

# 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:

<b>APN:</b>	0261-161-18, and 19
<b>APPLICANT:</b>	Larry Santos (Xtreme Pallets)
<b>COMMUNITY:</b>	Glen Helen Specific Plan
<b>LOCATION:</b>	19686 Kendall Drive, San Bernardino
<b>STAFF:</b>	Aron Liang, Senior Planner
<b>REP(S):</b>	Jim Harley & Andrea Harley-Bianchini (All Cities Permit Services, Inc.)
<b>PROPOSAL:</b>	Minor Use Permit to construct a 20,000-square foot metal canopy building and establish a wood pallet manufacturing facility with indoor and outdoor storage.

**USGS QUAD:** Devore  
**LAT/LONG:** 34° 12' 01.08" N, 117° 22' 30.26" W  
**T, R, SECTION:** T1N R5W Sec. 2 NE 1/4  
**THOMAS BROS.:** Page 545, Sections G-2, 2013 Edition

**OLUD:** Corridor Industrial (CI)

**OVERLAYS:** Scenic Resources Overlay  
Fire Safety Overlay  
Biotic Resources Overlay  
Geologic Hazards Overlay

## PROJECT CONTACT INFORMATION:

**Lead agency:** San Bernardino County  
Land Use Services Department - Current Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0182

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**Project Sponsor:** Larry and Denise Santos  
(Xtreme Pallets)  
P.O. Box 191  
Mira Loma, California 91752

**Consultant:** Lilburn Corporation  
1905 Business Center Drive  
San Bernardino, CA 92408

## PROJECT DESCRIPTION:

The Proposed Project is an Application for a Minor Use Permit for a wood pallet manufacturing facility with indoor and outdoor storage on an approximate 2-acre site described as APN 0261-161-18 and -19. The Project Site is located within the boundaries of the San Bernardino County Glen Helen Specific Plan area (see Figure 1, Regional Location) and the City of San Bernardino Sphere of Influence. The Project Site consists of one property address: 19686 Kendall Drive and is on the northeast side of Kendall Drive and adjacent to Interstate 215 (see Figure 2, Project Vicinity and Simulation Viewpoint Locations). The proposal is to also complete a Lot Merger along with obtaining an approved Minor Use Permit to legally operate the current pallet manufacturing operation at the Project Site; facility improvements and additions are also included. The Proposed Project includes the construction of a 20,000 square-foot metal canopy building, re-purposing existing buildings, add a 1,200 square-foot canopy to the re-purposed garage building, construct a storm water infiltration basin, and add perimeter landscaping (see Figure 3, Site Plan). The proposed new metal canopy building is anticipated to have

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a finished elevation at a maximum height of approximately 27 feet (see Figure 4, Architectural Elevations). Existing structures to remain include a 1,541 square-foot residence to be re-purposed for offices and caretaker quarters, and a 459 square-foot garage to be re-purposed as a manufacturing building. Existing paved areas will be used for parking, circulation, loading and pallet storage. The proposed storm water infiltration system will have a design capacity volume of 11,241 cubic-feet and be located at the southwest corner of the Project Site in accordance with the Water Quality Management Plan. The Proposed Project also includes the approval of a lot merger that would consolidate APNs 0261-161-18 and -19 into one parcel.

Figure 1: Regional Location

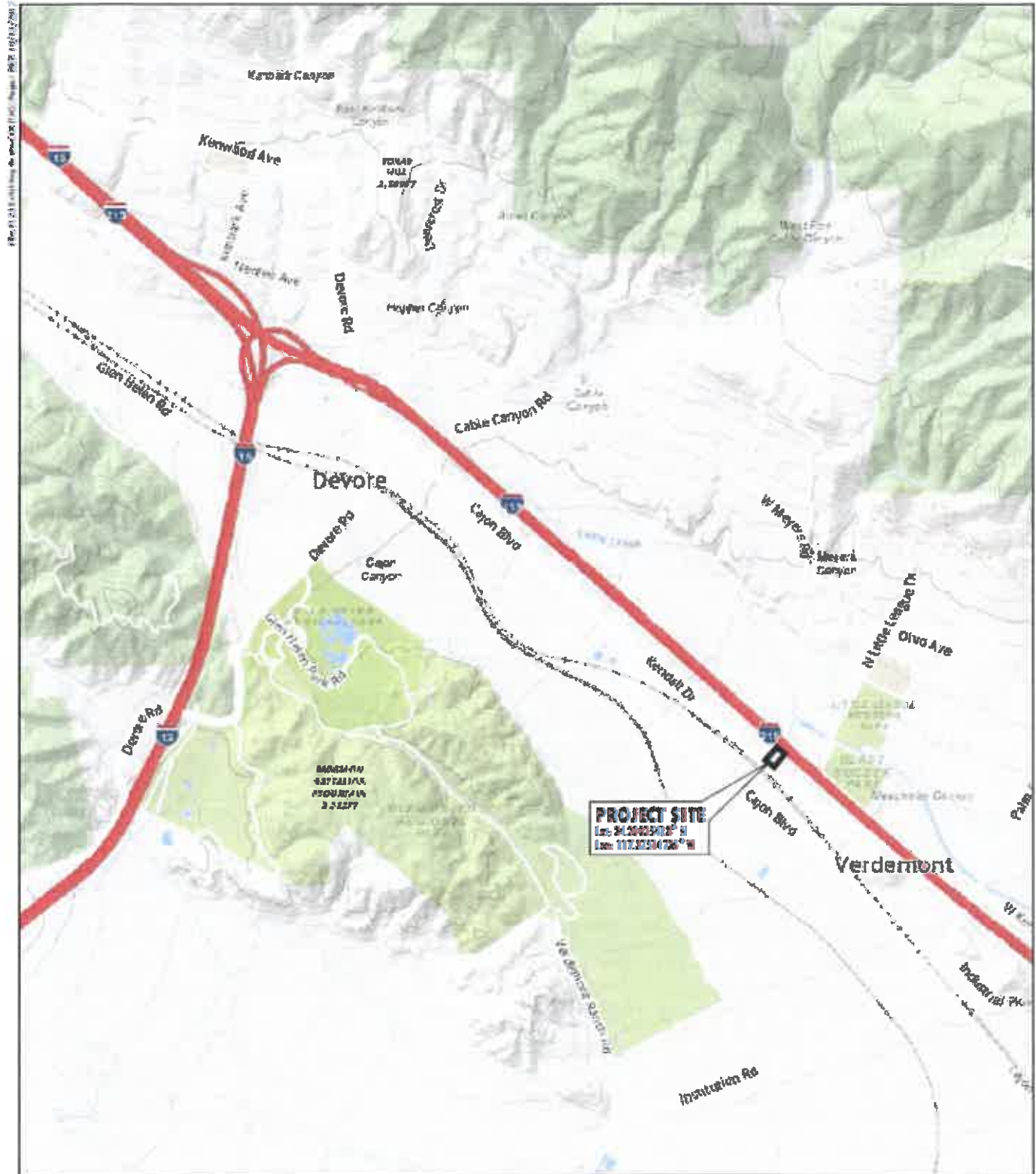


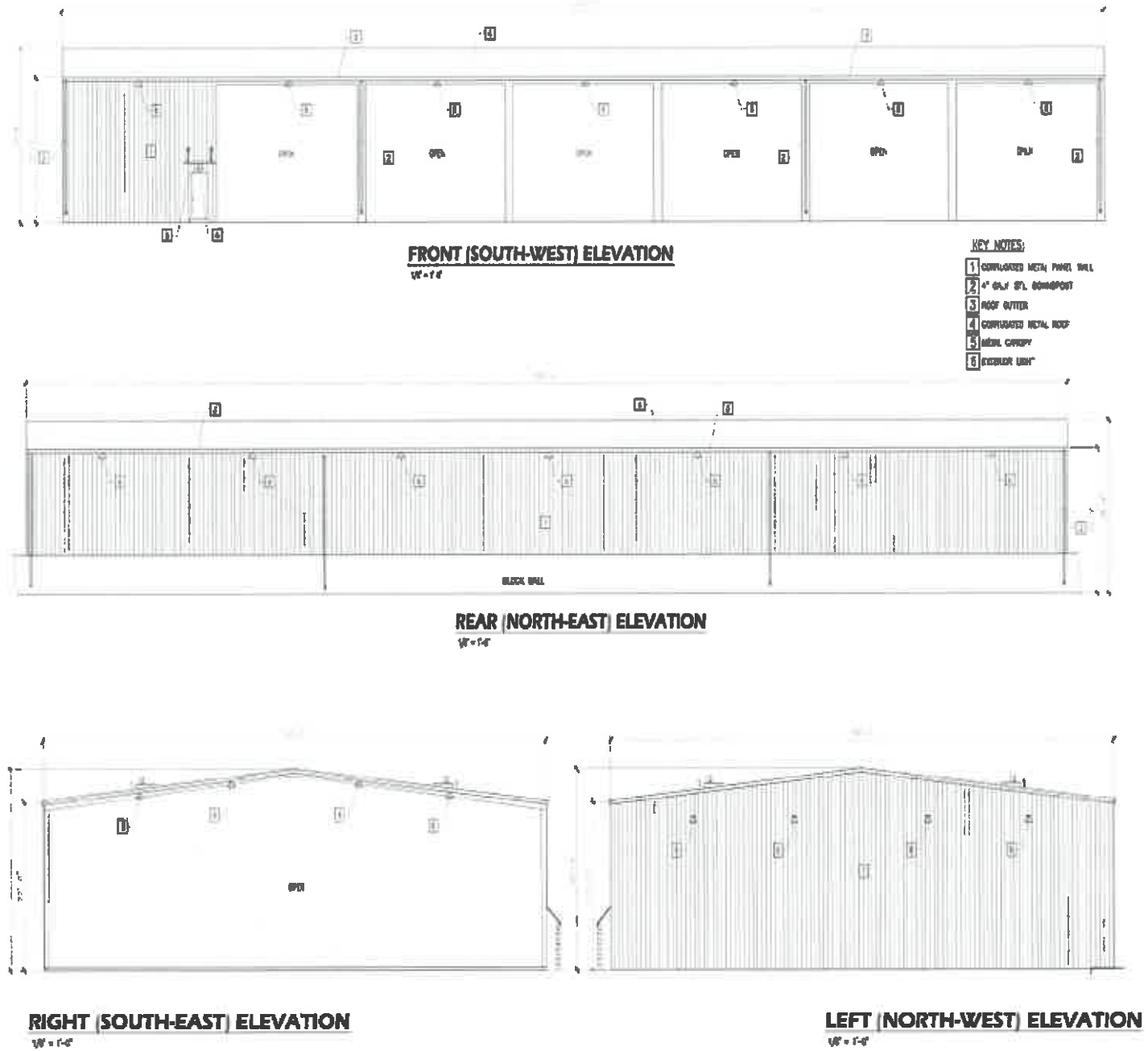
Figure 2: Project Vicinity and Simulation Viewpoint Locations







Figure 4: Architectural Elevations



### Construction Activities and Schedule

The Proposed Project would be developed in one phase including installation of landscaping. Construction activities for the Proposed Project would occur in the following stages: (1) demolition; (2) site preparation; (3) grading; (4) building construction; (5) paving; and (6) application of architectural coatings. Construction activities are anticipated to begin in early to mid-2018 and be completed in late-2018.

### ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The Project Site is currently developed and occupied by the pallet manufacturing facility ("Xtreme Pallets"). The Project Site topography consists of a southwesterly gradient of approximately two percent. The total on-site relief is approximately eight feet with the maximum and minimum elevation of approximately 1,809 and 1,801 feet above mean sea level, respectively.

The Project Site is in the northeastern portion of the Glen Helen Specific Plan area which includes San Bernardino County territory that is within the City of San Bernardino Sphere of Influence which has been pre-zoned for Industrial Light (IL) land uses. Land uses on the Project Site and parcels to the northwest and southeast are governed by the Glen Helen Specific Plan in accordance with the San Bernardino County Development Code. Operational railroads are located to the southwest of the Project Site and the parcels located beyond the railroads are governed by the Glen Helen Specific Plan in accordance with the San Bernardino County Development Code. Interstate-215 (I-215) is located immediately northeast of the Project Site and parcels located beyond I-215 are governed by the City of San Bernardino Development Code and Zoning Map. The following table lists the existing land uses and zoning districts.

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
SITE	Xtreme Pallets	Corridor Industrial (CI)
Northeast	Interstate-215	N/A
Northwest	Industrial/Storage Uses	Corridor Industrial (CI)
Southeast	Barnett Transportation	Corridor Industrial (CI)
Southwest	Railroads	N/A

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

**Federal:** N/A

**State:** Regional Water Quality Control Board (RWQCB) – Santa Ana Region

**County:** Land Use Services – Planning/Building and Safety/Code Enforcement/Land Development, County Fire, Environmental Health Services, Solid Waste Management, and Public Works.

**Local:** City of San Bernardino

**APPLICANT/Proj. No.: Xtreme Pallets/P201600103*****February 2019*****PROJECT SITE LOCATION, EXISTING SITE LAND USES AND CONDITIONS:**

The Project Site consists of two parcels (APN 0261-161-18, and -19) within the County of San Bernardino. The Project Site is located in the Cajon/Kendall Corridor Planning Sub-Area as identified by Exhibit 2-1 of the Glen Helen Specific Plan. The Project Site is currently developed with Xtreme Pallets, a pallet manufacturing and storage facility. Activities on-site include the assemblage and dismantling of pallets, and the receiving, storage and shipment of pallets. Forklifts are utilized on-site to transport, stack and load pallets for shipping. Pallets are stored on-site in stacks up to 12 feet high. There are three existing structures on the Project Site including: a residence and a garage. The existing structures will be maintained and used for the Proposed Project.



**EVALUATION FORMAT**

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. The project is evaluated based upon its effect on eighteen (18) 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 are anticipated, and no mitigation measures are required.
2. **Less than Significant:** No significant adverse impacts are identified or are 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 impact 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 and 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"/> Tribal Cultural Resources          | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance |   |  |

**DETERMINATION**

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

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

Signature (prepared by): Aron Liang, Senior Planner

Date

2.14.2019

Signature: Chris Warrick, Supervising Planner

Date

2-14-2019

**I. AESTHETICS**

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

**SUBSTANTIATION:**

a) **Less than Significant.** The Project Site is located in an unincorporated area of San Bernardino County within the Glen Helen Specific Plan area. According to Glen Helen Specific Plan Section GH2.0525, the Project Site is within the Scenic Resources Overlay I-215 Scenic Corridor. The goal of the Scenic Resources Overlay is to provide development standards that will protect, preserve and enhance important viewsheds within the Glen Helen Specific Plan area. The Scenic Resources Overlay includes design considerations which are incorporated to allow development to coexist and not substantially interfere with the preservation of unique natural resources, roadside views and scenic corridors within the Specific Plan area. The Scenic Resources Overlay implements state and federal programs and regulations regarding scenic highway routes.

The application of the overlay within the Specific Plan area is consistent with the provisions of the San Bernardino County General Plan and Development Code. In accordance with Section GH2.0525, a feature or vista within the Glen Helen area can be considered scenic if it:

1. Provides a vista of undisturbed natural areas;
2. Includes a unique or unusual feature which compromises an important or dominant portion of the viewshed;
3. Offers a distant vista that provides relief from less attractive views of nearby features (such as views of mountain backdrops from developed areas)

The Project Site vicinity has experienced industrial development, and the Project Site and adjacent properties to the east, west, and south are zoned for industrial uses as outlined by the Glen Helen Specific Plan. Additionally, the proposed metal canopy includes a finished elevation at a maximum height of approximately 27 feet, which is below the maximum allowable structure height of 75 feet for the Corridor Industrial land use zone, as outlined by Section GH2.0420(h)(2)(a). Visual simulations of the proposed metal canopy were created from two viewpoints as identified in Figure 2. Figure 5

demonstrates a simulation from Viewpoint 1, and Figure 6, shows a simulation from Viewpoint 2. The Project Site is currently developed with an existing pallet facility. Activities on-site include the assemblage and dismantling of pallets, and the receiving, storage and shipment of pallets. Forklifts are utilized on-site to transport, stack and load pallets for shipping. Pallets are stored on-site in stacks up to 16 feet high. The Proposed Project includes the construction of a 20,000 square-foot metal canopy building and the development of a 1,200 square-foot canopy to be connected to the re-purposed garage building. Existing structures to remain include a 1,541 square-foot residence to be re-purposed for offices and caretaker quarters, and a 459 square-foot garage to be re-purposed as a manufacturing building.

As demonstrated in the top photograph of Figure 5 – Simulation Viewpoint 1, Existing Conditions, views of the Project include curb and gutter, urban landscaping, wrought iron fence, and site activities (i.e., pallet stacks, vehicles, etc.) in the foreground, followed by mature trees in the middle ground, and the San Bernardino Mountains and foothills in the background. Implementation of the Proposed Project would introduce an additional open metal canopy that would be 27 feet high and would provide shielding from the elements to facilitate the site's activities. The canopy would also screen on-site activities from travelers along the I-215. As viewed in the simulation provided in the bottom photograph of Figure 5, the canopy would not introduce foreign elements (i.e., lines or forms) into the landscape as there are existing manmade lines and forms created as viewers take in the roof lines, pallet tops and other man-made elements (e.g. fence, street), in this view shed. As seen in the simulation, portions of the mature trees that occur in the middle ground, would be blocked from view. However, background views of the San Bernardino Mountains' foothills would still be visible. Primarily, travelers along Kendall Drive and the I-215 would have the Project Site within their view, and at speeds in excess of 50 miles an hour, the Project Site would only be visible for a short duration (less than 10 seconds). Furthermore, the Proposed Project includes a six-foot tall block wall on the northeastern boundary of the Project Site, parallel to I-215, to screen the facility from the view of the right-of-way in accordance with the Glen Helen Specific Plan Section GH2.0525(b), Development Requirements. The proposed metal canopy is anticipated to further screen the facility from the view of the I-215 right-of-way, while having less than significant impacts on scenic resources within the Scenic Resources Overlay as demonstrated in the bottom photograph on Figure 6. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant.** The Project Site is developed and currently one tree is located on the Project Site, with no additional landscaping. The Site Plan includes installation of approximately 36,731 square feet of landscaping. Additionally, the Project Site does not contain rock outcroppings or historic buildings. Furthermore, the California Scenic Highway Mapping System does not recognize the segment of I-215 that is adjacent to the Project Site as a designated State scenic highway.

The San Bernardino County General Plan, however, designates the segment of I-215 that passes through the Specific Plan Area as a scenic highway. The area extending 200 feet on both sides of I-215 is subject to land use and aesthetic controls under the San Bernardino County Open Space Overlay as described in the San Bernardino County Development Code. The Glen Helen Specific Plan acknowledges potential impacts to scenic resources, such as scenic highways, through implementation of GH2.0525.

Figure 5: Simulation Viewpoint 1

Existing Conditions – Southbound on Kendall Avenue, West View



Proposed Conditions – Southbound on Kendall Avenue, West View





Figure 6: Simulation Viewpoint 2

Existing Conditions – Southbound on I-215, South View



Proposed Conditions - Southbound on I-215, South View



The Project Site is within the Scenic Resources Overlay I-215 Scenic Corridor. In accordance with Section GH2.0525(b) of the Glen Helen Specific Plan, the following Development Requirements are required for land uses which are proposed within the Scenic Resources Overlay:

1. **Building and Structure Placement:** The building and structure placement should be compatible with and should not detract from the visual setting or obstruct significant views.
2. **Grading:** The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography should be screened from view from either the scenic highway or the adjacent scenic and recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, and which are capable of surviving with a minimum maintenance of supplemental water.
3. **Outside Storage Areas:** Outside storage areas allowed shall be completely screened from view of the right-of-way with walls, landscaping and plantings which are compatible with the local environment and are capable of surviving with a minimum of maintenance and supplemental water.
4. **Utilities:** All utilities shall be placed underground.

The proposed metal canopy includes a finished elevation at a maximum height of approximately 27 feet, which is below the maximum allowable structure height of 75 feet for the Corridor Industrial land use zone, as outlined by Section GH2.0420(h)(2)(a). Therefore, the proposed metal canopy is not anticipated to reduce the Project Site's potential to offer a distant vista that provides relief from less attractive views of nearby features (such as views of mountain backdrops from developed areas). In addition, as discussed in response a) above, the canopy would screen on-site activities from travelers along the I-215, as shown in Figure 6, Simulation Viewpoint 2. Furthermore, the Project Proponent has indicated that the Proposed Project will include a six-foot-tall block wall on the northeastern boundary of the Project Site, parallel to Interstate-215 (I-215), to screen the facility from the view of the right-of-way in accordance with Section GH2.0525(b), Development Requirements. The Proposed Project will be developed in accordance with Section GH2.0525(b) and therefore the Proposed Project will not substantially damage scenic resources. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- c) **No Impact.** The Project Site is currently developed and occupied. In the context to other existing industrial development in the vicinity of the Project Site, the Proposed Project would not degrade the existing visual character of the Project Site or its surroundings. The Project Site will be developed to meet all Site Development Standards as outlined by Section GH2.0420(h) of the Glen Helen Specific Plan, as well as the Scenic Resources Overlay Development Requirements (Section GH2.0525(b)). No conflicts with the development standards and requirements are expected. No impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** In accordance with the Glen Helen Specific Plan Section GH2.0420(j)(3)(h), Light and Glare, lights shall be designed, oriented, and shielded so that glare does not extend beyond the property line to any adjacent property, roadway or freeway. In particular, no glare shall be produced that would be distracting to motorists on the I-215 and its associated transition road. Lighting levels on the Project Site shall be sufficient to provide for safe operations according to commonly accepted specifications for proper security. The Proposed Project will be developed in accordance with the standards outlined in

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Section GH2.0420(j)(3)(h). No impacts are identified or are anticipated, and no mitigation measures are required.

**II. AGRICULTURE AND FORESTRY RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
--------------------------------------	---	--------------------------	--------------

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 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:**

- a) **No Impact.** The California Department of Conservation’s Farmland Mapping and Monitoring Program identifies the Project Site as “Other Land” in its California Important Farmland Finder. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or its immediate vicinity. The Proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.
- b) **No Impact.** The California Department of Conservation’s Division of Land Resource Protection identifies the Project Site as “Non-enrolled Land” in its San Bernardino County Williamson Act Contract FY 2015/2016. Additionally, the Glen Helen Specific Plan does not designate any of the land within the Project Site or in its immediate vicinity for agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

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- c) **No Impact.** The Project Site does not support existing agricultural uses and no agricultural uses occur in the immediate vicinity of the Project Site. Additionally, the Proposed Project would not result in the conversion of farmland to non-farmland use. No impacts are identified or are anticipated, and no mitigation measures are required.
  
- d) **No Impact.** The Project Site is vacant and undeveloped. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.
  
- e) **No Impact.** Implementation of the Proposed Project would not result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.



III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

a) **Less than Significant.** The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (2016 AQMP) was adopted by the SCAQMD on March 3, 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

The Project Site is located in an unincorporated area of San Bernardino County within the Glen Helen Specific Plan area. The Proposed Project is the development of a wood pallet and crate manufacturing facility with indoor and outdoor storage. The Proposed Project is located within the Corridor Industrial (CI) land use zone as outlined by Exhibit 2-2 of the Glen Helen Specific Plan in accordance with the San Bernardino County Development Code. Section GH2.0420, Corridor Industrial, of the Glen Helen Specific Plan describes that the CI land use zone allows a range of general industrial uses, including

research and development activities, small parts and equipment manufacturing, assembly, processing, repair services for goods and equipment, and supporting office/administrative uses. The Proposed Project is an allowed use within the CI land use zone as described by Section GH2.0420. Therefore, the emissions associated with the Proposed Project have already been accounted for in the AQMP. Approval of the Proposed Project would not conflict with the AQMP. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant.** The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2016.3.1 prepared by the SCAQMD (available at the County offices for review). CalEEMod was used to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include: reactive organic gases (ROG), nitrous oxides (NO<sub>x</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). In addition, reactive organic gas (ROG) emissions are analyzed. Two of the analyzed pollutants, ROG and NO<sub>x</sub>, are ozone precursors. Both summer and winter season emission levels were estimated.

#### Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: demolition, site grading (mass and fine grading), building construction, paving, and architectural coating. The resulting emissions generated by construction of the Proposed Project are shown in Table 1 and Table 2, which represent summer and winter construction emissions, respectively. As shown in Table 1 and Table 2, construction emissions would not exceed SCAQMD thresholds. Impacts would be less than significant.

**Table 1**  
**Summer Construction Emissions Summary**  
**(Pounds per Day)**

<b>Source/Phase</b>	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>SO<sub>2</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Demolition	1.2	12.0	8.7	0.02	1.8	0.8
Site Preparation	0.8	9.8	4.5	0.01	0.7	0.4
Grading	1.1	9.5	8.3	0.01	1.1	0.8
Building Construction	1.2	11.7	8.7	0.01	0.9	0.7
Paving	1.0	8.8	8.2	0.01	0.7	0.5
Architectural Coating	38.1	2.0	2.0	0.00	0.2	0.2
<b>Highest Value (lbs/day)</b>	<b>38.1</b>	<b>12.0</b>	<b>8.7</b>	<b>0.02</b>	<b>1.8</b>	<b>0.8</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.1 Summer Emissions.  
Phases do not overlap and represent the highest concentration.

**Table 2**  
**Winter Construction Emissions Summary**  
**(Pounds per Day)**

<b>Source/Phase</b>	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>SO<sub>2</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Demolition	1.2	12.1	8.7	0.02	1.8	0.8
Site Preparation	0.8	9.8	4.5	0.01	0.7	0.4
Grading	1.1	9.5	8.2	0.01	1.1	0.8
Building Construction	1.2	11.7	8.6	0.01	0.9	0.7
Paving	1.0	8.8	8.1	0.01	0.7	0.5
Architectural Coating	38.1	2.0	2.0	0.00	0.2	0.2
<b>Highest Value (lbs/day)</b>	<b>38.1</b>	<b>12.1</b>	<b>8.7</b>	<b>0.02</b>	<b>1.8</b>	<b>0.8</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.1 Winter Emissions.

Phases do not overlap and represent the highest concentration.

#### Compliance with SCAQMD Rules 402, and 403

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

#### Compliance with SCAQMD Rule 402, and 403

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

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

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO<sub>x</sub> and PM<sub>10</sub> levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

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

### Operational Emissions

The operational mobile source emissions were calculated using a Trip Generation Analysis prepared by Kunzman Associates, Inc. in September 2017 (available at the County offices for review). The Trip Generation Analysis determined that the Proposed Project would generate approximately 78 total daily trips (103 passenger car equivalent). Emissions associated with the Proposed Project's estimated vehicle trips were modeled and are listed in Table 3 and Table 4, which represent summer and winter operational emissions, respectively. As shown, both summer and winter season operational emissions are below SCAQMD thresholds. Impacts are anticipated to be less than significant.

**Table 3**  
**Summer Operational Emissions Summary**  
(Pounds per Day)

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	0.5	0.0	0.0	0.00	0.0	0.0
Energy	0.0	0.2	0.1	0.00	0.0	0.0
Mobile	0.3	1.6	3.6	0.01	0.7	0.2
<b>Totals (lbs/day)</b>	<b>0.7</b>	<b>1.6</b>	<b>3.6</b>	<b>0.01</b>	<b>0.7</b>	<b>0.2</b>
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2016.3.1 Summer Emissions.

**Table 4**  
**Winter Operational Emissions Summary**  
**(Pounds per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	0.5	0.0	0.0	0.00	0.0	0.0
Energy	0.0	0.2	0.1	0.00	0.0	0.0
Mobile	0.2	1.6	3.1	0.01	0.7	0.2
<b>Totals (lbs/day)</b>	<b>0.7</b>	<b>1.8</b>	<b>3.2</b>	<b>0.01</b>	<b>0.8</b>	<b>0.2</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.1 Winter Emissions.

The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities and the associated impacts are considered to be less than significant. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- c) **No Impact.** The Proposed Project would not individually exceed any SCAQMD thresholds for criteria pollutants (see Tables 1, 2, 3, and 4), violate any air quality standard, or contribute substantially to an existing or projected air quality violation during construction and operation of the Proposed Project. Therefore, the Proposed Project would not 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. No impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** SCAQMD has developed a methodology to assess the localized impacts of emissions from a proposed project as outlined within the Final Localized Significance Threshold (LST) Methodology report; completed in June 2003 and revised in July 2008. The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. LSTs apply to projects that must undergo CEQA or the National Environmental Policy Act (NEPA) and are five acres or less. LST methodology will be incorporated to represent worst-case scenario emissions thresholds. CalEEMod version 2016.3.1 was used to estimate the on-site and off-site construction emissions. The LSTs were developed to analyze the significance of potential air quality impacts of proposed projects to sensitive receptors (i.e. schools, single family residences, etc.) and provides screening tables for small projects (one, two, or five acres). Projects are evaluated based on geographic location and distance from the sensitive receptor (25, 50, 100, 200, or 500 meters from the site).

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, convalescent facility or anywhere that it is possible for an individual to remain for 24 hours. Additionally, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors. Commercial and industrial facilities are not included in the definition of sensitive receptor because employees do not typically remain on-site for a full 24 hours, but are usually present for shorter periods of time, such as eight hours.

The Project Site is approximately two acres, however, the "1-acre scenario" was used to represent a worst-case scenario as larger sites are typically granted a larger emission allowance. The Project Site is located adjacent to Kendall Drive and I-215. The nearest sensitive receptor land use is residential



development located approximately 197 feet to the northwest of the Project Site and therefore LSTs are based on a 164-foot distance. A comparison of the construction and operational emissions with the appropriate LST, per distance from the Project Site boundary (geographical area of Source Receptor Area (SRA) No. 32 – Northwest San Bernardino Valley; 1-acre site) according to the SCAQMD Mass Rate Look-up Tables, are listed in Table 5.

**Table 5  
Localized Significance Thresholds  
(Pounds per Day)**

	NOx	CO	PM10		PM2.5	
Construction Emissions (Max. from Table 1 and Table 2)	12.1	8.7	1.8		0.8	
Operational Emissions (Max. Total from Table 3 and Table 4) <sup>1</sup>	0.2	0.4	0.1		0.0	
<b>Highest Value (lbs/day)</b>	<b>12.1</b>	<b>8.7</b>	<b>1.8</b>	<b>0.1</b>	<b>0.8</b>	<b>0.0</b>
LST Thresholds	148	1,328	14*	4†	6*	2†
<b>Greater Than Threshold</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Note: PM10 and PM2.5 emissions are separated into construction and operational thresholds in accordance with the SCAQMD Mass Rate LST Look-up Tables.

\* Construction emissions LST

† Operational emissions LST

<sup>1</sup> Per LST Methodology, mobile source emissions do not need to be included except for land use emissions and on-site vehicle emissions. It is estimated that approximately 10% of mobile emissions will occur on the Project Site.

Source: CalEEMod.2016.3.1 Summer & Winter Emissions; SCAQMD Final Localized Significance Threshold Methodology; SCAQMD Mass Rate Look-up Tables for 1-acre site in SRA No. 32, distance of 50 meters.

As shown in Table 5, the Proposed Project’s emissions are not anticipated to exceed the LSTs. Therefore, the Proposed Project is not anticipated to expose sensitive receptors to substantial pollutant concentrations. No impacts are identified or are anticipated, and no mitigation measures are required.

- e) **Less than Significant.** The Proposed Project does not contain land uses typically associated with the emission of 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 as well as the temporary storage of domestic solid waste associated with the Proposed Project’s long-term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with County of San Bernardino solid waste regulations. The Proposed Project would be also 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. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**IV. BIOLOGICAL RESOURCES**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

**SUBSTANTIATION:**

- a) **Less than Significant.** The Project Site is located in an unincorporated area of San Bernardino County within the Glen Helen Specific Plan area. The Proposed Project is the development of a wood pallet manufacturing facility with indoor and outdoor storage. The Proposed Project is located within the Corridor Industrial (CI) land use zone as outlined by Exhibit 2-2 of the Glen Helen Specific Plan as described by the San Bernardino County Development Code. The parcels located to the northwest and southeast of the Project Site are also zoned CI under the Glen Helen Specific Plan. The parcel located to northwest is partially developed and occupied with industrial/storage uses, while the parcel located to southeast is developed and occupied by Barnett Transportation. The I-215 is located immediately to the

northeast of the Project Site and the Burlington Northern Santa Fe (BNSF) Railroad occurs southwest of the Project Site. One tree is currently located near the western corner of the Project Site.

The Proposed Project is subject to the development requirements outlined in the Glen Helen Specific Plan, which includes the Section GH2.0530, Biotic Resources Overlay. The intent of the Biotic Resources Overlay is to implement General Plan and Specific Plan policies regarding the protection and conservation of beneficial rare and endangered plants and animal resources and their habitats, which have been identified within unincorporated areas of the specific plan. Section GH2.0530(a), Locational Requirements, states that the Biotic Resources Overlay applies to all of the Glen Helen Specific Plan Area and incorporates the findings of the Glen Helen Specific Plan and EIR Resource Management Plan (RMP). The purpose of the RMP is to comply with the mitigation requirements of the Glen Helen Specific Plan and the Program Draft Environmental Impact Report (DEIR), and to provide a framework for the implementation of biological mitigation measures within the Glen Helen Specific Plan Area, and to design and implement short- and long-term resource management strategies aimed at maximizing resource avoidance, protection and replacement.

The RMP determined that 29 sensitive wildlife species and 14 sensitive plant species occur or may potentially occur within the Glen Helen Specific Plan area. According to RMP Exhibit 9, Proposed Conservation Areas and Critical Habitat Boundary, the Project Site is within the California gnatcatcher (*Poliophtila californica*) Critical Habitat Boundary. Additionally, the Project Site is located within the burrowing owl (*Athene cunicularia*) overlay of the County's General Plan Biotic Resources Overlay. Burrowing owls are a protected species under the federal Migratory Bird Treaty Act and are designated by the California Department of Fish and Wildlife (CDFW) as a species of special concern. The burrowing owl is recognized by the RMP as a sensitive wildlife species with moderate potential to occur within the Glen Helen Specific Plan Area. Furthermore, a California Natural Diversity Database (CNDDDB) records search of the Devore and San Bernardino North USGS Quadrangles indicates that no sensitive biological resources have been recorded at the Project Site or in its immediate vicinity. The special status species found nearest to the Project Site within the last two years was a California glossy snake (*Arizona elegans occidentalis*). The California glossy snake was found under artificial cover approximately 400 feet to the west of the Project Site on March 12, 2016. California glossy snakes are designated by the CDFW as a species of special concern, however, they are not recognized by the RMP as a sensitive wildlife species with potential to occur within the Glen Helen Specific Plan area.

The Project Site is currently 95 percent paved and developed with Xtreme Pallets; therefore, California gnatcatchers, burrowing owls, and California glossy snakes are not anticipated to be found on the Project Site. The Proposed Project is not anticipated to have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species. Furthermore, the Proposed Project would not result in an expansion or alteration of 25 percent or more of the ground area covered by the existing land use within potentially sensitive habitats identified in the RMP and therefore would not be required to conduct a biological survey of the Project Site in accordance with Section GH2.0530(b)(1), Application Submittal, of the Glen Helen Specific Plan. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **No Impact.** The Project Site is located within the burrowing owl overlay of the County's General Plan Biotic Resources Overlay as well as the RMP's California gnatcatcher Critical Habitat Boundary, however, because the Project Site is currently paved, developed and occupied, substantial adverse effects on sensitive natural communities are not anticipated. Additionally, during a recent site visit conducted in October 2017, the Project Site did not support riparian habitat and is not located in a

riparian area as recognized by the RMP. Implementation of the Proposed Project would not result in impacts to riparian habitat or to a sensitive natural community as these resources do not occur on the Project Site. No impacts are identified or are anticipated, and no mitigation measures are required.

- c) **No Impact.** With the exception of the western and northeastern portion of the Project Site, which contains urban landscaping, the remaining portions of the site are paved with asphalt. No portions of the Project Site support waters or wetland habitat that would come under the jurisdiction of the U.S. Army of Corps of Engineers, does not support waters or riparian habitat that would come under the jurisdiction of the Regional Water Quality Control Board, and does not support streams, creeks, washes, similar waterways, or any riparian habitat that would come under the jurisdiction of CDFW. No impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** The Proposed Project is located within the Corridor Industrial (CI) land use zone as outlined by Exhibit 2-2 of the Glen Helen Specific Plan. The parcels located to the northwest and southeast of the Project Site are also zoned for CI land uses under the Glen Helen Specific Plan. The parcel located to northwest is partially developed and occupied with industrial and storage uses, while the parcel located to southeast is developed and occupied by Barnett Transportation. The I-215 is located immediately to the northeast of the Project Site and BNSF railroad is located to the southwest of the Project Site.

The Project Site is currently developed and is in a portion of San Bernardino County which is fragmented by existing industrial, commercial, and residential development as well as transportation infrastructure. Impacts to wildlife movement and habitat fragmentation have already occurred in the project vicinity. Implementation of the Proposed Project would not interfere substantially with the movement of any native resident or migratory wildlife corridor, or impede the use of native wildlife nursery sites. Given the existing on-site operations which includes the use of heavy equipment (i.e., forklifts) each day, it is not anticipated that proposed construction of the metal canopy would disturb any nesting birds potentially residing in the single tree located near the northwest corner of the Project Site. No impacts are identified or are anticipated, and no mitigation measures are required.

- e) **No Impact.** One tree is currently located near the northwestern corner of the Project Site. The Project Proponent has indicated that the tree will be retained and therefore the Proposed Project will not require the removal of any stand of trees and will not require a biologist to determine the potential presence of raptor nests at the Project Site in accordance with Section GH2.0530(b)(2), Raptor Nests, of the Glen Helen Specific Plan. Given the existing on-site operations which includes the use of heavy equipment (i.e., forklifts) each day, it is not anticipated that proposed construction of the metal canopy would disturb any nesting birds potentially residing in the single tree located near the northwest corner of the Project Site. The Proposed Project will not conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts are identified or are anticipated and, no mitigation measures are required.
- f) **No Impact.** The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the CDFW California Regional Conservation Plans Map (July 2017) or in the RMP. No impacts are identified or are anticipated, and no mitigation measures are required.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Would 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 type="checkbox"/>	<input checked="" 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"/>

**SUBSTANTIATION:**

In September 2017, McKenna et. al. completed an archaeological records search, consultation with the Native American Heritage Commission, and obtained a paleontological overview for the Project Site (available at the County offices for review); the findings are summarized herein:

a, b) **Less than Significant.** McKenna et al. completed an archaeological records search, consultation with the Native American Heritage Commission, and obtained a paleontological overview for the Project Site. The archaeological records search was completed by McKenna et al. on September 12, 2017, at the California State University, Fullerton, South Central Coastal Information Center. At the time of McKenna et al.’s archaeological records search, no resources had been identified within the Project Site, but minimum of eight resources have been recorded within a one-mile radius of the Project Site. Of these, P36-002910, Historic Route 66 (and National Old Trails Highway) has been listed on the National Register of Historic Places.

Research, which included a review of previous studies, site records, historic maps, and historic aerial photographs confirmed prior use of portions of the Project Site, including structural improvements dating to ca. 1979. As a result, McKenna et al. has determined that the Project Site is sensitive for the presence of historic archaeological resources (including isolates), but not historic structures. At the time of this Initial Study, all structures on-site are anticipated to remain. As a condition of approval, any standing structures more than 50 years old that are subsequently approved for removal shall be reviewed by a qualified archaeologist to determine the need for documenting and recording. The potential for prehistoric archaeological resources is considered low. Implementation of the Proposed Project is anticipated to result in less than significant impact with incorporation of condition of approval should buildings be approved for demolition in accordance with the San Bernardino County Development Code. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.



- c) **Less than Significant.** A paleontological overview was completed for the Project Site by the Natural History Museum of Los Angeles County. This overview identified the Project Site as consisting of surface sediments composed of younger Quaternary Alluvium, derived from alluvial fan deposits from the San Gabriel Mountains adjacent to the northwest including via Cajon Wash that currently flows just the southwest of the Project Site. While these deposits are not generally associated with fossil specimens, “pockets” of finer-grained material may yield fossils; additionally, no such specimens have been recorded in the immediate Project Site. As a condition of project approval any approved substantial excavations should be monitored for fossil specimens and be conducted in a manner consistent with the San Bernardino County Museum guidelines and protocols. Implementation of the Proposed Project is anticipated to result in less than significant impact with incorporation of a condition of approval should substantial excavations be approved in accordance with the San Bernardino County Development Code. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- d) **Less than Significant.** McKenna et al.’s findings did not address the possibility of the Proposed Project to disturb any human remains, including those interred outside of formal cemeteries. If human remains are encountered during any earth-moving operations associated with the Proposed Project, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds and the San Bernardino Coroner is notified. In accordance with California Public Resources Code Section 5097.98, the Coroner will immediately contact the Native American Heritage Commission (NAHC) in the event remains are determined to be human and of Native American origin. Implementation of the Proposed Project is anticipated to result in less than significant impact with adherence to the California Public Resources Code. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**VI. GEOLOGY AND SOILS**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                          |                          |                                     |                          |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault?            | <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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 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:**

- a) The Project Site is located in an unincorporated area of San Bernardino County within the Glen Helen Specific Plan area. Glen Helen Specific Plan Section GH2.0520 includes a Geologic Hazards Overlay. The intent of the Geologic Hazard Overlay is to provide greater public safety by establishing review procedures and setbacks for areas that are subject to potential geologic problems such as ground shaking, surface fault rupture, liquefaction, and subsidence. The application of the overlay supplements the mapping, standards, and provisions of the County of San Bernardino General Plan and Development Code. The Project Site is located within the Geologic Hazards Overlay in accordance with the parameters described by Section GH2.0520(a), Locational Requirements. In addition to the

requirements contained in Section 82.15.040, Development Standards, of the San Bernardino County Development Code, the following provisions of Section GH2.0520(b), Development Requirements, of the Glen Helen Specific Plan, shall apply to proposed projects within the Glen Helen Specific Plan area where applicable:

1. Due to number, size and complexity of faulting in the Glen Helen area, the requirement for submittal of a geologic report for the placement of human occupancy structures shall be extended to include all developments of one or more structures in the fault hazard areas shown on Exhibit 2-4, Fault Hazards, of the Glen Helen Specific Plan.
2. Due to the potential for shallow or deep-seated landsliding, ridge top shattering, ground lurching and debris flows, site specific slope stability evaluations should be conducted for developments proposed in areas generally susceptible to landslides. (Zones 3 and 4 as shown on Exhibit 2-5, Landslide Susceptibility, of the Glen Helen Specific Plan).
3. Due to the potential for liquefaction and lateral spreading, site specific liquefaction analyses should be conducted for developments proposed in areas of moderate or high liquefaction potential in the Sycamore Flat, Glen Helen Regional Park, and the northwestern portion of the Specific Plan area, as shown on Exhibit 2-6, Liquefaction and Lateral Spread Susceptibility, of the Glen Helen Specific Plan.

The Proposed Project shall adhere to Section 82.15.040, Development Standards, of the San Bernardino County Development Code, as well as Section GH2.0520(b), Development Requirements, of the Glen Helen Specific Plan, as discussed in the responses provided below.

i) **Less than Significant.** The Project Site is located in seismically active southern California with numerous fault systems in the region. The San Andreas fault zone is located approximately one-mile northeast of the Project Site, while the San Jacinto fault zone is located approximately one-mile southwest of the Project Site. The Project Site, however, is not located within an Alquist-Priolo Earthquake Fault Zone or Proposed County Fault Hazard Zone as identified by Exhibit 2-4 of the Glen Helen Specific Plan. Since the Project Site is not located in a fault hazard area the provisions of Section GH2.0520(b)(1) shall not apply. Implementation of the Proposed Project is anticipated to result in less than significant impacts with adherence to Section 82.15.040, Development Standards, of the San Bernardino County Development Code. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

ii) **Less than Significant.** As is the case for most areas of southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. During the life of the Proposed Project, seismic activity associated with active faults can be expected to generate moderate to strong ground shaking at the Project Site. The Proposed Project will be developed in conformance with the International Building Code (IBC), the California Building Standards Code, the Development Standards of Section 82.15.040 of the San Bernardino County Development Code, and the applicable Development Requirements of Section GH2.0520(b) of the Glen Helen Specific Plan. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

iii) **Less than Significant.** Seismically induced lateral spreading involves primary lateral movement of earth materials over underlying materials which are liquefied due to ground shaking. It differs from slope failure in that complete ground failure involving large movement does not occur due to the relatively smaller gradient of the initial ground surface. Lateral spreading is demonstrated by near-

vertical cracks with predominantly horizontal movement of the soil mass involved. Additionally, liquefaction is a phenomenon in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking. According to Glen Helen Specific Plan Exhibit 2-6, Liquefaction and Lateral Spread Susceptibility, the Project Site is located in Zone L (Low Potential Area) for liquefaction susceptibility. The Project Site is not located in an area of moderate or high liquefaction potential and therefore the provisions of Section GH2.0520(b)(3) shall not apply. Implementation of the Proposed Project is anticipated to result in a less than significant impact with regards to liquefaction with adherence to Section 82.15.040, Development Standards, of the San Bernardino County Development Code. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- iv) **Less than Significant.** Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. According to Exhibit 2-5, Landslide Susceptibility, of the Glen Helen Specific Plan, the Project Site is located in Zone 1 (Least Susceptible Area) for landslide susceptibility. The Project Site is not located in Zone 3 or 4 as shown in Exhibit 2-5 and therefore the provisions of Section GH2.0520(b)(2) shall not apply. Implementation of the Proposed Project is anticipated to result in less than significant impact with adherence to Section 82.15.040, Development Standards, of the San Bernardino County Development Code. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- b) **Less than Significant.** The Project Site is currently developed and will incorporate existing features, requiring the installation of an approximately 20,000 square-foot metal canopy building and approximately 12,513 square feet of landscaping. Installation of the metal canopy building and landscaping could result in the generation of project-related dust from on-site machinery or due to high winds. Additionally, erosion of soils could occur due to a storm event. Best management practices (BMPs) will be implemented during construction to control erosion. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- c) **Less than Significant.** Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. According to Exhibit 2-5, Landslide Susceptibility, of the Glen Helen Specific Plan, the Project Site is located in Zone 1 (Least Susceptible Area) for landslide susceptibility. The Project Site is not located in Zone 3 or 4 as shown in Exhibit 2-5 and therefore the provisions of Section GH2.0520(b)(2) shall not apply.

Seismically induced lateral spreading involves primary lateral movement of earth materials over underlying materials which are liquefied due to ground shaking. It differs from slope failure in that complete ground failure involving large movement does not occur due to the relatively smaller gradient of the initial ground surface. Lateral spreading is demonstrated by near-vertical cracks with predominantly horizontal movement of the soil mass involved. Additionally, liquefaction is a phenomenon in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking. According to Exhibit 2-6, Liquefaction and Lateral Spread Susceptibility, of the Glen Helen Specific Plan, the Project Site is located in Zone L (Low Potential Area) for liquefaction susceptibility. The Project Site is not located in an area of moderate or high liquefaction potential as shown in Exhibit 2-6 and therefore the provisions of Section GH2.0520(b)(3) shall not apply.

Ground subsidence is a process characterized by downward displacement of surface material caused by natural phenomena such as a removal of underground fluids, natural consolidation, or dissolution of underground minerals, or by man-made phenomena such as underground mining. Currently, there is no

determination on the Project Site's possible location on a geologic unit or soil that is potentially unstable, or that would become unstable as a result of the project and potentially result in on- or off-site subsidence. However, structures have existed on the Project Site for at least 14 years, and the Proposed Project will be developed in conformance with the International Building Code (IBC), the California Building Standards Code, the Development Standards of Section 82.15.040 of the San Bernardino County Development Code, and the applicable Development Requirements of Section GH2.0520(b) of the Glen Helen Specific Plan. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- d) **Less than Significant.** Expansive soils, sometimes referred to as shrink-swell soils, are fine-grained silts and clays which are subject to swelling and contracting. The amount of swelling and contracting is subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. The United States Department of Agriculture (USDA) Natural Resources Conservation Service's (NRCS) Web Soil Survey identified the presence of Tujunga gravelly loamy sand (TvC) on the Project Site. The USDA Soil Conservation Service's Soil Survey of San Bernardino County: Southwestern Part, California, describes TvC as having a low shrink-swell potential. Therefore, the Project Site is not anticipated to be located on expansive soil creating substantial risks to life or property. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- e) **Less than Significant.** The Project Site is located in the Cajon/Kendall Corridor Planning Sub-Area as identified by Exhibit 2-1 of the Glen Helen Specific Plan. Section GH2.0620(b)(3), the Cajon Corridor and Kendall Corridor Planning Sub-Areas, of the Glen Helen Specific Plan, state that existing septic systems in the Cajon/Kendall Corridor Planning Sub-Area can remain until new development proposals exceed existing capacities. This will be determined on a case-by-case basis as new project applications are submitted to the County. The Proposed Project would not result in an increase of full-time employees. The Project Proponent has indicated that the Proposed Project will utilize an existing 1,000-gallon septic tank located on the Project Site in accordance with Section GH2.0620(b)(3), therefore, the Proposed Project does not require the installation of a new septic tank. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**VII. GREENHOUSE GAS EMISSIONS**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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Would 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 an applicable plan, policy, or regulation adopted for the purposes 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.** Emissions were estimated using the CalEEMod version 2016.3.1. Construction is anticipated to begin in early to mid-2018 and be completed in late-2018. Other parameters which are used to estimate construction emissions such as the worker and vendor trips and trip lengths utilized the CalEEMod defaults. The operational mobile source emissions were calculated using a Trip Generation Analysis prepared by Kunzman Associates, Inc. The Trip Generation Analysis determined that the Proposed Project would generate approximately 78 total daily trips (103 passenger car equivalent).

Many gases make up the group of pollutants that are believed to contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of GHG: Carbon dioxide (CO<sub>2</sub>), Methane (CH<sub>4</sub>), and Nitrous oxide (N<sub>2</sub>O). SCAQMD provides guidance methods and/or Emission Factors that are used for evaluating a project’s emissions in relation to the thresholds. A threshold of 10,000 MTCO<sub>2</sub>E per year has been adopted by SCAQMD for industrial facilities. The modeled emissions anticipated from the Proposed Project compared to the SCAQMD threshold are shown below in Table 6 and Table 7.

**Table 6  
Greenhouse Gas Construction Emissions  
(Metric Tons per Year)**

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O
Demolition	9.28	0.0	0.0
Site Preparation	0.5	0.0	0.0
Grading	1.2	0.0	0.0
Building Construction	65.5	0.0	0.0
Paving	2.9	0.0	0.0
Architectural Coating	0.7	0.0	0.0
<b>Total MTCO<sub>2</sub>e</b>	<b>80.5</b>		
SCAQMD Threshold	10,000		
<b>Significant</b>	<b>No</b>		

Source: CalEEMod.2016.3.1 Annual Emissions.



**Table 7  
Greenhouse Gas Operational Emissions  
(Metric Tons per Year)**

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O
Area	0.0	0.0	0.0
Energy	100.6	0.0	0.0
Mobile	168.	0.0	0.0
Waste	5.0	0.3	0.0
Water	20.7	0.2	0.0
<b>MTCO<sub>2</sub>e</b>	<b>307.8</b>		
SCAQMD Threshold	10,000		
<b>Significant</b>	<b>No</b>		

Source: CalEEMod.2016.3.1 Annual Emissions.

As shown in Table 6 and Table 7, the Proposed Project’s emissions would not exceed the SCAQMD’s 10,000 MTCO<sub>2</sub>e threshold of significance and therefore would have less than significant impacts regarding greenhouse gas emissions. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Additionally, the County of San Bernardino has published its Greenhouse Gas Emissions Development Review Processes (DRP). The DRP was developed to support the County’s GHG emission reduction plan by identifying strategies for reducing GHG emissions from development projects within the County. The DRP identifies a uniform set of performance standards applicable to all development projects including those whose GHG emissions are less than a 3,000 MT CO<sub>2</sub>e threshold that the DRP indicates is an appropriate greenhouse gas threshold. As noted in the DRP, with the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 MTCO<sub>2</sub>e 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.

The GHG-reducing performance standards were developed by the County to improve the energy efficiency, water conservation, vehicle trip reduction potential, and other GHG reducing impacts from all new development approved within the unincorporated portions of San Bernardino County. As such, the following Performance Standards establish the minimum level of compliance that a development must meet to assist in meeting the 2020 GHG reduction target identified in the in the County GHG Emissions Reduction Plan. These Performance Standards apply to all Projects, including those that are exempt under CEQA, and will be included as Conditions of Approval for development projects.

The Performance Standards used for commercial and industrial projects in the county are provided below and are required to be included as part of the project’s Conditions of Approval:

**COMMERCIAL AND INDUSTRIAL PROJECTS**

1. **GHG – 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.
  - a) **Vehicle Trip Reduction.** The “developer” shall provide to all tenants and project employees 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, designating preferred parking spaces for ride sharing

vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides.

- b) Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants and require that the tenants shall display in their stores current transit route information for the project area in a visible and convenient location for employees and customers. The specific transit routes displayed shall include Omni Trans Route 8, San Bernardino-Mentone-Yucaipa.
- c) Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

2. GHG – 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 GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:

- a) Implement the approved Coating Restriction Plans.
- b) Select construction equipment based on low GHG 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 contractor shall provide the implement the following when possible:
  - 1) training operators to use equipment more efficiently.
  - 2) identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions
  - 3) replacing older, less fuel-efficient equipment with newer models
  - 4) use GPS for grading to maximize efficiency
- d) Grading plans shall include the following statements:
  - “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers 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.”
- e) 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 flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
- f) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
- g) 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.

3. GHG – 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 intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.

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- 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 Coatings 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 energy efficient domestic hot water systems,
  - Incorporate solar panels into the electrical system,
  - Incorporate cool roofs/light colored roofing,
  - Incorporate other measures that will increase energy efficiency.
  - Increase 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.
- 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.
  - Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
- d) 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 appliances shall be installed.
  - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
- e) 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.

- f) **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 broken 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.
  - g) **Recycling.** Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
  - h) **Transportation Demand Management (TDM) Program.** The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program 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 placed in each building.
4. **GHG – 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 five percent.
  - b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.

Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

- b) **Less than Significant.** There are no existing GHG plans, policies, or regulations that have been adopted by CARB or SCAQMD that would apply to this type of emissions source. However, the operator shall comply with CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

It is possible that CARB may develop performance standards for Project-related activities prior to construction of the Proposed Project. In this event, these performance standards would be implemented and adhered to, and there would be no conflict with any applicable plan, policy, or regulation. Therefore, the Proposed Project is consistent with CARB scoping measures and does not conflict with local or

regional greenhouse gas plans. Less than significant impacts related to greenhouse gas emissions would occur. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Would 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, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

a, b) **Less than Significant.** The Proposed Project is not anticipated to require the use of hazardous materials on the Project Site as industry standards for wood pallet manufacturing operations typically do not



require the use of hazardous materials. Hazardous or toxic materials transported in association with construction may include items such as oils, paints, and fuels. All materials required during construction will be kept in compliance with State and local regulations. With implementation of Best Management Practices (BMPs) and compliance with all applicable federal, state and local regulations including all Certified Unified Program Agency (CUPA) regulations, potential impacts to the public or the environment from the routine transport, use, or disposal of hazardous materials during construction are considered to be less than significant. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- c) **No Impact.** No existing or known proposed schools occur within one-quarter mile of the Project Site. The nearest school is Chavez Middle School, located approximately ½-mile east of the Project Site. Therefore, the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or known proposed school. No impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** As reviewed on November 8, 2017, the Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system. Therefore, the Proposed Project would not create a significant hazard to the public or the environment. No impacts are identified or are anticipated, and no mitigation measures are required.
- e) **No Impact.** The Project Site is not within an airport safety review area as identified in the San Bernardino County General Plan – Hazard Overlay Map FH22B (San Bernardino North) and is not located within two miles of a public airport or public use airport. The nearest airport is the Ontario International Airport, located approximately 19 miles southwest of the Project Site. Implementation of the Proposed Project would not result in a safety hazard for people residing or working in the project area. No impacts are identified or are anticipated, and no mitigation measures are required.
- f) **No Impact.** The Project Site is not located in the vicinity of a known private airstrip; therefore, the Proposed Project is not anticipated to result in a safety hazard for people residing or working in the project area. The nearest airport is the Ontario International Airport, located approximately 19 miles southwest of the Project Site. No impacts are identified or are anticipated, and no mitigation measures are required.
- g) **No Impact.** The Proposed Project is not anticipated to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Adequate on-site access for emergency vehicles would be verified during the County's Site Plan review processes. No impacts are identified or are anticipated, and no mitigation measures are required.
- h) **Less than Significant.** The Project Site is located in Fire Safety Area 3 (FS-3) as identified by San Bernardino County's General Plan – Hazard Overlay Map FH22B (San Bernardino North). FS-3 lands are primarily within the wildland-urban interface of the Valley Region. Present and future development within FS-3 is exposed to the impacts of wildland fires and other natural hazards primarily due to its proximity to Fire Safety Area 1. FS-3 is subject to Santa Ana wind conditions that have the potential of dramatically spreading wildland fire during extreme fire behavior conditions. The Glen Helen Specific Plan Section GH2.0510(a), Locational Requirements, of the Fire Safety Overlay, requires that all proposed project applications must be submitted to the responsible fire authority. Additionally, Section GH2.0510(b), Development Requirements, of the Fire Safety Overlay, states that the development

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requirements delineated in the San Bernardino County Development Code are applicable to proposed projects located within Fire Safety Areas delineated for the Glen Helen Specific Plan area. Therefore, the Project Proponent shall adhere to all applicable Sections of Chapter 82.13, Fire Safety (FS) Overlay, of the San Bernardino County Development Code, as well as Section GH2.0510, Fire Resources Overlay, of the Glen Helen Specific Plan. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**IX. HYDROLOGY AND WATER QUALITY**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Would 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 would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 that 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

a) **Less than Significant.** The County of San Bernardino requires compliance with National Pollutant Discharge Elimination System (NPDES) permit requirements, including the requirement of preparation of a Water Quality Management Plan (WQMP). In accordance with the County’s requirements, WQMP Company prepared a WQMP for the Proposed Project, dated December 2017 (available at County offices for review). The WQMP states that stormwater runoff from the Project Site will drain to an infiltration system with a design capture volume of 11,241 cubic-feet to be located in the southwest corner of the Project Site. Additionally, the WQMP identifies a series of non-structural and structural source control Best Management Practices (BMPs) which shall be implemented by the Project Proponent to limit the potential impact of pollutants and runoff. Implementation of the infiltration system and BMPs identified by the WQMP would ensure that potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, implementation of the Proposed Project would not violate any water quality standards or waste discharge requirements. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

b) **No Impact.** The Project Site is currently served by the City of San Bernardino Municipal Water Department (SBMWD). Section GH2.0615(a), Existing Conditions, of the Glen Helen Specific Plan states that there are four SBMWD reservoirs located within the Glen Helen Specific Plan boundary which have a total capacity of 18 million gallons. Section GH2.0615(b), Domestic Water Plan, states the following:

Water service along Cajon Boulevard and Kendall Drive will continue to be served by the City of San Bernardino Municipal Water Department. Projected water demands for the Glen Helen Specific Plan along this corridor can be met through the four existing reservoirs. The transmission mains in this area, ranging in size from 12 inches to 24 inches in diameter, support planned increase in water usage.

Therefore, the Proposed Project will 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. No impacts are identified or are anticipated, and no mitigation measures are required.

c, d) **No Impact.** In December 2017, the WQMP Company prepared a WQMP for the Proposed Project. The WQMP found that the proposed on-site infiltration system would not be partially or fully inconsistent with watershed management strategies as defined in the Watershed Action Plan (WAP). Additionally, the WQMP concluded that installation of the infiltration system would not pose significant risk for groundwater related concerns or significantly increase the risk of geotechnical hazards. Furthermore, no known stream or river is located on or within the vicinity of the Project Site. Therefore, the Proposed Project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation, or substantially increase the rate or amount of surface runoff in a manner which would result in

flooding on- or off-site. No impacts are identified or are anticipated, and no mitigation measures are required.

- e) **No Impact.** The WQMP concludes that implementation of the proposed infiltration system will not result in a violation of downstream water rights or be partially or fully inconsistent with watershed management strategies as defined in the WAP. Furthermore, in the WQMP's summary of hydrologic conditions of concern (HCOC) assessment, it is demonstrated that with implementation of the proposed infiltration system, the Proposed Project will not result in an increase in runoff volume or peak runoff. Therefore, the Proposed Project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. No impacts are identified or are anticipated, and no mitigation measures are required.
- f) **No Impact.** The Proposed Project does not present any other known conditions that could result in the substantial degradation of water quality. No impacts are identified or are anticipated, and no mitigation measures are required.
- g) **No Impact.** The Proposed Project includes the construction and operation of a 20,000 square-foot metal canopy building and development of perimeter landscaping. The Proposed Project does not include housing and no existing housing is located on the Project Site. Therefore, the Proposed Project will 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. No impacts are identified or are anticipated, and no mitigation measures are required.
- h) **No Impact.** The Project Site is not located in a Flood Plain Safety (FP) Overlay District as identified by San Bernardino County's General Plan – Hazard Overlay Map FH22B (San Bernardino North). Therefore, the Proposed Project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. No impacts are identified or are anticipated, and no mitigation measures are required.
- i) **No Impact.** The Project Site is not located in a Dam Inundation area as identified by San Bernardino County's General Plan – Hazard Overlay Map FH22B (San Bernardino North). Therefore, the Proposed Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including as a result of the failure of a levee or dam. No impacts are identified or are anticipated, and no mitigation measures are required.
- j) **Less than Significant.** Seiches are standing waves generated in enclosed bodies of water in response to ground shaking. The Project Site is not located in the immediate vicinity of a known large body of water or water storage facility and therefore impacts from potential seiches are not anticipated. Tsunamis are large waves generated in open bodies of water by fault displacement of major ground movement. Due to the inland location of the Project Site, tsunamis are not considered to be a risk. Dams or other water-retaining structures may fail as a result of large earthquakes, resulting in flooding and mudflow production. The Project Site is not located within a designated Dam Inundation area as identified by San Bernardino County's General Plan – Hazard Overlay Map FH22B (San Bernardino North). Therefore, the risk of inundation by seiche, tsunami, or mudflow is considered low. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**X. LAND USE AND PLANNING**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Would 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 type="checkbox"/>	<input checked="" 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 Project Site is located in an unincorporated area of San Bernardino County within the Glen Helen Specific Plan area. The Proposed Project is the development of a wood pallet manufacturing facility with indoor and outdoor storage. The Proposed Project is located within the Corridor Industrial (CI) land use zone as outlined by Exhibit 2-2 of the Glen Helen Specific Plan. The parcels located to the northwest and southeast of the Project Site are also designated CI within the Glen Helen Specific Plan. The parcel located to the northwest is partially developed and occupied with industrial and storage uses, while the parcel located to southeast is developed and occupied by Barnett Transportation. The I-215 is located immediately to the northeast of the Project Site and the BNSF railroad is located southwest of the Project Site. The Proposed Project is compatible with the CI land use designation and therefore the Proposed Project would not divide an established community. No impacts are identified or are anticipated, and no mitigation measures are required.
  
- b) **No Impact.** The Project Site is located in an unincorporated area of San Bernardino County within the Glen Helen Specific Plan area. The Proposed Project is the development of a wood pallet manufacturing facility with indoor and outdoor storage. The Proposed Project is located within the CI land use zone as outlined by Exhibit 2-2 of the Glen Helen Specific Plan. Section GH2.0420, Corridor Industrial, of the Glen Helen Specific Plan describes that the CI land use zone allows a range of general industrial uses, including research and development activities, small parts and equipment manufacturing, assembly, processing, repair services for goods and equipment, and supporting office/administrative uses. The Proposed Project is an allowed use within the CI land use zone as described by Section GH2.0420 and therefore the Proposed Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Proposed Project. No impacts are identified or are anticipated, and no mitigation measures are required.
  
- c) **No Impact.** The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the CDFW California Regional Conservation Plans Map (July 2017). No impacts are identified or are anticipated, and no mitigation measures are required.



**XI. MINERAL RESOURCES**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<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:**

- a) **Less than Significant.** Gravel deposits in the alluvial fans of the San Bernardino County valley represent the most significant and widely spread mineral resource in the region. Aggregates are essential ingredients in construction materials such as concrete, plaster and mortar. Construction of the Proposed Project will demand aggregate resources, such as steel, wood, and concrete which are anticipated to be required as part of the construction phase. These resources are commercially available in the southern California region without any constraint and no potential for adverse impacts to the natural resources base supporting these materials is forecast to occur over the foreseeable future. The Proposed Project’s demand for mineral resources is less than significant due to the abundance of available local aggregate resources. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
  
- b) **Less than Significant.** The Project Site is located in an area designated as Mineral Resource Zone 2 (MRZ-2) as outlined by the California Department of Conservation’s Surface Mining and Reclamation Act (SMARA) Mineral Lands Classification (MLC) data portal. The Project Site is located in the Corridor Industrial (CI) land use zone as outlined by the Glen Helen Specific Plan. Heavy industrial uses such as mining are not permitted land uses within the CI land use designation. Therefore, the Proposed Project would not result in the loss of availability of a locally important mineral resource recovery site. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**XII. NOISE**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>Would the project result in:</b>				
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 type="checkbox"/>	<input checked="" 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, would 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, would 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:**

In October 2017, a Focused Noise Analysis was prepared by Kunzman Associates, Inc. in accordance with the County of San Bernardino General Plan and Development Code (available at the County offices for review). The findings of the report are summarized herein.

- a) **Less than Significant.** The unit of measurement used to describe a noise level is the decibel (dB), which is a logarithmic unit of noise level measurement that relates the energy of a noise source to that of a constant reference level. The human ear, however, is not equally sensitive to all frequencies within the sound spectrum. Therefore, the “A-weighted” noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written as dBA. Average noise levels over a period of minutes or hours are usually expressed as dBA  $L_{eq}$ , or the equivalent noise level for that period of time. Noise standards for land use compatibility are stated in terms of the Community Noise Equivalent Level (CNEL) and the Day-Night Average Noise Level ( $L_{dn}$ ). CNEL is a 24-hour weighted average measure of community noise. CNEL is obtained by adding five decibels to sound levels in the evening (7:00 PM to 10:00 PM), and by ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to

noise during the evening and nighttime hours.  $L_{dn}$  is a similar 24-hour average measure that weights only the nighttime hours. The findings and recommendations of the Focused Noise Analysis, summarized below, are discussed in terms of CNEL and dBA  $L_{eq}$ .

#### Noise Impacts to Off-Site Receptors Due to Project Generated Traffic

A worst-case project generated traffic noise level was modeled utilizing the Federal Highway Administration (FHWA) Traffic Noise Prediction Model - FHWA-RD-77-108. Traffic noise levels were calculated from the centerline of the analyzed roadway to the nearest sensitive receptor. The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Potential off-site noise impacts caused by an increase of traffic volumes from operation of the Proposed Project on the nearby roadways were calculated for the Existing Year (without the Proposed Project) and the Existing Year (with the Proposed Project). Modeled comparison of the two scenarios revealed that the Proposed Project is estimated to increase traffic noise levels from the existing conditions, which ranges between 65.5-67.1 CNEL, to a range between 65.6-67.3 CNEL at the nearest sensitive receptors to the centerline of each modeled roadway segment. Therefore, vehicle traffic generated by the Proposed Project will not result in a substantial increase in ambient noise levels.

#### Operational Noise Impacts to Off-Site Sensitive Receptors

Project operations, including noise from manufacturing activities, parking lot activities, loading and unloading of supplies, and heating, ventilation, and air conditioning (HVAC) operation may disturb the peace and quiet of adjacent residential areas or cause discomfort/annoyance to the nearest sensitive receptors, which are single-family detached residential dwelling units located approximately 57 feet and 84 feet, northwest and southeast of the Project Site, respectively. A five dBA increase is considered to be "readily audible" and therefore the Focused Noise Analysis considered a five dBA  $L_{eq}$  increase to be a substantial permanent increase in ambient noise levels due to stationary noise sources. Analysis revealed that the Proposed Project's stationary noise sources at the property line of the Project Site may result in noise levels of up to 37.6 dBA  $L_{eq}$  and is not expected to exceed the daytime or nighttime noise standard at nearby sensitive receptors. Furthermore, the Proposed Project's operational noise will not cause interior noise levels to exceed 45 dBA  $L_{eq}$  at any sensitive receptors. Therefore, the Proposed Project is consistent with applicable General Plan and Development Code Standards and will not result in a substantial increase in ambient noise levels.

#### Glen Helen Specific Plan – Operational Noise

The Glen Helen Specific Plan Section GH2.0420(j)(3)(l), Noise, specifies that business operations and activities within or adjacent to visitor serving designations shall be conducted to comply with the following noise standards, measured at the Project Site property line:

- 1) No loading or unloading operation, handling of containers or materials, or moving of items in a manner that would disturb occupants of nearby lodgings shall be conducted between the hours of 10:00 p.m. to 7:00 a.m.
- 2) No repair rebuilding, modifying or testing of any type of equipment or vehicle, including their engines, shall be conducted in such a manner as to increase a noise disturbance for occupants of nearby lodgings or dwellings between the hours of 10:00 p.m. and 7:00 a.m.

### Glen Helen Specific Plan – Construction Noise

The Glen Helen Specific Plan Section GH2.0420(j)(2), Exemptions, states that the following sources of hazards and nuisances are exempt from the requirements outlined by Section GH2.0420(j), Performance Standards for Commercial and Industrial Districts:

- a) Emergency equipment, vehicles and devices; and
- b) Temporary construction, maintenance or demolition activities conducted between the hours of 6:30 a.m. and 8:00 p.m. However, this exemption does not apply on Sundays and national holidays.

### Conclusion

The Focused Noise Analysis concludes that development of the Proposed Project would produce a less than significant impact for both traffic noise and operational noise to nearby sensitive receptors. Additionally, the Project Proponent shall adhere to Section GH2.0420(j)(3)(1), Noise, and Section GH2.0420(j)(2), Exemptions, of the Glen Helen Specific Plan to ensure less than significant impacts occur. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant.** Groundborne vibration and groundborne noise could originate from earth movement during the construction phase of the Proposed Project as well as from the operation and maintenance of the facilities. The Focused Noise Analysis prepared by Kunzman Associates, Inc., which was conducted in accordance with the County of San Bernardino General Plan and Development Code, found that development of the Proposed Project would produce a less than significant impact for both traffic noise and operational noise to nearby sensitive receptors, as discussed in Section XII(a). Additionally, the Project Proponent shall adhere to Section GH2.0420(j)(3)(1), Noise, and Section GH2.0420(j)(2), Exemptions, of the Glen Helen Specific Plan, as discussed in Section XII(a). Adherence to all applicable requirements is anticipated to result in less than significant impacts regarding exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- c) **Less than Significant.** The Proposed Project is not expected to result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Proposed Project. The Focused Noise Analysis prepared by Kunzman Associates, Inc., which was conducted in accordance with the County of San Bernardino General Plan and Development Code, found that development of the Proposed Project would produce a less than significant impact for both traffic noise and operational noise to nearby sensitive receptors, as discussed in Section XII(a). No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- d) **Less than Significant.** In accordance with the Glen Helen Specific Plan Section GH2.0420(j)(2), Exemptions, the following sources of hazards and nuisances are exempt from the requirements outlined by Section GH2.0420(j), Performance Standards for Commercial and Industrial Districts:

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- a) Emergency equipment, vehicles and devices; and
- b) Temporary construction, maintenance or demolition activities conducted between the hours of 6:30 a.m. and 8:00 p.m. However, this exemption does not apply on Sundays and national holidays.

Additionally, the Focused Noise Analysis prepared by Kunzman Associates, Inc., found that development of the Proposed Project would produce a less than significant impact for both traffic noise and operational noise to nearby sensitive receptors, as discussed in Section XII(a). The Project Proponent shall adhere to Glen Helen Specific Plan Section GH2.0420(j)(2), Exemptions, and therefore, with consideration of the Focused Noise Analysis findings, the Proposed Project is anticipated to result in less than significant impacts regarding a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Proposed Project. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- e) **No Impact.** The Project Site is not within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public land use airport, as identified in the San Bernardino County General Plan – Hazard Overlay Map FH22B (San Bernardino North). The nearest airport is the Ontario International Airport, located approximately 19 miles southwest of the Project Site. Implementation of the Proposed Project would not expose people residing or working in the project area to excessive noise levels. No impacts are identified or are anticipated, and no mitigation measures are required.
- f) **No Impact.** The Project Site is not located in the vicinity of a known private airstrip; the nearest airport is the Ontario International Airport, located approximately 19 miles southwest of the Project Site. Therefore, the Proposed Project is not anticipated to expose people residing or working in the project area to excessive noise levels. No impacts are identified or are anticipated, and no mitigation measures are required.

**XIII. POPULATION AND HOUSING**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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) **No Impact.** The Project Site includes an existing pallet manufacturing facility that currently has 11 full-time employees. The Project Proponent has indicated that the Proposed Project construction of the metal canopy, 6-foot high block wall and perimeter landscaping would not require the addition of any new employees. Therefore, implementation of the Proposed Project would not result in substantial growth. No impacts are identified or are anticipated, and no mitigation measures are required.
- b) **No Impact.** The Project Site does not contain residential structures or housing units. Therefore, construction of the metal canopy, 6-foot high block wall and perimeter landscaping would not result in the displacement of any existing housing units, necessitating the construction of replacement housing elsewhere. No impacts are identified or are anticipated, and no mitigation measures are required.
- c) **No Impact.** The Project Site does not contain residential structures or housing units. Therefore, implementation of the Proposed Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are identified or are anticipated, and no mitigation measures are required.



**XIV. PUBLIC SERVICES**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

a) Fire Protection  
**Less than Significant.** The Project Site is located in the service area of the San Bernardino County Fire Department Division 2 (East Valley). San Bernardino County Fire Station 232 is located approximately one-mile southeast of the Project Site on Palm Avenue and CAL Fire Contract Devore Station 2 is located approximately 2.5 miles northwest of the Project Site on Cajon Boulevard.

The Project Site is located in Fire Safety Area 3 (FS-3) as identified by San Bernardino County’s General Plan – Hazard Overlay Map FH22B (San Bernardino North). FS-3 lands are primarily within the wildland-urban interface of the Valley Region. Present and future development within FS-3 is exposed to the impacts of wildland fires and other natural hazards primarily due to its proximity to Fire Safety Area 1. FS-3 is subject to Santa Ana wind conditions that have the potential of dramatically spreading wildland fire during extreme fire behavior conditions. The Glen Helen Specific Plan Section GH2.0510(a), Locational Requirements, of Fire Safety Overlay, requires that all proposed project applications must be submitted to the responsible fire authority, in accordance with the provisions of the San Bernardino County Development Code. Additionally, Section GH2.0510(b), Development Requirements, of the Fire Safety Overlay, states that the development requirements delineated in the San Bernardino County Development Code are applicable to proposed projects located within Fire Safety Areas within the Glen Helen Specific Plan area. Therefore, the Project Proponent shall adhere to all applicable Sections of Chapter 82.13, Fire Safety (FS) Overlay, of the San Bernardino County Development Code, as well as Section GH2.0510, Fire Resources Overlay, of the Glen Helen Specific Plan.

In accordance with the San Bernardino County Fire Prevention Standard for Pallet Refurbishing and Storage Yards, single pallets shall be placed horizontally on top of one another in an orderly and stable

manner and a group of single pallet stacks shall be clustered closely together within 6 inches of each other. Furthermore, the Proposed Project shall adhere to the following general standards:

1. Pallets stored outside shall be in accordance with the requirements of this Standard. Pallets stored inside of a building shall be in accordance with the provisions of NFPA 13 and the San Bernardino County Fire Code.
2. Pallets shall be stored in stacks in an orderly, stable manner and shall not exceed sixteen (16) feet in height. In areas of the county or in cities where zoning regulations require lower storage heights or screening, these shall be complied with.

The Project Proponent shall adhere to the San Bernardino County Fire Prevention Standard for Pallet Refurbishing and Storage Yards. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

#### Police Protection

**Less than Significant.** The Project Site is located in the service area of the Central Station of the San Bernardino County Sheriff's Department. The Central Station is located at 655 East Third Street, approximately nine miles southeast of the Project Site. The base of operation is out of the Headquarters building. Central Station provides law enforcement services to the unincorporated areas of the central valley including; Arrowhead Farms, Colton, Devore, Muscoy and San Manuel Amphitheater. In addition, Central Patrol is responsible for contract law enforcement in the cities of Grand Terrace and Loma Linda, as well as the San Manuel Indian Reservation and Casino. The Project Proponent has indicated that the Proposed Project would not require the addition of any new full-time employees. The Proposed Project is consistent with Glen Helen Specific Plan land use designation of CI. Therefore, the Proposed Project is not anticipated to significantly increase demand for police protection services. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

#### Schools

**No Impact.** The Proposed Project would not create a direct demand for public school services. The Project Site is developed with an existing pallet manufacturing facility that currently has 11 full-time employees. The Project Proponent has indicated that the Proposed Project including the construction of a metal canopy, a 6-foot high block wall and perimeter landscaping would not require the addition of any new employees. Therefore, the Proposed Project would not generate any new school-aged children requiring public education; thus, the Proposed Project would not result in the need to construct new or physically altered public school facilities. No impacts are identified or are anticipated, and no mitigation measures are required.

#### Parks

**No Impact.** The Proposed Project does not include any type of residential use or other land use that would generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. Implementation of the Proposed Project would not result in an increased use or substantial physical deterioration of an existing neighborhood or regional park. No impacts are identified or are anticipated, and no mitigation measures are required.

#### Other Public Facilities

**No Impact.** The Proposed Project is not expected to result in a demand for other public facilities/services, such as libraries, community recreation centers, and/or animal shelters.

Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Existing operations currently require 11 full-time employees. The Proposed Project would not result in the need for any additional employees; therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

**XV. RECREATION**

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

**SUBSTANTIATION:**

- a) **No Impact.** Implementation of the Proposed Project does not include the development of residential or other land uses that would cause a substantial increase in the use of existing neighborhood and regional parks or other recreational facilities. Substantial physical deterioration of local recreational facilities is not anticipated as a result of the Proposed Project. No impacts are identified or are anticipated, and no mitigation measures are required.
  
- b) **No Impact.** The Proposed Project does not include recreational facilities or require the construction or expansion of recreation facilities, which might have an adverse physical effect on the environment. No impacts are identified or are anticipated, and no mitigation measures are required.

**XVI. TRANSPORTATION/TRAFFIC**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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Would 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 freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

**SUBSTANTIATION:**

In September 2017, a Trip Generation Analysis was prepared by Kunzman Associates, Inc. in accordance with the County of San Bernardino Traffic Impact Study Guidelines (available at the County offices for review). The findings of the report are summarized herein.

- a) **No Impact.** The Trip Generation Analysis determined that the existing plus Proposed Project is projected to generate approximately 103 daily vehicle trips in passenger car equivalents, 19 passenger car equivalents of which will occur during the morning peak hour, and 22 passenger car equivalents of which will occur during the evening peak hour. The Proposed Project does not require a traffic impact analysis as the Proposed Project is projected to generate less than 100 peak hour trips, is located more than 300 feet from the intersection of two classified roadways, and there are no apparent operational issues to create safety concerns. Additionally, the existing plus Proposed Project will generate less than 50 peak hour trips at any intersection during both the morning peak hour and the evening peak hour.

Therefore, the existing plus Proposed Project does not conflict with an applicable plan, ordinance, or policy establishing measure of effectiveness for the performance of the circulation system. No impacts are identified or are anticipated and, no mitigation measures are required.

- b) **No Impact.** The Trip Generation Analysis prepared by Kunzman Associates, Inc. did not identify a conflict with the San Bernardino Associated Governments (SANBAG) Congestion Management Plan. No impacts are identified or are anticipated, and no mitigation measures are required.
- c) **No Impact.** The Project Site is not within an Airport Safety Review area as identified in the San Bernardino County General Plan – Hazard Overlay Map FH22B (San Bernardino North). The nearest airport is the Ontario International Airport, located approximately 19 miles southwest of the Project Site. Development of the Proposed Project would not 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. No impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** The Proposed Project is not anticipated to create substantial hazards due to a design feature or incompatible uses. Access to the Project Site is currently provided via Kendall Drive with one, 32-foot wide access point. No significant changes to the width or location of this access point are proposed. However, the Project Proponent has indicated that an automatic gate shall be installed. Adequate design features will be verified during the County’s Site Plan review process. No impacts are identified or are anticipated, and no mitigation measures are required.
- e) **No Impact.** The Proposed Project is not anticipated to result in inadequate emergency access. Existing site access is provided via a single 32-foot wide driveway from Kendall Drive. With the exception of the installation of an automatic gate, no changes to the driveway are proposed. The Project Site plan includes perimeter access to the Project Site from Kendall Drive with one 32-foot wide access point. The Project Proponent has indicated that the access point will include an automatic gate. Adequate emergency access will be verified during the County’s Site Plan review process. No impacts are identified or are anticipated, and no mitigation measures are required.
- f) **No Impact.** The Project Site is located in an area of the Glen Helen Specific Plan zoned for Corridor Industrial (CI) land uses and there are no bus stops, bike paths, or pedestrian trails in the immediate vicinity of the site. The Proposed Project would not conflict adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities as these facilities do not occur in the Project Site vicinity. No impacts are identified or are anticipated, and no mitigation measures are required.



**XVII. TRIBAL CULTURAL RESOURCES**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- |   |                          |                                     |                                     |                          |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Listed or eligible for listing in the California Register of historical resources as defined in Public Resources Code section 5020.1(k), or  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

a) **Less than Significant.** McKenna et al. has completed an archaeological records search, consultation with the Native American Heritage Commission, and obtained a paleontological overview for the Project Site. The archaeological records search was completed by McKenna et al. on September 12, 2017, at the California State University, Fullerton, South Central Coastal Information Center. This research confirmed that no resources had been identified within the Project Site, but a minimum of eight resources have been recorded within a one-mile radius of the Project Site. Of these, P36-002910, the Historic Route 66 (and National Old Trails Highway) has been listed on the National Register of Historic Places. Research, which included a review of previous studies, site records, historic maps, and historic aerial photographs confirmed prior use of portions of the Project Site, including structural improvements dating to ca. 1979. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

b) **Less than Significant with Mitigation Incorporated.** McKenna et al. contacted the Native American Heritage Commission (NAHC) and inquired into the presence/absence of sacred or religious Native American site in the general area of the Cajon Pass. The NAHC responded with “negative results”, however, the NAHC also emphasized that the lack of any record is not equal to a lack of such resources, only that there is no written record on file. A listing of local Native American representatives of Serrano, Cahuilla, Luiseno, Kitanemuk, and Tataviam representatives was provided. McKenna et al. would note that the Gabrielino may also wish to comment on this area. Letters were sent to the identified representatives, requesting comment or raising issues pertaining to the area. Letters were sent to the identified representatives, requesting comment or raising issues pertaining to the area.

The Project is subject to compliance with Assembly Bill 52 (AB 52). The primary purpose of AB 52 is to establish a consultation process between potentially affected Native American tribes and CEQA lead agencies that aims to identify tribal cultural resources that would potentially be impacted by a proposed project. During the AB 52 consultation process, the County of San Bernardino was notified by Native American tribes with traditional use areas that encompasses the Project site that buried tribal cultural resources had the potential to be uncovered on the Project site during construction. Accordingly, although not anticipated, implementation of the Project could cause a substantial adverse change in the significance of a tribal cultural resource. Mitigation would be required.

Implementation of Mitigation Measures TCR-1 through MM TCR-6 would ensure the proper identification and subsequent treatment of any tribal cultural resources that may be encountered during ground-disturbing construction activities associated with the proposed Project. With implementation of the required mitigation, the Project's potential impact to tribal cultural resources would be reduced to less-than-significant.

#### **Mitigation Measure:**

**TCR-1:** Prior to the issuance of a grading permit and/or action that would permit project site disturbance (whichever occurs first), the Applicant shall provide written evidence to the County of San Bernardino that the Applicant has retained a qualified archaeologist and Native American monitor to observe grading activities and to salvage and catalogue historic and archaeological resources, as necessary. A Tribal monitor representing the Gabrieleño Band of Mission Indians – Kizh Nation shall be present for all ground-disturbing activities that occurs within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). The Project developer/applicant shall provide compensation (hourly wages, per diem, mileage, lodging, etc.) for the Tribal monitor as part of the monitoring effort for the Project.

**TCR-2:** A pre-construction meeting shall be held with the contractors, archaeologist, and American tribal monitor/representative prior to the start of construction. This meeting shall outline all processes for monitoring on the project and information regarding how the Project Archaeologist and the Tribe will provide a weekly construction schedule identifying all ground disturbing activities within the monitoring area, and the specific cultural concerns associated with the Project area.

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

**TCR-4:** In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input.

**TCR-5:** If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop an cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment.

a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).

b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.

**XVIII. UTILITIES AND SERVICE SYSTEMS**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Would 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

a, e) **Less than Significant.** The Project Site is located in the Cajon/Kendall Corridor Planning Sub-Area as identified by Exhibit 2-1 of the Glen Helen Specific Plan. Section GH2.0620(b)(3), Cajon Corridor and Kendall Corridor Planning Sub-Areas, of the Glen Helen Specific Plan, states that existing septic systems in the Cajon/Kendall Corridor Planning Sub-Area can remain until new development proposals exceed existing capacities. This will be determined on a case-by-case basis as new project applications are submitted to the County. The Project Proponent has indicated that the Proposed Project will utilize an existing 1,000-gallon septic tank located on the Project Site in accordance with Section GH2.0620(b)(3) and an increase in wastewater is not expected to occur as a result of the building improvements and/or canopy additions. Therefore, the Proposed Project does not require the installation of a new septic tank. Utilization of the existing septic system would ensure that the Proposed Project would not violate any water quality standards or waste discharge requirements. Furthermore, adherence to the County of San Bernardino Department of Public Health and Santa Ana Regional Water Quality

Control Board (RWQCB) requirements for on-site septic system operation and maintenance. As such, the Proposed Project is not anticipated to exceed the wastewater treatment requirements of the Santa Ana RWQCB. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**b) No Impact.**

Water Facilities

The Project Site is currently served by the City of San Bernardino Municipal Water Department (SBMWD). An increase in the current water demand of the existing facility is not expected to occur as a result of the building improvements and/or canopy additions. Section GH2.0615(a), Existing Conditions, of the Glen Helen Specific Plan states that there are four SBMWD reservoirs located within the Glen Helen Specific Plan boundary which have a total capacity of 18 million gallons. Section GH2.0615(b), Domestic Water Plan, states the following:

Water service along Cajon Boulevard and Kendall Drive will continue to be served by the City of San Bernardino Municipal Water Department. Projected water demands for the Glen Helen Specific Plan along this corridor can be met through the four existing reservoirs. The transmission mains in this area, ranging in size from 12 inches to 24 inches in diameter, support planned increase in water usage.

Therefore, the Proposed Project will not result in the construction of new water facilities or expansion of existing facilities.

Wastewater Treatment Facilities

The Project Site is located in the Cajon/Kendall Corridor Planning Sub-Area as identified by Exhibit 2-1 of the Glen Helen Specific Plan. Section GH2.0620(b)(3), Cajon Corridor and Kendall Corridor Planning Sub-Areas, of the Glen Helen Specific Plan, states that existing septic systems in the Cajon/Kendall Corridor Planning Sub-Area can remain until new development proposals exceed existing capacities. This will be determined on a case-by-case basis as new project applications are submitted to the County. The Project Proponent has indicated that the Proposed Project will utilize an existing 1,000-gallon septic tank located on the Project Site in accordance with Section GH2.0620(b)(3) and an increase in wastewater is not expected to occur as a result of the building improvements and/or canopy additions. Therefore, the Proposed Project does not require the installation of a new septic tank. Utilization of the existing system would ensure that the Proposed Project would not violate any water quality standards or waste discharge requirements. Furthermore, the Project Proponent shall adhere to the County of San Bernardino Department of Public Health and Santa Ana Regional Water Quality Control Board (RWQCB) requirements for on-site septic system operation and maintenance. The Proposed Project will not 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. No impacts are identified or are anticipated, and no mitigation measures are required.

**c) No Impact.** The Project Site is not currently connected to a storm drain system and there are no storm drains in the vicinity. In December 2017, the WQMP Company prepared a WQMP for the Proposed Project. In the WQMP's summary of hydrologic conditions of concern (HCOC) assessment, it is demonstrated that with implementation of a proposed on-site storm water infiltration system, the

Proposed Project will not result in an increase in runoff volume or peak runoff. Therefore, the Proposed Project will not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. No impacts are identified or are anticipated, and no mitigation measures are required.

- d) **Less than Significant.** The Project Site is currently served by the City of San Bernardino Municipal Water Department (SBMWD). Section GH2.0615(a), Existing Conditions, of the Glen Helen Specific Plan states that there are four SBMWD reservoirs located within the Glen Helen Specific Plan boundary which have a total capacity of 18 million gallons. Section GH2.0615(b), Domestic Water Plan, states the following:

Water service along Cajon Boulevard and Kendall Drive will continue to be served by the City of San Bernardino Municipal Water Department. Projected water demands for the Glen Helen Specific Plan along this corridor can be met through the four existing reservoirs. The transmission mains in this area, ranging in size from 12 inches to 24 inches in diameter, support planned increase in water usage.

Additionally, according to the Water Facilities Master Plan Report prepared by Kennedy/Jenks Consultants for the SBMWD in June 2015, SBMWD's service area overlies a portion of the Bunker Hill Groundwater (BHG) Basin, which is a sub-basin of the San Bernardino Basin Area (SBBA). Out of the five million acre-feet (AF) of water contained in the basin, approximately 1.5 million acre-feet are extractable. The BHG Basin is replenished by the natural stream flow from the regular rains and snow melt from the San Bernardino and San Gabriel mountains watersheds every year. Management of the of the BHG Basin is coordinated through the SBVMWD, which was formed in 1954 to plan long-range water supply for the San Bernardino Valley including the BHG Basin.

In a June 2016, Water Systems Consulting, Inc. prepared the 2015 San Bernardino Valley Regional Urban Water Management Plan (UWMP). The UWMP is a tool that provides a summary of the anticipated supplies and demands for the years 2015 – 2040. The document was prepared for agencies within the SBVMWD service area, which includes the SBMWD. UWMP projections rely on agency-specific anticipated water demand through 2040. Table 4-4 of the UWMP anticipates the availability of adequate regional supplies for years 2020 – 2040 under multiple-dry year conditions. Furthermore, the Proposed Project is an acceptable use in the Corridor Industrial (CI) land use district; therefore, the UWMP anticipates having sufficient water supplies available to serve the Project Site from existing entitlements and resources. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- f) **Less than Significant.** The Project Site currently receives waste service through Jack's Disposal Services in affiliation with Burrtec Waste Industries. Solid waste generated at the Project Site is disposed of at either the San Bernardino County San Timoteo Sanitary Landfill (36-AA-0087), or other active landfill as necessary; however, the exact landfill(s) that will serve the Proposed Project are not currently known as Burrtec's operators determine the final disposal location on a case-by-case basis. The San Timoteo Sanitary Landfill has a maximum throughput of 2,000 tons per day, an expected operational life through 2043, and a remaining capacity of 11,402,000 cubic yards as reported in April 2017. The Proposed Project is an acceptable use in the Corridor Industrial (CI) land use district; therefore, the Proposed Project will not produce waste in excess of what was anticipated during the adoption of the Glen Helen Specific Plan. The Proposed Project is anticipated to be served by a landfill



with sufficient permitted capacity to accommodate its solid waste disposal needs. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- g) **Less than Significant.** The Proposed Project would be required to comply with the County of San Bernardino waste reduction programs, including recycling and other diversion programs to divert the amount of solid waste disposed in landfills. As such, the Project Proponent would be required to work with refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Access Act of 1991 (CA Pub Res. Code § 42911), the Proposed Project is required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. Implementation of these programs would reduce the amount of solid waste generated by the Proposed Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Proposed Project would comply with all applicable solid waste statutes and regulations; as such, impacts would be less than significant. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**IX. MANDATORY FINDINGS OF SIGNIFICANCE:**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

- a) **Less than Significant with Mitigation Incorporated.** The Proposed Project does not have the potential to 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 known important examples of the major periods of California history or prehistory. There are no rare or endangered species or other species of plants or animals or habitat that would be significantly and negatively impacted by the Proposed Project as the Project Site is currently developed and the single tree currently found on the Project Site will be incorporated into the proposed development. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

There are no identified historic or prehistoric resources identified on the Project Site, however, McKenna et al. has determined the Project Site is sensitive for the presence of historic archaeological resources. At the time of this Initial Study, all structures on-site are anticipated to remain, however, any subsequent demolition for buildings determined to be more than 50 years old shall be conditioned on the completion of a review and recordation by a qualified archaeologist. If any archaeological or paleontological resources are identified during construction of the Proposed Project, the Proposed Project is conditioned to halt construction activities in the area and contact a qualified archaeologist/paleontologist, or the County Coroner to properly record and/or remove for classification any such finds in accordance with State Public Resources and County Development

Codes. Mitigation Measure TCR-1 is recommended to reduce any unknown potentially significant impacts to tribal cultural resources.

- b) **Less than Significant.** The Proposed Project would not have impacts that are considered individually limited, but cumulatively considerable. The location of planned and/or foreseeable future projects in the area to which this proposed project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses without generating any cumulatively significant impacts. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- c) **No Impact.** The incorporation of design measures, development requirements, standards, policies, and guidelines included in the County of San Bernardino General Plan and Development Code, as well as the Glen Helen Specific Plan, would ensure that the Proposed Project would not have substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis. No impacts are identified or are anticipated, and no mitigation measures are required.

## XX. MITIGATION MEASURES

### Tribal Cultural Resources

**TCR-1:** Prior to the issuance of a grading permit and/or action that would permit project site disturbance (whichever occurs first), the Applicant shall provide written evidence to the County of San Bernardino that the Applicant has retained a qualified archaeologist and Native American monitor to observe grading activities and to salvage and catalogue historic and archaeological resources, as necessary. A Tribal monitor representing the Gabrieleño Band of Mission Indians – Kizh Nation shall be present for all ground-disturbing activities that occurs within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). The Project developer/applicant shall provide compensation (hourly wages, per diem, mileage, lodging, etc.) for the Tribal monitor as part of the monitoring effort for the Project.

**TCR-2:** A pre-construction meeting shall be held with the contractors, archaeologist, and American tribal monitor/representative prior to the start of construction. This meeting shall outline all processes for monitoring on the project and information regarding how the Project Archaeologist and the Tribe will provide a weekly construction schedule identifying all ground disturbing activities within the monitoring area, and the specific cultural concerns associated with the Project area.

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

**TCR-4:** In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input.

**TCR-5:** If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop an cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment.

a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).

b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.

**APPLICANT/Proj. No.: Xtreme Pallets/P201600103****February 2019****GENERAL REFERENCES**

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- County of San Bernardino, 2007 General Plan. Adopted March 13, 2007 and Amended April 24, 2014.
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- Kennedy/Jenks Consultants. June 17, 2005. *Water Facilities Master Plan Report*. Prepared for San Bernardino Municipal Water Department.
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- South Coast Air Quality Management District, Final 2016 Air Quality Management Plan. March 2017.
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Water Systems Consulting, Inc. June 2016. *2015 San Bernardino Valley Regional Urban Water Management Plan.*

**PROJECT SPECIFIC STUDIES:**

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Kunzman Associates, Inc. September 26, 2017. *Xtreme Pallet Project: Trip Generation Analysis.* Prepared for Lilburn Corporation.

McKenna et al. September 25, 2017. *Xtreme Pallets Cultural Studies.* Prepared for Lilburn Corporation.

WQMP Company. December 20, 2017. *Water Quality Management Plant for 19686 Kendall Drive.* Prepared for Aurelio Santos.

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