology Maps which were referenced in the following analysis.

- a) **Less Than Significant Impact.** The Project will not violate any water quality standards or waste discharge requirements, because the Project's design incorporates measures to diminish impacts to water quality to an acceptable level as required by state and federal regulations. The Project

requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) to prevent potentially significant impacts on water quality caused by storm event runoff. Since Project construction would encompass an area greater than an acre, the Project would be subject to a General Construction Permit under the NPDES permit program of the federal Clean Water Act. As required under the General Construction Permit, the Project applicant (or contractor) would prepare and implement a SWPPP. The SWPPP requires submittal of a Notice of Intent (NOI) to the Santa Ana RWQCB prior to construction activities. Implementation of the SWPPP would begin with the commencement of construction and continue through the completion of the Project. The objectives of a SWPPP are to identify pollutant sources (such as sediment) that may affect the quality of storm water discharge and to implement Best Management Practices (BMPs) to reduce pollutants in storm water.

The Project applicant and/or its construction contractor would use BMPs as described in the WQMP. These BMPs would be used to prevent the degradation of water quality in the construction area and during operation of the Project.

The Project will not violate any water quality standards or waste discharge requirements. Each lot within the proposed subdivision will be served by an individual septic system. The proposed tentative tract map is conditioned by County Environmental Health Services Division (DEHS) to obtain approval and permits for any septic system.

- b) **Less than Significant Impact.** The Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Potable water would be provided by the West Valley Water District, not from groundwater wells at the site. The West Valley Water District City has given assurance via a will-serve letter that it has adequate water service capacity to serve the Projected demand for the Project, in addition to the provider's existing commitments.
- c) **Less than Significant Impact.** The Project would not substantially alter the existing drainage pattern of the site or area, including 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. The Project does not propose any substantial alteration to a drainage pattern. There is no stream or river on the site or in the vicinity that would be affected by construction of the Project. The Project is required to submit and implement a Storm Water Pollution Protection Plan (SWPPP) to prevent erosion or sedimentation during Project construction.
- d) **Less than Significant Impact.** As described in c), above, the Project would not impact any drainages and the Project would not otherwise result in any noteworthy change in the drainage pattern of the site or area. As noted in the previous response, no defined drainage course traverses the Project site and the use of a retention basin at the easterly end of the Project site would ensure the incremental increase in stormwater runoff due to new impervious surfaces would be captured on-site, thereby not changing the amount of stormwater discharged from the Project site. The site is currently relatively flat and would remain in a similar conditions after construction is completed.
- e) **Less than Significant Impact.** As noted in the previous response, the proposed on-site basin would capture the potential increase in stormwater runoff, thereby maintaining the existing rate of water discharge from the property. As such, the proposed Project would not change the amount water currently discharged into existing storm water systems.
- f) **Less than Significant Impact.** The proposed Project would not otherwise substantially degrade water quality because appropriate measures relating to water quality protection, including erosion control measures have been required. Please refer to responses IX a) – e) for additional information.

- g) **No Impact.** The Project would not place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map based upon a review of the County's Hazard Overlays Map.
- h) **No Impact.** As noted previously, the proposed Project would not place structures within a 100-year flood hazard area that would either impede or redirect flood flows, because the site is not located within a 100-year flood hazard area.
- i) **No Impact.** The Project would not 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, because the Project site is not within any identified path of a potential inundation flow based upon a review of the County's Hazard Overlay Map that includes an identification of areas subject to dam inundation and 100 and 500-year flood events.
- j) **No Impact.** The Project site would not be subject to inundation by seiche, tsunami, or mudflow. A tsunami is a series of ocean waves generated in the ocean by an impulsive disturbance. Due to the inland location of the proposed Project, tsunamis are not considered a threat. A seiche is an oscillating surface wave in a restricted or enclosed body of water generated by ground motion, usually during an earthquake. Inundation from a seiche can occur if the wave overflows a containment wall or the banks of a water body. No impacts are expected to occur because the Project is not adjacent to any marine or inland water bodies. The soils in the Project area are well-drained, the terrain is relatively flat, and mudflows have not historically been an issue in the proposed Project area.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
X. LAND USE AND PLANNING - Will the Project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **No Impact.** The proposed Project would not physically divide an established community, because the proposed single family residential Project is located in an urbanizing area that is zoned for residential land uses and contains existing single family uses. The Project is located in the Single Residential Land Use Zoning District of the County. It is also within the City of Rialto Sphere of Influence Area and the City has designated the site as Residential 2, which allows single family residential development with densities ranging from 0 to 2 dwelling units per acre. The density of the proposed Project is 1.81 dwelling units per net acre.
- b) **Less Than Significant Impact.** The Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect, because with approval of the requested General Plan Amendment and Tentative Tract Map, the Project would be consistent with all applicable land use policies and regulations of the County Development Code and General Plan. The Project site does not have any Overlay District designations involving any hazard protection or resource preservation requirements. The Project site is designated for residential use and the proposed use is consistent with that designation, although the land use designation is being amended to allow for an increase in density.
- c) **No Impact.** The proposed Project does not conflict with any applicable habitat conservation plans or natural community conservation plans, because no such plan exists in the area.

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

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

SUBSTANTIATION: (Check if Project is located within the Mineral Resource Zone Overlay):

a) **Less than Significant Impact.** Based upon a review of the Updated Mineral Land Classification Map for Portland Cement Concrete-Grad Aggregate in the San Bernardino Production-Consumption (P-C) Region, San Bernardino and Riverside Counties, California, 2008, prepared by the California Department of Conservation, the Project area is located within an "Urban" classification, which is within neither MRZ-1, 2 nor 3 designation. Recognizing that the property is located within an area that has already been developed for single family residential uses, the potential for mineral resources within this area, as described above, would have very little opportunity for conservation, development, and utilization.

b) **Less than Significant Impact.** The Project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan due to its previous utilization for farming and its current designation of Urban by the California Department of Conservation. In addition, the Project site does not meet the location requirements of the Overlay District per Section 82.17.020 of the County Development Code, as follows:

The MR Overlay shall be applied on the following areas:

- (a) Areas with existing major surface mining activities.
- (b) Areas where mining activity is expected to take place in the future; and
- (c) Areas adjacent to current or proposed mining activity to prohibit the intrusion of incompatible uses.

Although the underlying soils in the area could be recovered, the area has experienced development with a variety of residential uses and due to the size of the Project site would be impractical.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII. NOISE - Will the Project result in:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a Project within the vicinity of a private airstrip, will the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) **Less than Significant Impact.** The Project is not expected to expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because the Project is not located in the Noise Hazard (NH) Overlay District delineated by a suffix to the existing land use district and is located beyond the 60 to 65 dBA noise boundary generated by operations at Ontario International Airport.
- b) **Less than Significant Impact with Mitigation Incorporated.** Groundborne vibration and groundborne noise could originate from earth movement during the construction phase of the proposed Project. Construction activities may result in short term impacts to the noise environment including groundbourne vibration and noise. Potential impacts to noise would be short term during construction and would end once the Project is operational. At buildout the Project is not expected to generate groundbourne vibration or noise that is excessive. Short-term impacts associated with construction would be limited to the greatest extent practicable with the implementation of the mitigation measures outlined below.
- c) **Less than Significant Impact.** The Project will result in a less than significant permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. Vehicle trips and use of gardening equipment (e.g. lawn mowers, weed-cutting machines, etc.) and home air conditioning units by future residents in the proposed subdivision will be the major sources of new increases in ambient noise levels. Noise from these sources will be similar to other single family residential areas, with a minimal number of truck trips.

- d) **Less than Significant Impact** The Project will not generate a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing or allowed without the Project, because the Project has been conditioned to comply with the noise standards of the County Development Code.
- e) **No Impact.** The proposed Project area is not located within the boundaries of an airport land use plan, although it is within the airport influence area of the Ontario Airport, approximately 9.5 miles to the west. The adopted noise impact zones, safety zones, and airspace protection zones of Ontario International Airport do not encompass the Project site. Due to the distance of the airport from the Project site and the fact the Project site is beyond the 60 to 65 dB CNEL noise impact zone, which is the lowest noise level category, there would be no noise impacts from airport operations.
- f) **No Impact.** The proposed Project area is not located within the vicinity of a private airstrip. The nearest airstrip is Ontario Airport, located approximately 9.5 miles to the west of the Project area. Due to the distance of the airport from the Project site, there would be no noise impacts from the airport.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of Project approval to reduce these impacts to a level below significant:

NOISE MITIGATION MEASURE:

N-1 *Noise Mitigation.* The developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:

- a) *Noise levels of any Project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.*
- b) *Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays.*
- c) *Construction equipment will be muffled per manufacturer's specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.*
- d) *All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the Project site.*

[Mitigation Measure N-1] Prior to Grading Permit/Planning

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIII. POPULATION AND HOUSING - Will 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The proposed Project is not expected to induce substantial population growth in the area, either directly or indirectly, because the Project only proposes 22 homes.

Growth induced by a Project could be considered a significant impact if it directly or indirectly affects the ability of public agencies to provide services. Public services for this Project would be provided by a number of public agencies, including the County of San Bernardino and West Valley Water District for domestic water services. No service provider has indicated an inability to serve the Project. Therefore, the population growth associated with the proposed Project is less than significant. The Project would not result in a substantial adverse effect related to substantial population growth in the area, and no mitigation measures are required.

- b) **No Impact.** The proposed Project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, because the Project site is currently occupied by two residential units and only one of those units will be demolished for the construction of the proposed subdivision. The owner of the two units is also the applicant for the proposed subdivision. No significant adverse impacts are anticipated and, therefore, no mitigation measures are required.

- c) **No Impact.** As noted above, the proposed Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere, because the Project site is currently developed with two residential units and only one of those units will be demolished for the construction of the proposed subdivision. No significant adverse impacts are anticipated and, therefore, no mitigation measures are required.

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

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

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

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

SUBSTANTIATION:

Due to the Project site being located within an urbanized/developed area, a full range of urban public services is available to serve the Project site.

a) **Less than Significant Impact.** The proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities. Construction of the Project would increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this Project.

Fire Protection. Fire protection services for the proposed Project would be provided by the County of San Bernardino Fire Department. The nearest fire station is Station 77, which is located at the southwest corner of Slover Avenue and Tamarind Avenue, approximately 1 mile driving distance from the Project. This station is staffed 24 hours a day, 7 days a Week, 365 days a year.

The Project would comply with all Fire Department access requirements and California Fire Code requirements for the placement of fire hydrants and the use of sprinkler systems. Project compliance with requirements set forth in the Fire Code would provide fire protection for people and structures, as well as the provision of emergency medical services on site. In addition, as discussed in Section XVI, Traffic/Transportation, the proposed Project would not result in a significant traffic impact to any study area intersections. Therefore, the proposed Project would not impair emergency response vehicles and average response times in the area would remain within acceptable response time limits.

The proposed Project is a residential community, which would increase the number of onsite visitors and personnel. The addition of 22 residential units as a result of the proposed Project would result in a small increase in demand for fire protection services, but it would not trigger the need for new or altered facilities. No new facilities would be required to be constructed to accommodate the proposed Project. The proposed Project would be designed to comply with all Fire Department access requirements and California Fire Code requirements, would not impair emergency response vehicles or increase response times, and would not substantially increase calls for service thereby triggering the need for new or altered facilities.

Police Protection. The San Bernardino County Sheriff's Department would provide police protection services for the Project. The nearest Sheriff's station is the Fontana Station, located approximately 3 miles to the north at 17780 Arrow Route, Fontana. The station has one secretary, five clerks, one motor pool assistant, one Sheriff's Service Specialist, twenty seven deputy positions, five detectives, seven sergeants, one lieutenant, and one captain.

The Project site is planned for residential use in the County General Plan and has been considered in the County Sheriff's Department's long-term plans for police protection services. Police protection services are already provided for the Project site and surrounding area, which is developed with residential and business uses. The increase in residences onsite would not significantly increase demand for police services, reduce response times or require the construction of new facilities that would cause environmental impacts. Therefore, the Project would not increase response times or require new or altered facilities.

Schools. The Project area is served by the Colton Joint Unified School District (CJUSD). The following schools would serve the proposed Project: Sycamore Hills Elementary School, Ruth O. Harris Middle School and Bloomington High School. The proposed Project is a residential development Project that would generate students. Based on the student generation factor used by CVUSD, the proposed Project would generate the following students:

Table 9: Student Generation

Grades	Proposed Dwelling Units	Student Generation Factor (SGF)	Students	Impact Fees
K-6	22	0.33	7.26	
7-8	22	0.08	1.76	
9-12	22	0.15	3.3	
Totals	22	0.56	12	\$3.36/sq. ft.

The small increase in students generated by the proposed Project would incrementally increase the demand for school facilities, but not significantly affect existing facilities.

Pursuant to California Education Code Section 17620(a)(1), the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of District for the purpose of funding the construction or reconstruction of school facilities. The Project Applicant would be required to pay such fees to reduce any impacts of new residential development on school services as provided in the California Government Code. State law provides that a Project's impact on school facilities is fully mitigated through payment of the requisite school facility development fees current at the time a

building permit is issued. Therefore, with payment of the required fees, potential impacts to school services and facilities associated with implementation of the proposed Project would be less than significant, and no mitigation is required.

Parks. Parks in the Project area include Ayala Park and Kessler Park, approximately 1.25 miles and .5 miles from the Project site, respectively. These parks are operated and funded by the Bloomington Recreation and Parks District through County Special Districts. While the proposed Project would likely create a slight increase in the demand for parks or the availability of parks due to the increase in population, Project impacts, given the size of the Project, the effects would be less than significant.

Other Public Facilities. The proposed Project would generate an increased demand for other public facilities; however, given the relative size of the proposed Project and resulting population increase compared with the area, the Project's increase would not be substantial, and the Project would not require the construction of new facilities. Therefore, while the proposed Project would likely create a slight increase in the demand for other public facilities, given its size and proposed uses, this impact would be less than significant. No mitigation is required.

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

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

SUBSTANTIATION:

- a) **Less than Significant Impact.** The proposed 22 unit single family residential Project is not expected to result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Parks in the Project area include Ayala Park and Kessler Park. These parks are operated and funded by the Bloomington Recreation and Parks District through County Special Districts. While the proposed Project would likely create a slight increase in the demand for parks or the availability of parks due to the increase in population, Project impacts would be less than significant, given the size of the Project.
- b) **Less than Significant Impact.** The Project does not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No significant adverse impacts on recreation would result from implementation of the Project and no further analysis is warranted.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVI. TRANSPORTATION/TRAFFIC – Will the Project:				
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 greenways, pedestrian and bicycle paths, and mass transit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The proposed Project will cause an increase in vehicle traffic, but due to its size is not projected to be substantial in relation to the existing traffic load and capacity of the area street system. The site already contains two existing single family residences, so the number of new vehicle trips generated by the eventual construction of 20 additional single family residences is estimated to be 200 total new vehicle trips per day at buildout of the proposed subdivision, utilizing a trip generation rate of approximately 10 trips per home per day. Therefore, the Project will not cause a significant increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system.

Omnitrans operates Bus Route 29 approximately 1/8th mile north and east of the Project site, with service running southbound on Laurel Avenue from Slover Avenue to Santa Ana Avenue, where it transitions eastbound to Locust Avenue and again transitions southbound and circles around Kessler Park on 11st Street to Cedar Avenue, before it eventually heads north to the South Fontana Transfer Station.

The immediate Project area has larger lots and area roadway improvements reflect a more rural nature. As such, sidewalks do not currently exist on Laurel Avenue, south of Santa Ana, although

the proposed Project will be responsible for installing sidewalks on that portion of Laurel Avenue adjacent to the Project boundaries and on the interior Project roadways. No bicycle paths exist within the Project area due to the lack of curbs and sidewalks in the immediate area.

- b) **Less than Significant Impact.** The Project will not exceed individually and cumulatively, a Level of Service (LOS) standard established by the San Bernardino County Congestion Management Plan, since the proposed Project is not on a designated Congestion Management roadway or highway. The County Public Works – Traffic Division has reviewed the traffic generation of the proposed Project and anticipates that traffic service will remain at an LOS of “C” or better, as required by the County General Plan. However, to mitigate incremental regional traffic impacts from the Project and to ensure a safe design of on-site streets and traffic circulation within the proposed subdivision, the Public Works Traffic Division has conditioned the tentative tract map for the payment regional transportation plan mitigation fees in the amount of \$7,895 per unit prior to the issuance of building permits. The developer shall provide adequate corner site distance information in street improvement, signing and striping plans.
- c) **No Impact.** The proposed Project would not affect air traffic patterns. The Project site is not within the vicinity of any airport. The proposed Project would not result in a change in air traffic patterns due to the distance from the closest area airport, Ontario International Airport, and the height of aircraft activity operating around that Airport.
- d) **Less than Significant Impact.** The Project will not substantially increase hazards due to a design feature or incompatible uses, because the Project site is conditioned to construct paved streets within the subdivision and to provide paved access to established roads that are accessed at locations with good site distance, and which are conditioned to provide the appropriate traffic control devices at those intersections. There are no incompatible uses proposed by the Project that would impact surrounding land uses. Therefore, less than significant impacts related to roadway design features or incompatible uses would result from implementation of the Project and no further analysis is warranted.
- e) **Less than Significant Impact.** The proposed Project would not result in inadequate emergency access to the Project area. During Project construction, public roads would remain open and available for use by emergency vehicles and other traffic. The proposed Project would not result in any roadway closures in the vicinity of the Project site. The Project site would provide emergency access as approved by the County Fire Department. The site’s internal roadways are adequate to accommodate emergency vehicles and are not gated to allow emergency responders to enter the site 24 hours per day.
- f) **Less than Significant Impact.** The Project would not conflict with adopted policies, plans, or programs regarding public transit and alternative or non-motorized transportation (e.g., transit amenities) because all alternative transportation improvements have been included in the Project design or would be addressed through standard conditions of approval regarding pedestrian access improvements. Public transit is available in close proximity to the Project site.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVII. UTILITIES AND SERVICE SYSTEMS - Will the Project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded, entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** A septic system will be constructed on each lot of the proposed subdivision to serve the waste water treatment needs of each single family unit. The Project will be required to comply with County Environmental Health Services (EHS) Division conditions of approval regarding water service and wastewater treatment requirements, which will be incorporated into the Project's conditions of approval. Included within the EHS conditions is a requirement to prepare and have approved a Soils Percolation Report prior to recordation of the subdivision map. As such, wastewater treatment/disposal impacts are considered less than significant.
- b) **Less than Significant Impact.** The Project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, because a septic system will be constructed on each lot in the proposed subdivision to serve the waste water treatment needs of each future single family unit. The Project will be required to comply with County Environmental Health Services (EHS) Division conditions of approval regarding water service and wastewater treatment requirements which will be incorporated into the Project's conditions of approval. Correspondence from West Valley Water District indicated they have "ample supply of potable water...to serve the proposed Project..." and the District will require payment of appropriate District water Capacity Charges prior to starting water

service.

- c) **Less than Significant Impact.** A drainage study that includes a stormwater drainage plan has been conducted for the proposed Project. The Project will involve the development of an onsite stormwater intercept system. The proposed stormwater drainage and intercept system is designed to capture and retain stormwater runoff onsite. Development of the proposed Project is expected to result in the incremental increase in drainage runoff, compared to the existing conditions. However, the increased runoff will be retained within the proposed on-site retention basin. As such, the Project is not expected to significantly alter drainage patterns offsite and no expansion or new storm water drainage facilities beyond what is proposed as part of the Project will be required.
- d) **Less than Significant Impact.** This Project is served by West Valley Water District, which has indicated they have sufficient water supply to serve the Project. As such, the impact of the Project on water supplies would be less than significant.
- e) **Less than Significant Impact.** The County's Division of Environmental Health Services (DEHS) will approve and oversee future septic service at the time the subdivision is approved for construction.
- f) **Less than Significant Impact.** The County of San Bernardino Solid Waste Management Division (SWMD) is responsible for the operation and management of the County of San Bernardino's solid waste disposal system which consists of five regional landfills and nine transfer stations. Existing landfills serving the Project area are the Mid-Valley Landfill in Rialto and San Timoteo Landfill in Redlands. Based upon information from the CalRecycle web site operated by the State of California, the Mid-Valley Landfill has a maximum permitted capacity of 101,300,000 cubic yards and 7,500.00 tons per day of throughput with an estimated closure date of 2033. The San Timoteo Landfill has a maximum permitted capacity of 20,400,000 cubic yards and 2,000.00 tons per day of throughput with an estimated closure date of 2043. The estimated amount of waste generated by the proposed Project is approximately $\frac{1}{4}$ ton per day or 87 tons per year (4.82 people per household x 22 lots x 365 days x 4.5 pounds per day per person) based upon information from the CalRecycle web site. Due to the relatively small amount of waste generated by the Project compared with the capacity in the system the Project would result in less than significant impacts
- g) **No Impact.** The proposed Project would comply with all federal, state, and local statutes and regulation related to solid waste. The Project would consist of short-term construction activities (with short-term waste generation limited to minor quantities of construction debris). Solid waste produced during the construction phase of this Project would be disposed of in accordance with all applicable regulations, including the County construction and demolition debris reduction ordinance.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the Project have the potential to 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the Project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

a) **Less than Significant Impact.** The Project would not significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or 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. No potential impact on rare or endangered species or other species of plants or animals or habitat identified by the California Natural Diversity Database (CNDDDB) has been identified through a field investigation and analysis of the proposed Project, based on the disturbed condition of the Project site. There are no identified historic or prehistoric resources identified on this site.

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

The Project would not have impacts that are individually limited, but cumulatively considerable. Special studies prepared to analyze impacts of the proposed Project evaluated existing and planned conditions of the surrounding area and the region. Existing and planned infrastructure in the surrounding area has been planned to accommodate build out of the area, including the Project site with the planned uses.

c) **Less than Significant Impact.** The design of the Project, with application of County policies, standards, and design guidelines ensure that there would be no substantial adverse effects on human beings, either directly or indirectly. Impacts of the proposed Project would be less than significant.

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

XVIII. MITIGATION MEASURES:

(Any mitigation measures which are not “self-monitoring” will have a Mitigation Monitoring and Reporting Program prepared and adopted at time of Project approval. Condition compliance will be verified by existing procedure [CCRF].)

AIR QUALITY MITIGATION MEASURES:

AQ-1 AQ-Dust Control Plan. The “developer” shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a requirement that Project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:

- a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of three times each day.
- b) Any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities.
- c) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.
- d) Any area that will remain undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers and/or a desert wildflower mix hydroseed on the affected portion of the site.
- e) Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.
- f) Imported fill and exported excess cut shall be adequately watered prior to transport, covered during transport, and watered prior to unloading on the Project site.
- g) Storm water control systems shall be installed to prevent off-site mud deposition.
- h) All trucks hauling dirt away from the site shall be covered.
- i) Construction vehicle tires shall be washed, prior to leaving the Project site.
- j) Rumble plates shall be installed at construction exits from dirt driveways.
- k) Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.
- l) Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.

[Mitigation Measure AQ-1] Prior to Grading Permits/Planning

AQ-2 AQ - Construction Mitigation. The “developer” shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:

- a) Provide documentation prior to beginning construction demonstrating that the Project will comply with all SCAQMD regulations including 402 (nuisance), 403

- (fugitive dust), 431.1(sulfur content of gaseous fuels), 431.2 (sulfur content of liquid fuels), 1113 (architectural coatings), and 1403 (asbestos emissions from demolition activities).
- b) Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.
 - c) Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.
 - d) All gasoline-powered equipment shall have catalytic converters.
 - e) Provide onsite electrical power to encourage use of electric tools.
 - f) Minimize concurrent use of equipment through equipment phasing.
 - g) Provide traffic control during construction to reduce wait times.
 - h) Provide on-site food service for construction workers to reduce offsite trips.
 - i) Implement the County approved Dust Control Plan (DCP)
 - j) Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).

[Mitigation Measure AQ-2] Prior to Grading Permits/Planning

AQ-3 AQ - Coating Restriction Plan. The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a condition that the contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of County Building and Safety:

- a) Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.
- b) Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
- c) High-Volume, Low Pressure (HVLP) spray guns shall be used to apply coatings.
- d) Precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings shall be used, if practical.
- e) Comply with SCAQMD Rule 1113 on the use or architectural coatings.

[Mitigation Measure AQ-3] Prior to Building Permits/Planning

BIOLOGICAL RESOURCES MITIGATION MEASURES:

BIO-1 Nesting Bird Mitigation – Pre-Construction Surveys. Within 30 days prior to vegetation clearing or ground disturbance associated with construction or grading that would occur during bird nesting seasons (February 1 to August 31), a qualified biologist shall survey the area within 200 feet (or up to 300 feet depending on topography or other factors and 500 feet for raptors) of the ground disturbance activity to determine if this activity would disturb nesting birds protected by the Migratory Bird Treaty Act or the California Fish and Game Code. If observed in the Project impact area, occupied nest shall not be disturbed unless a qualified biologist verifies through non-invasive methods that either: (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are foraging independently and are capable of independent survival. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within 300 feet of

*non-raptor nests, and within 500 feet of raptor nests, during the breeding season so as to avoid abandonment of the young (CDFW 2012b). This mitigation measure does not apply if construction occurs during the non-nesting season, September 1 through January 31.
[Mitigation Measure BIO-1] Prior to Grading Permit/Planning*

NOISE MITIGATION MEASURES:

N-1 *Noise Mitigation. The developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:*

- a) Noise levels of any Project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.*
- b) Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays.*
- c) Construction equipment will be muffled per manufacturer's specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.*
- d) All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the Project site.*

[Mitigation Measure N-1] Prior to Grading Permit/Planning

GENERAL REFERENCES

- Bloomington Recreation and Parks District. Available at <http://www.specialdistricts.org/>
- CalEEMod Air Quality Model, South Coast Air Quality Management District.
- California Department of Resources Recycling and Recovery (CalRecycle) website. Available at <http://www.calrecycle.ca.gov/>
- CEQA Guidelines, Appendix G.
- City of Rialto, General Plan Land Use Map. Available at <http://www.rialto.ca.gov/>
- Colton Joint Unified School District, phone call with Facilities Planning, April 14, 2016.
- County of San Bernardino. (2007, March 13). *County of San Bernardino 2007 Development Code*. Amended July 25, 2013. Available at <http://cms.sbcounty.gov/lus/Planning/DevelopmentCode.aspx>
- County of San Bernardino. (2007, March 13). *County of San Bernardino 2007 General Plan*. Amended July 18, 2013. Available at http://www.co-san-bernardino.ca.us/landuseservices/general_plan/Default.asp.
- County of San Bernardino Geologic Hazards Overlays Map FH29C (Bloomington).
- County of San Bernardino, Greenhouse Gas Emissions Reduction Plan, January 6, 2012.
- County of San Bernardino Hazard Overlay Map FH29B (Bloomington).
- County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998.
- Delhi and Tujunga Series Soils Description. Available at <http://www.soilseries.sc.egov.usda.gov/>
- Domestic Water Service Letter, West Valley Water District, April 6, 2016
- Fire Hazard Severity Zones. Available at <http://www.calfire.ca.gov/>
- Guidelines for Classification and Designation of Mineral Lands. California Department of Conservation, State Mining and Geology Board.
- Omnitrans bus routes. Available at <http://www.omintrans.org/>
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LIST OF APPENDICES

- Appendix A *General Habitat Assessment; prepared by Scott Cameron, July 2014.*
- Appendix B *Phase I Cultural Resources Assessment for the Laurel Avenue (Tentative Tract No. 18983) Project, City of Bloomington, San Bernardino County, California; prepared by Applied EarthWorks, Inc., February 2016.*
- Appendix C Water Quality Management Plan
- Appendix D West Valley Water District Will-Serve Letter