
**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:

APN: 0233-163-19, 0233-163-20, 0233-163-21
Applicant: W&W Land Design Consultants, Inc.
Project No: P201600114/TTM20001
Staff: Aron Liang, Senior Planner
Rep: W&W Land Design Consultants, Inc.
Proposal: Tentative Tract Map 20001 to subdivide approximately 3.67 acres into 14 lots with a minimum lot size of 7,200 square feet, located at the southwest corner of Beech and Sequoia Avenues, in the Single Residential (RS) Zoning District, in Fontana.

USGS Quad: Fontana
Lat/Long: 34.081439, -117.472184
T, R, Section: T1S R6W S14
Community Plan: N/A
LUZD: Single Residential (RS) Zoning District
Overlays: Fontana Subarea Regional Transportation Development Mitigation Plan

PROJECT CONTACT INFORMATION:

Lead Agency: County of San Bernardino
Land Use Services Department
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0187

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PROJECT DESCRIPTION:

Introduction

Capital Land Corporation proposes a Tentative Tract Map to subdivide an approximately 3.55-acre site into 14 single-family residential lots, with a minimum lot size of 7,200 square feet in area located at the southwest corner of Beech Avenue and Sequoia Avenue in the County of San Bernardino, within the Sphere of Influence of the City of Fontana. The purpose of the Project is to utilize a mostly vacant lot to provide well designed single-family residential homes within the Community. Due to the proximity to the I-10 Freeway (about one-mile to the south), a residential development of this type could serve the immediate community, which includes the Ontario International Airport, the Fontana Speedway, hospitals, warehouses, and several other employment opportunities within an approximately 5-mile radius, or the development could serve as housing for residents who commute to the nearby Los Angeles area.

Location

The proposed project consists of an approximately 3.55-acre site, which will be developed as the Tentative Tract Map 20001, a 14 Lot subdivision, in the County of San Bernardino, California. Figures 1, 2 and 3 show the regional, vicinity, and Tentative Tract Map 20001. The site is located at the southwest corner of Beech Avenue and Sequoia Avenue; this unincorporated area of the County is located near the Cities of Fontana and Ontario just north—1 mile north—of the Interstate 10 (I-10) Freeway. The entrance to the subdivision will be located approximately 250-feet west of Beech Avenue on Sequoia Avenue.

FIGURE 1 – Regional

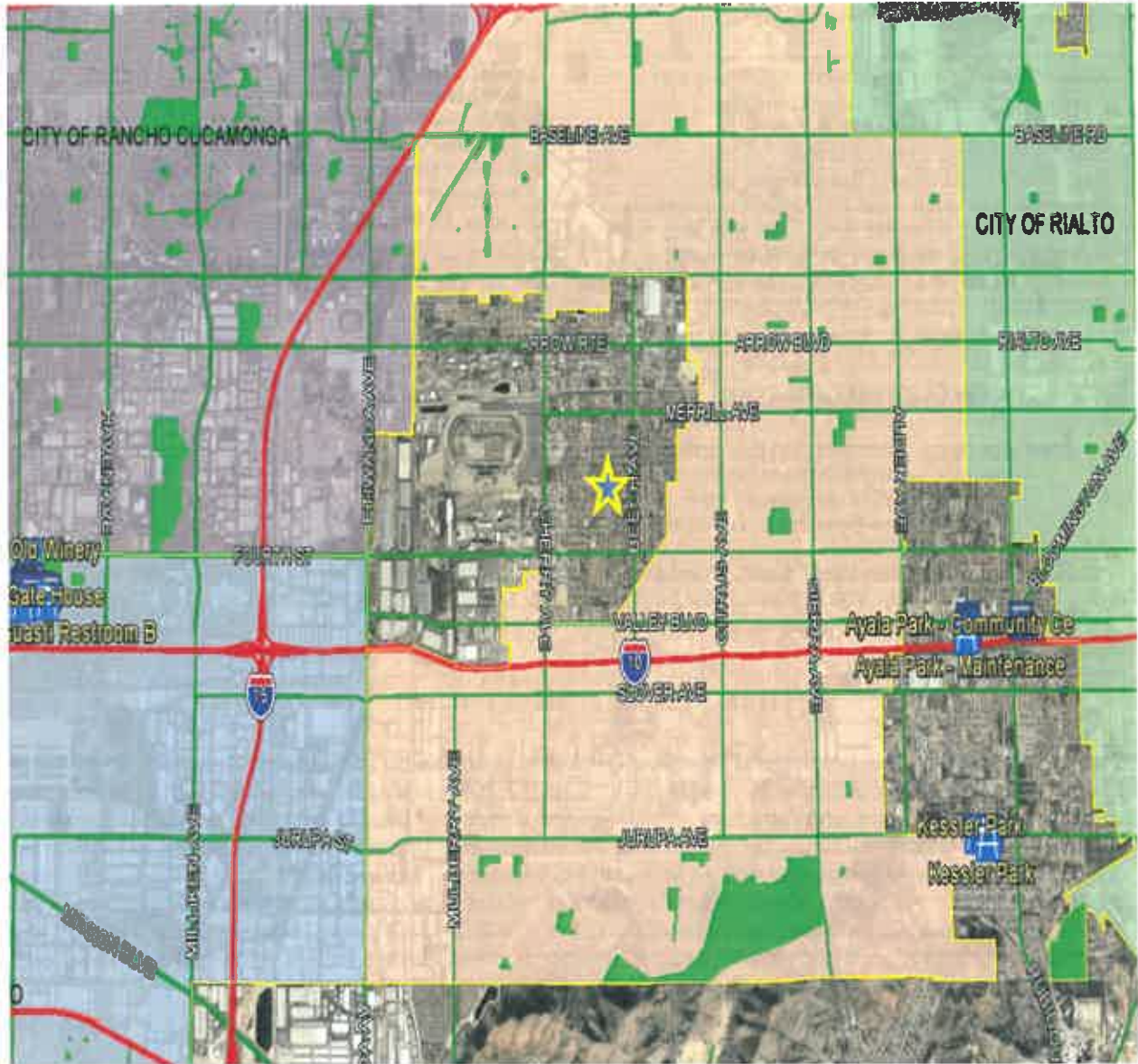
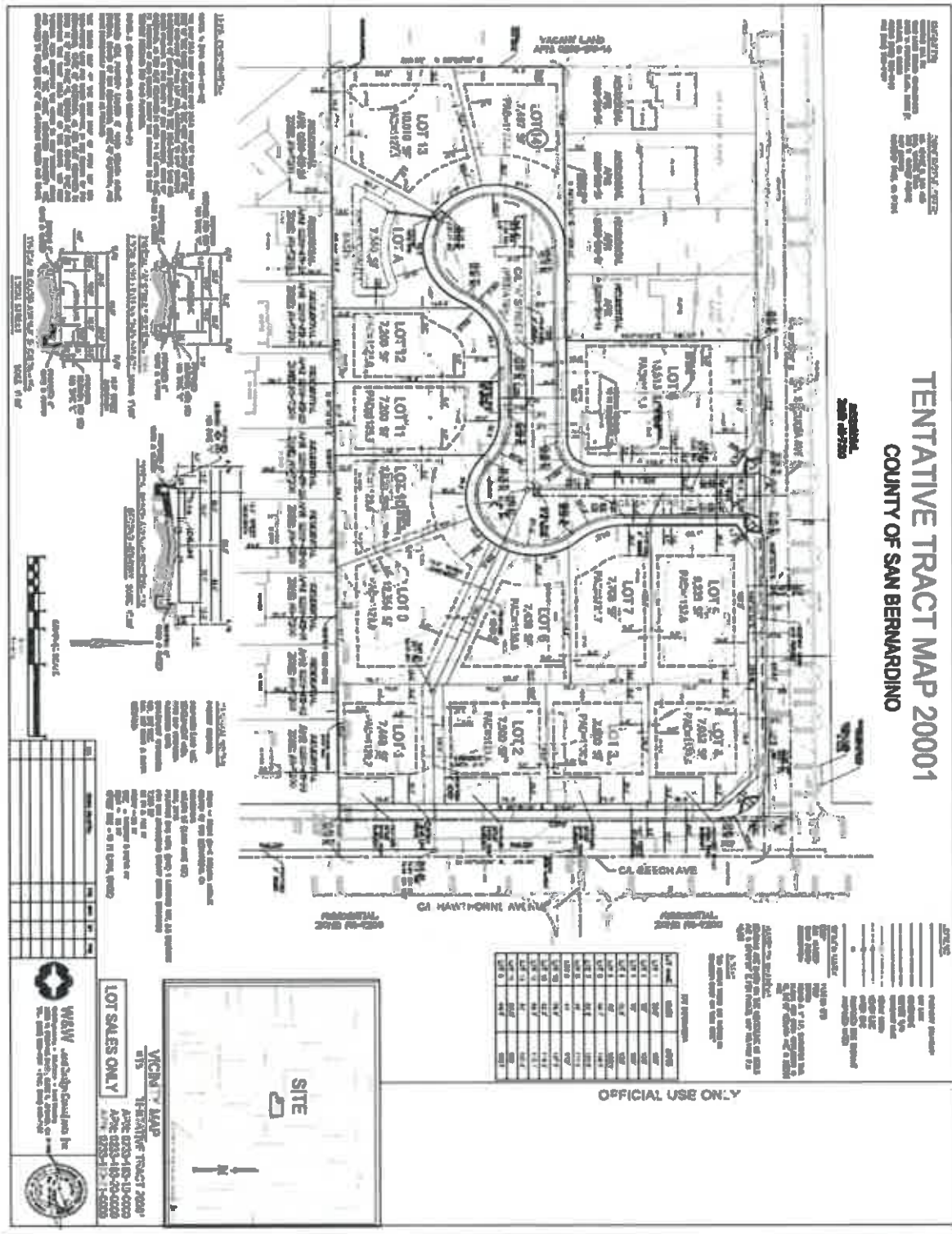


FIGURE 2 - Vicinity



FIGURE 3 – Tentative Tract Map 20001



The approximately 3.55-acre site is located in the southwestern or Valley portion of San Bernardino County near the City of Fontana. The site is comprised of three parcels (APN 0233-163-19, 0233-163-20, 0233-163-21) on the southwest corner of Beech Avenue and Sequoia Avenue. The Tentative Tract Map 20001 site is located within the Single Residential (RS) land use designation and the Residential Zone (RS-7200) zoning classification within the County of San Bernardino. The proposed development is consistent with the existing land use designation and zoning classification. The site itself is owned by Capital Land Corporation, Inc., which will develop the site as the Tentative Tract Map 20001, a 14-Lot residential subdivision. The proposed Tentative Tract Map has been designed for lot sales purposes.

The site will be developed to provide 14 lots of various sizes, refer to the site plan for a virtual depiction of the information described in the following paragraphs (Figure 3). Lot size information is outlined in the following table:

Lot Information				
Lot Name	Width	Depth	Lot Size	Pad Size
Lot 1	76.8'	100'	7,468 SF	1129.2
Lot 2	75'	100'	7,500 SF	1129.6
Lot 3	75'	100'	7,500 SF	1130.0
Lot 4	52.8'	100'	7,213 SF	1133.4
Lot 5	70'	130.1'	9,273 SF	1132.4
Lot 6	99.7'	104.5'	13,552 SF	1130.9
Lot 7	62.4'	123.6'	7,708 SF	1131.5
Lot 8	46'	117.5'	7,439 SF	1130.6
Lot 9	40'	113'	12,354 SF	1129.7
Lot 10	56.9'	107.5'	7,228 SF	1129.2
Lot 11	62.5'	114.3'	7,200 SF	1128.2
Lot 12	66.3'	112.1'	7,259 SF	1127.8
Lot 13	40'	101.3'	7,900 SF	1126.8
Lot 14	87.5'	126'	7,575	1126.9
Lot A (retention basin)	94.5'	102.3'	10,137	--

The proposed project will be developed per San Bernardino County Design Standards. The density of units per acre is 3.8 du/ac. The minimum lot size is 7,200 SF, while the minimum lot width and depth are 60 FT and 100 FT respectively. The setbacks on the site are as follows: Front 25 FT; Side Interior 5 FT/10 FT; Rear 15 FT; Street Side 15 Feet (local street). The homes that will be constructed on each lot will be 2-story single-family residences of no more than 2,000 SF in size each.

The configuration of the lot is such that a new "L" shaped street will allow access to Lots 5-14 from Sequoia Avenue. Lots 1-4 are located facing east on Beech Avenue, and therefore can be accessed from Beech Avenue. The site plan identifies this street, which has no interior outlet, as "A" Street. "A" Street is considered a cul-de-sac with a circular point at which vehicles can turn around to reach the outlet at Sequoia Avenue. The street is 50 FT from property line to property line, which is inclusive of the sidewalk. Sidewalk will be 6.5 FT wide throughout the project. At its middle turning point "A" Street will be approximately 125 FT wide from property line to property line with a circular shaped turn to accommodate flow of traffic safely. The cul-de-sac end point will also be constructed at approximately 125 FT wide. "A" Street will be a private street. As a consequence, the home owners will have to establish a Homeowners Association or comparable mechanism such as a special entity (CSA 70 improvement zone) would need to be created/formed in order to privately maintain the street, streetlight, landscape, and the retention basin "Lot A",

Within and adjacent to Lot 6, there are two existing residential structures, owned by the applicant and occupied by tenants, that will be demolished as part of the proposed project. Also within Lot 6 is an existing building that will be retained as part of the project. The project will remove a third structure, a mobile home,

within the proposed alignment for "A" Street, as well as an existing segment of chain link fencing. A fourth structure that will be demolished as part of the proposed project is located within Lot 10.

Onsite drainage will be directed to a catch basin toward the terminus of "A" Street. Lot A, situated between Lot 14 and Lot 13, will receive all onsite drainage directed from the catch basin, and will serve as the site's water quality basin. The project will develop water and wastewater pipelines to provide connections to existing services within adjacent Sequoia Avenue and Beech Avenue. The sewer line will have to be extended about 250 feet to connect to the existing sewer in the project area. This will occur within a public road right-of-way. Though there is some vegetation on site, the proposed project does not contain any native trees that are six inches in diameter or more.

The project will be served by the following utilities agencies:

- Water: Fontana Water Company
- Sewer: City of Fontana
- Power: Southern California Edison
- Gas: Southern California Gas Company

Surrounding Land Uses and Setting

The entirety of the project is surrounded by residential land uses; the majority of the surrounding properties are single family homes. The area is highly developed as very little vacant land exists in the immediate vicinity of the proposed project site. Approximately 500 feet west of the project site on Sequoia Avenue is Sequoia Middle School and approximately 1,000 feet north of the project site on Beech Avenue is Beech Avenue Elementary School. The project is approximately 1 mile north of the I-10 freeway and approximately 1 mile east of the Fontana Auto Club Speedway, which is located in an Industrial area.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Single family structures	Single Residential (RS)
North	Single family structures	Single Residential (RS)
South	Single family structures	Single Residential (RS)
East	Single family structures	Single Residential (RS)
West	Single family structures	Single Residential (RS)

Construction Scenario

Construction of the proposed Tentative Tract Map 20001 is anticipated to begin by October 2019 and be completed by March 2020. The development scope will entail the construction of 14 residential homes with slab-on-grade foundation. The construction will be accomplished with conventional construction equipment including portable scaffolding, truck-mounted cranes, and concrete pumping equipment. Delivery of construction supplies will be accomplished using trucks during normal working hours. The site will require soil excavation in the amount of 1,250 cubic yards (CY) of cut and 1,540 CY of fill. Therefore, excavated soils would be used onsite, and approximately 290 CY would be imported for use on the site. The project will require demolition of four structures on site, and removal of the remains of the structures to the appropriate recycling or disposal facility. The materials that make up the remains of the structures include wood, metal, concrete, and plaster, amongst other materials.

Project Site Location, Existing Site Land Uses and Conditions (Include site photos)

Photo 1: Northwestern corner of the site bordering Sequoia Avenue facing south showing structures on site



Photo 2: Northwestern corner of the site bordering Sequoia Avenue facing east



Photo 3: Sidewalk/walking path along Sequoia Avenue facing east



Photo 4: Corner of site at Intersection of Beech Avenue and Sequoia Avenue facing south



Photo 5: Northeastern corner of the site from Intersection of Beech Avenue and Sequoia Avenue facing southwest, showing structures on site (mobile home)



Photo 6: Southeastern corner of site along Beech Avenue facing north



Photo 7: Southeastern corner of the site along Beech Avenue facing west



Photo 8: Southeastern corner of the site along Beech Avenue facing Northwest



Photo 9: Western portion of site



Photo 10: Existing structure along southern border in the middle of the site



Photo 11: Views to the north from the northern property line



ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

(Example: permits, financing approvals or participation agreements.)

Federal: N/A

State: South Coast Air Quality Management District and Santa Ana Regional Water Quality Control Board

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

Local: Water and sewer connections from Fontana Water Company and the City of Fontana, respectively.

SUMMARY OF CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

(See Tribal Cultural Resources Section later in this document.)

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 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 anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION (To be completed by the Lead Agency)

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

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


 Signature (prepared by Aron Liang, Planner)

8. 9. 2019
 Date


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

8-9-2019
 Date

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

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

- a) **Less Than Significant Impact** – Adverse impacts to scenic vistas can occur in one of two ways. First, an area itself may contain existing scenic vistas that would be altered by new development. A review of the project area determined that there are no scenic vistas located internally within the area proposed for the development of Tentative Tract Map 20001. Therefore, the development of Tentative Tract Map 20001 is not expected to impact any important scenic vistas within this area. A scenic vista impact can also occur when a scenic vista can be viewed from the project area or immediate vicinity and a proposed development may interfere with the view to a scenic vista. The County of San Bernardino General Plan does not identify any scenic vistas within the vicinity of the proposed project; however, the General Plan also states that a feature or vista can be considered scenic if it provides a vista of undisturbed natural areas. No features fitting the description above exist in the immediate vicinity of the project as the entire area is highly disturbed. The only scenic features that can be seen from the project area the San Gabriel Mountains to the north. Photos 6, 8, and 11 depict various views to the north, and illustrate that the project has interrupted views to the mountains in the north. The proposed project may interrupt the views to the north from the development south of the southern boundary, however as shown in Photo 8, the views are interrupted by development, trees, and power lines. Thus, implementation of the proposed Tentative Tract Map 20001 development is not anticipated to significantly impact any important scenic vistas either identified by the County of San Bernardino General Plan or identified as a result of a survey of the project site and surrounding area.

- b) **No Impact** – The project site does not contain any scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway corridor. The project site contains several trees; however, the site does not contain any native trees six inches or more in diameter that would be considered important by the County’s Tree Ordinance requiring a Tree Removal Permit. The project site contains 4 structures that will be removed/demolished as part of the proposed project, as well as scattered ornamental vegetation, weeds and loose soil throughout the site. No scenic highways exist within the project area, and no vegetation, rock outcroppings or

historic buildings are located on the project site that could be considered a scenic resource. Consequently, no impacts to a scenic resource will occur. No mitigation is required.

- c) *No Impact* – The project site is located within an urbanized area. Public views to the site are only available from adjacent public roads. The site is surrounded entirely by single-family residential uses, and therefore the development of this largely vacant lot with 14 single family homes would be consistent with the surrounding visual setting. Additionally, by improving the currently vacant site with well-designed buildings and complementary landscaping, the Project would enhance the visual character of the site and its surroundings within the existing visual setting. The Project would be consistent with the residential zoning of the site and the design guidelines for a local residence. This project will not degrade the visual character or quality of the surrounding properties. Therefore, no potential adverse visual impacts would occur as a result of project implementation. No mitigation is required.
- d) *Less Than Significant With Mitigation Incorporated* – Existing sources of lighting in the project area include street lights and lighting from the adjacent residential and commercial uses. Other existing sources of light include headlights of vehicles travelling on adjacent streets, particularly traffic along Beech Avenue. The new residential homes will introduce a new source of light and glare into the project area, though this lighting would be comparable to and consistent with lighting from surrounding uses. However, to ensure that light or glare (particularly off of structures with glass exteriors) does not result in intrusive lighting or glare to existing structures or persons in the project area, the following mitigation measure will be implemented:

AES-1 Prior to approval of the Final Design, an analysis of potential glare from sunlight or exterior lighting to impact vehicles travelling on adjacent roadways shall be submitted to the County for review and approval. This analysis shall demonstrate that due to building orientation or exterior treatment, no significant glare may be caused that could negatively impact drivers on the local roadways or impact adjacent land uses. If potential glare impacts are identified, the building orientation, use of non-glare reflective materials or other design solutions acceptable to the County of San Bernardino shall be implemented to eliminate glare impacts.

With implementation of this mitigation measure, potential light and glare impacts associated with the proposed project will be reduced to a less than significant level.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) *No Impact* – Tentative Tract Map 20001 is located in an area that is entirely urbanized. Neither the project site nor the adjacent and surrounding properties are designated for agricultural use. According to the Important Farmland Finder maps prepared pursuant to the farmland mapping and monitoring program of the California Resources Agency, no prime farmland, unique farmland, or farmland of statewide importance exists within the immediate vicinity of the proposed project (Figure II-1). Furthermore, no important farmland exists within one mile or more of the project site; therefore, implementation of the proposed Tentative Tract Map 20001 would not cause any impacts to agricultural resources. No mitigation is required.

- b) *No Impact* – There are no agricultural uses currently on the Project site or on adjacent properties. The project site is located within the Single Residential (RS) land use designation and the Residential Zone (RS-7200) zoning classification. No potential exists for a conflict between the proposed project and agricultural zoning or Williamson Act contracts within the project area. No mitigation is required.
- c) *No Impact* – Please refer to issues II(a) and II(b) above. The project site is in an urbanized area and neither the land use designation (Single Residential [RS]) nor zoning classification (Residential Zone [RS-7200]) supports forest land or timberland uses or designations. No potential exists for a conflict between the proposed project and forest/timberland zoning. No mitigation is required.
- d) *No Impact* – There are no forest lands within the project area, which is because the project area is urbanized. No potential for loss of forest land would occur if the project is implemented. No mitigation is required.
- e) *No Impact* – Because the project site and surrounding area do not support either agricultural or forestry uses and, furthermore, because the project site and environs are not designated for such uses, implementation of the proposed project would not cause or result in the conversion of Farmland or forest land to alternative use. No adverse impact would occur. No mitigation is required.

Issues	Potentially Significant impact	Less Than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Discuss conformity with the South Coast Air Quality Management Plan, if applicable). The following information utilized in this section of the Initial Study was obtained from the "Air Quality and GHG Impact Analyses WT-076 TTM 20001 Project, County of San Bernardino, California" dated March 21, 2018 prepared by Giroux & Associates and provided as Appendix 1 to this document.

Background

Climate

The climate of the western San Bernardino County, as with all of Southern California, is governed largely by the strength and location of the semi-permanent high pressure center over the Pacific Ocean and the moderating effects of the nearby vast oceanic heat reservoir. Local climatic conditions are characterized by very warm summers, mild winters, infrequent rainfall, moderate daytime on-shore breezes, and comfortable humidity. Unfortunately, the same climatic conditions that create such a desirable living climate combine to severely restrict the ability of the local atmosphere to disperse the large volumes of air pollution generated by the population and industry attracted in part by the climate. Fontana is situated in an area where the pollutants generated in coastal portions of the Los Angeles basin undergo photochemical reactions and then move inland across the project site during the daily sea breeze cycle. The resulting smog at times gives western San Bernardino County some of the worst air quality in all of California. Fortunately, significant air quality improvement in the last decade suggests that healthful air quality may someday be attained despite the limited regional meteorological dispersion potential.

Air Quality Standards

Existing air quality is measured at established Southern California Air Quality Management District (SCAQMD) air quality monitoring stations. Monitored air quality is evaluated and in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect are shown in Table III-1 below.

The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards presented in Table III-1. The air quality in a region is considered to be in attainment by the state if the measured ambient air pollutant levels for Ozone (O₃), Carbon Monoxide (CO) (except 8-hour Lake Tahoe), SO₂, Nitrogen Dioxide (NO₂), particulate matter ≤10 microns (PM₁₀), particulate matter ≤2.5 microns (PM_{2.5}), and visibility reducing particles are not to be exceeded at any time in any consecutive three-year period; all other values are not to be equaled or exceeded. The air quality in a region is considered to be in attainment with federal standards if the measured ambient air pollutant levels for O₃, PM₁₀, PM_{2.5}, and those based on annual averages or arithmetic mean are not exceeded more than once per year. The O₃ standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM₁₀, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m³ is equal to or less than one. For PM_{2.5}, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Sources and health effects of various pollutants are shown in Table III-2.

Baseline Air Quality

Existing levels of ambient air quality and historical trends and projections in the project area are best documented from measurements made near the project site. The South Coast Air Quality Management District (SCAQMD) operates a monitoring station in Fontana that monitors ozone and 10-micron diameter particulate matter. The nearest station that measures the complete spectrum of gaseous and particulate pollutants for which there are clean air standards is located in downtown San Bernardino. From these data resources, one can well infer that baseline air quality levels near the project site are improving, but occasionally unhealthful. Full attainment may still be many years away. Table III-3 summarizes the last four years of published monitoring data from the Fontana station.

1. Photochemical smog (ozone) levels frequently exceed standards. The 1-hour state standard was violated 9.2 percent of all days in the last five years in Fontana. The 8-hour state ozone standard has been exceeded 16 percent of all days in the past four years. The Federal eight-hour ozone standard has averaged around 10 percent of the time during this period. While ozone levels are still high, they are much lower than 10 to 20 years ago. Attainment of all clean air standards in the project vicinity is not likely to occur soon, but the severity and frequency of violations is expected to continue to slowly decline during the current decade.
2. Carbon monoxide (CO) levels at the San Bernardino station have declined throughout the last four years. The 8-hour standard has not been exceeded and the maximum 8-hour standard has been steadily declining, with 2016 having the lowest concentration in the time period analyzed. These data suggest that baseline CO levels in the project area are generally healthful and can accommodate a reasonable level of additional traffic emissions before any adverse air quality effects would be expected.
3. PM-10 levels periodically exceed the state 24-hour standard, but no measurements in excess of the national 24-hour particulate standard has been recorded in the last four years. State PM-10 standards are exceeded an average of 25 percent of all days per year.
4. A substantial fraction of PM-10 is comprised of ultra-small diameter particulates capable of being inhaled into deep lung tissue (PM-2.5). Year 2016 showed the fewest violations in recent years. Around one percent of all days exceeded the current national 24-hour standard of 35 µg/m³.
5. More localized pollutants such as nitrogen oxides, lead, etc. are very low near the project site because background levels never exceed allowable levels, and there are only limited sources of such emissions near the project site.

Table III-1
AMBIENT AIR QUALITY STANDARDS

Pollutant	Average Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
Ozone (O3)	1 Hour	0.09 ppm (180 µg/m3)	Ultraviolet Photometry	–	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m3)		0.075 ppm (147 µg/m3)		
Respirable Particulate Matter (PM10)	24 Hour	50 µg/m3	Gravimetric or Beta Attenuation	150 µg/m3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m3		–		
Fine Particulate Matter (PM2.5)	24 Hour	–	–	35 µg/m3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m3	Gravimetric or Beta Attenuation	15 µg/m3		
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m3)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m3)	–	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9 ppm (10 mg/m3)		9 ppm (10 mg/m3)	–	
	8 Hour (Lake Tahoe)	6 ppm (7 g/m3)		–	–	
Nitrogen Dioxide (NO2) ⁸	1 Hour	0.18 ppm (339 µg/m3)	Gas Phase Chemiluminescence	100 ppb (118 µg/m3)	–	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m3)		0.053 ppm (100 µg/m3)	Same as Primary Standard	
Sulfur Dioxide (SO2) ⁹	1 Hour	0.25 ppm (655 µg/m3)	Ultraviolet Fluorescence	75 ppb (196 µg/m3)	–	Ultraviolet Fluorescence; Spectrophotometry (Paraoxaniline Method)
	3 Hour	–		–	0.5 ppm (1300 µg/m3)	
	24 Hour	0.04 ppm (105 µg/m3)		0.14 ppm (for certain areas) ⁹	–	
	Annual Arithmetic Mean	–		0.030 ppm (for certain areas) ⁹	–	
Lead ^{8,10,11}	30-Day Average	1.5 µg/m3	Atomic Absorption	–	–	–
	Calendar Quarter	–		1.5 µg/m3 (for certain areas) ¹¹	Same as Primary Standard	High Volume Sampler and Atomic Absorption
	Rolling 3-Month Avg	–		0.15 µg/m3)		
Visibility Reducing Particles ¹²	8 Hour	See footnote 12	Beta Attenuation and Transmittance through Filter Tape	No Federal Standards		
Sulfates	24 Hour	25 µg/m3	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m3)	Ultraviolet Fluorescence			

Pollutant	Average Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
Vinyl Chloride ¹⁰	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chromatography			

Footnotes

- 1 California standards for ozone, carbon monoxide (except Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, suspended particulate matter – PM10, PM2.5, and visibility reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
- 2 National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest eight hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24-hour standard is attained when the expected number of days per calendar year, with a 24-hour average concentration above 150 µg/m³, is equal to or less than one. For PM2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over 3 years, are equal to or less than the standard. Contact U.S. EPA for further clarification and current federal policies.
- 3 Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
- 4 Any equivalent procedure which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
- 5 National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
- 6 National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
- 7 Reference method as described by the EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the EPA.
- 8 To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
- 9 On June 2, 2010, a new 1-hour SO₂ standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO₂ national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

 Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
- 10 The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
- 11 The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 µg/m³ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
- 12 In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

**Table III-2
 HEALTH EFFECTS OF MAJOR CRITERIA POLLUTANTS**

Pollutants	Sources	Primary Effects
Carbon Monoxide (CO)	<ul style="list-style-type: none"> • Incomplete combustion of fuels and other carbon-containing substances, such as motor exhaust. • Natural events, such as decomposition of organic matter. 	<ul style="list-style-type: none"> • Reduced tolerance for exercise. • Impairment of mental function. • Impairment of fetal development. • Death at high levels of exposure. • Aggravation of some heart diseases (angina).
Nitrogen Dioxide (NO ₂)	<ul style="list-style-type: none"> • Motor vehicle exhaust. • High temperature stationary combustion. • Atmospheric reactions. 	<ul style="list-style-type: none"> • Aggravation of respiratory illness. • Reduced visibility. • Reduced plant growth. • Formation of acid rain.
Ozone (O ₃)	<ul style="list-style-type: none"> • Atmospheric reaction of organic gases with nitrogen oxides in sunlight. 	<ul style="list-style-type: none"> • Aggravation of respiratory and cardiovascular diseases. • Irritation of eyes. • Impairment of cardiopulmonary function. • Plant leaf injury.
Lead (Pb)	<ul style="list-style-type: none"> • Contaminated soil. 	<ul style="list-style-type: none"> • Impairment of blood function and nerve conduction. • Behavioral and hearing problems in children.
Fine Particulate Matter (PM-10)	<ul style="list-style-type: none"> • Stationary combustion of solid fuels. • Construction activities. • Industrial processes. • Atmospheric chemical reactions. 	<ul style="list-style-type: none"> • Reduced lung function. • Aggravation of the effects of gaseous pollutants. • Aggravation of respiratory and cardio respiratory diseases. • Increased cough and chest discomfort. • Soiling. • Reduced visibility.
Fine Particulate Matter (PM-2.5)	<ul style="list-style-type: none"> • Fuel combustion in motor vehicles, equipment, and industrial sources. • Residential and agricultural burning. • Industrial processes. • Also, formed from photochemical reactions of other pollutants, including NO_x, sulfur oxides, and organics. 	<ul style="list-style-type: none"> • Increases respiratory disease. • Lung damage. • Cancer and premature death. • Reduces visibility and results in surface soiling.
Sulfur Dioxide (SO ₂)	<ul style="list-style-type: none"> • Combustion of sulfur-containing fossil fuels. • Smelting of sulfur-bearing metal ores. • Industrial processes. 	<ul style="list-style-type: none"> • Aggravation of respiratory diseases (asthma, emphysema). • Reduced lung function. • Irritation of eyes. • Reduced visibility. • Plant injury. • Deterioration of metals, textiles, leather, finishes, coatings, etc.

Source: California Air Resources Board, 2002.

**Table III-3
 AIR QUALITY MONITORING SUMMARY (2013-2016)
 (NUMBER OF DAYS STANDARDS WERE EXCEEDED, AND MAXIMUM LEVELS DURING SUCH VIOLATIONS)
 (ENTRIES SHOWN AS RATIOS = SAMPLES EXCEEDING STANDARD/SAMPLES TAKEN)**

Pollutant/Standard	2013	2014	2015	2016
Ozone				
1-Hour > 0.09 ppm (S)	34	31	36	34
8-Hour > 0.07 ppm (S)	66	52	57	49
8-Hour > 0.075 ppm (F)	42	37	39	34
Max. 1-Hour Conc. (ppm)	0.151	0.127	0.133	0.139
Max. 8-Hour Conc. (ppm)	0.122	0.105	0.111	0.105
Carbon Monoxide				
8-Hour > 9. ppm (S,F)	0	0	0	0
Max 8-hour Conc. (ppm)	1.7	1.2	1.2	1.0
Nitrogen Dioxide				
1-Hour > 0.18 ppm (S)	0	0	0	0
Max. 1-Hour Conc. (ppm)	0.072	0.074	0.089	0.071
Inhalable Particulates (PM-10)				
24-hour > 50 µg/m ³ (S)	19/61	13/58	13/55	15/61
24-hour > 150 µg/m ³ (F)	0/61	0/58	0/55	0/61
Max. 24-Hr. Conc. (µg/m ³)	90.	68.	96.	94.
Ultra-Fine Particulates (PM-2.5)				
24-Hour > 35 µg/m ³ (F)	1/121	1/58	2/113	0/111
Max. 24-Hr. Conc. (µg/m ³)	43.6	78.9	47.3	30.4

S=State Standard; F=Federal Standard; Source: South Coast AQMD – Fontana and San Bernardino Air Quality Monitoring Station data: www.arb.ca.gov/adam/77

Air Quality Planning

Federal

The U.S. EPA is responsible for setting and enforcing the NAAQS for O₃, CO, NO_x, SO₂, PM₁₀, PM_{2.5}, and lead (7). The U.S. EPA has jurisdiction over emissions sources that are under the authority of the federal government including aircraft, locomotives, and emissions sources outside state waters (Outer Continental Shelf). The U.S. EPA also establishes emission standards for vehicles sold in states other than California. Automobiles sold in California must meet the stricter emission requirements of the CARB.

The Federal Clean Air Act (CAA) was first enacted in 1955, and has been amended numerous times in subsequent years (1963, 1965, 1967, 1970, 1977, and 1990). The CAA establishes the federal air quality standards, the NAAQS, and specifies future dates for achieving compliance (14). The CAA also mandates that states submit and implement State Implementation Plans (SIPs) for local areas not meeting these standards. These plans must include pollution control measures that demonstrate how the standards will be met.

The 1990 amendments to the CAA that identify specific emission reduction goals for areas not meeting the NAAQS require a demonstration of reasonable further progress toward attainment and incorporate additional sanctions for failure to attain or to meet interim milestones. The sections of the CAA most directly applicable to the development of the Project site include Title I (Non-Attainment Provisions) and Title II (Mobile Source Provisions). Title I provisions were established with the goal of attaining the NAAQS for the following criteria pollutants O₃, NO₂, SO₂, PM₁₀, CO, PM_{2.5}, and lead. The NAAQS were amended in July 1997 to include an additional standard for O₃ and to adopt a NAAQS for PM_{2.5}. Table III-1 (previously presented) provides the NAAQS within the basin.

Mobile source emissions are regulated in accordance with Title II provisions. These provisions require the use of cleaner burning gasoline and other cleaner burning fuels such as methanol and natural gas. Automobile manufacturers are also required to reduce tailpipe emissions of hydrocarbons and nitrogen oxides (NO_x). NO_x is a collective term that includes all forms of nitrogen oxides (NO, NO₂, NO₃) which are emitted as byproducts of the combustion process.

State: California

The CARB, which became part of the California EPA in 1991, is responsible for ensuring implementation of the California Clean Air Act (AB 2595), responding to the federal CAA, and for regulating emissions from consumer products and motor vehicles. The California CAA mandates achievement of the maximum degree of emissions reductions possible from vehicular and other mobile sources in order to attain the state ambient air quality standards by the earliest practical date. The CARB established the CAAQS for all pollutants for which the federal government has NAAQS and, in addition, establishes standards for sulfates, visibility, hydrogen sulfide, and vinyl chloride. However at this time, hydrogen sulfide and vinyl chloride are not measured at any monitoring stations in the SCAB because they are not considered to be a regional air quality problem. Generally, the CAAQS are more stringent than the NAAQS (15) (7).

Local air quality management districts, such as the SCAQMD, regulate air emissions from commercial and light industrial facilities. All basins have been formally designated as attainment or non-attainment for each CAAQS.

Non-attainment areas are required to prepare air quality management plans that include specified emission reduction strategies in an effort to meet clean air goals. These plans are required to include:

- Application of Best Available Retrofit Control Technology to existing sources;
- Developing control programs for area sources (e.g., architectural coatings and solvents) and indirect sources (e.g. motor vehicle use generated by residential and commercial development);
- A District permitting system designed to allow no net increase in emissions from any new or modified permitted sources of emissions;
- Implementing reasonably available transportation control measures and assuring a substantial reduction in growth rate of vehicle trips and miles traveled;
- Significant use of low emissions vehicles by fleet operators;
- Sufficient control strategies to achieve a five percent or more annual reduction in emissions or 15 percent or more in a period of three years for ROG_s, NO_x, CO and PM₁₀. However, air basins may use alternative emission reduction strategy that achieves a reduction of less than five percent per year under certain circumstances.

The most current regional attainment emissions forecast for ozone precursors (ROG and NO_x) and for carbon monoxide (CO) and for particulate matter are shown in Table III-4.

**Table III-4
 SOUTH COAST AIR BASIN EMISSIONS FORECASTS (EMISSIONS IN TONS/DAY)**

Pollutant	2015 ^a	2020 ^b	2025 ^b	2030 ^b
NOx	357	289	266	257
VOC	400	393	393	391
PM-10	161	165	170	172
PM-2.5	67	68	70	71

^a2015 Base Year.

^bWith current emissions reduction programs and adopted growth forecasts.

Source: California Air Resources Board, 2013 Almanac of Air Quality

Significance Thresholds Used in This Document

Air quality impacts are considered "significant" if they cause clean air standards to be violated where they are currently met, or if they "substantially" contribute to an existing violation of standards. Any substantial emissions of air contaminants for which there is no safe exposure, or nuisance emissions such as dust or odors, would also be considered a significant impact.

Appendix G of the California CEQA Guidelines offers the following five tests of air quality impact significance. A project would have a potentially significant impact if it:

- a. Conflicts with or obstructs implementation of the applicable air quality plan?
- b. Results in a cumulatively considerable net increase of any criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- c. Exposes sensitive receptors to substantial pollutant concentrations?
- d. Result in other emissions (such as those leading to odors) adversely affecting a number of people

Regional Significance Thresholds

The SCAQMD has developed regional significance thresholds for regulated pollutants, shown below in Table III-5. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily regional emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

**Table III-5
 DAILY EMISSIONS THRESHOLDS**

Pollutant	Construction	Operations
VOC	75 lbs/day	55 lbs/day
NOx	100 lbs/day	55 lbs/day
CO	550 lbs/day	550 lbs/day
PM-10	150 lbs/day	150 lbs/day
PM-2.5	55 lbs/day	55 lbs/day
SOx	150 lbs/day	150 lbs/day
Lead	3 lbs/day	3 lbs/day

Source: Based on SCAQMD Air Quality Significance Thresholds, March 2015

Additional Indicators

In its CEQA Handbook, the SCAQMD also states that additional indicators should be used as screening criteria to determine the need for further analysis with respect to air quality. The additional indicators are as follows:

- Project could interfere with the attainment of the federal or state ambient air quality standards by either violating or contributing to an existing or projected air quality violation
 - Project could result in population increases within the regional statistical area which would be in excess of that projected in the AQMP and in other than planned locations for the project's build-out year.
 - Project could generate vehicle trips that cause a CO hot spot.
- a) *Less Than Significant Impact* – Projects such as the proposed Tentative Tract 20001 14-Lot residential development do not directly relate to the AQMP in that there are no specific air quality programs or regulations governing general development. Conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use are the primary yardsticks by which impact significance of planned growth is determined. Based on the analysis in Section 10 (Land Use and Planning), the proposed project is consistent with the adopted County General Plan. Thus, the proposed project is consistent with regional planning forecasts maintained by the Southern California Association of Governments (SCAG) regional plans. The SCAQMD, however, while acknowledging that the AQMP is a growth-accommodating document, does not favor designating regional impacts as less-than-significant only because of consistency with regional growth projections. Air quality impact significance for the proposed project has therefore been analyzed on a project-specific basis. As the analysis of project-related emissions provided below indicates, the proposed project will not cause or be exposed to significant air pollution, and is, therefore, consistent with the applicable air quality plan.
- b) *Less Than Significant With Mitigation Incorporated* – Air pollution emissions associated with the proposed project would occur over both a short and long-term time period. Short-term emissions include fugitive dust from construction activities (i.e., site prep, grading, and exhaust emission) at the proposed Project site. Long-term emissions generated by future operation of the proposed project primarily include energy consumption at the proposed residences and future trips by future residents of the 14 single family homes. The construction and operational emissions were estimated and compared to the SCAQMD significance thresholds using the CalEEMod model (Version 2016.3.2). Construction is expected to take approximately 8.5 months. Construction was modeled in using default construction equipment and schedule for a project of this size as shown in Table III-6 below. Utilizing this indicated equipment fleet and durations shown in Table III-6 the following worst case daily construction emissions are calculated by CalEEMod and are listed in Table III-7. Peak daily construction activity emissions are estimated to be below SCAQMD CEQA thresholds and therefore not cumulatively considerable or significant. The only mitigation measure modeled is as follows:
- Exposed surfaces will be watered at least three times per day during grading activities

Construction equipment exhaust contains carcinogenic compounds within the diesel exhaust particulates. The toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365 days per year, 70-year lifetime exposure. The SCAQMD does not generally require the analysis of construction-related diesel emissions relative to health risk due to the short period for which the majority of diesel exhaust would occur. Health risk analyses are typically assessed over a 9-, 30-, or 70-year timeframe and not over a relatively brief construction period due to the lack of health risk associated with such a brief exposure.

**Table III-6
 CONSTRUCTION ACTIVITY EQUIPMENT FLEET**

Phase Name and Duration	Equipment
Grading (8 days)	1 Excavator
	1 Dozer
	1 Grader
	3 Loader/Backhoes
Construction (230 days)	1 Crane
	3 Loader/Backhoes
	1 Generator Set
	1 Welders
	3 Forklifts
Paving (18 days)	1 Paver
	2 Mixers
	1 Paving Equipment
	1 Loader/Backhoe
	21 Rollers

**Table III-7
 CONSTRUCTION ACTIVITY EMISSIONS
 MAXIMUM DAILY EMISSIONS (POUNDS/DAY)**

Maximal Construction Emissions	ROG	NOx	CO	SO ₂	PM-10	PM-2.5
2019						
Unmitigated	2.7	28.4	17.4	0.0	8.1	4.7
Mitigated	2.7	28.4	17.4	0.0	3.9	2.5
2020						
Unmitigated	9.0	19.3	17.0	0.0	1.8	1.1
Mitigated	9.0	19.3	17.0	0.0	1.8	1.1
SCAQMD Thresholds	75	100	550	150	150	55

Dust is typically a major concern during rough grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions". Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). The CalEEMod model was utilized to calculate fugitive dust emissions resulting from this phase of activity. It is our understanding the Project site will balance (will not require soil import/export). The Project site contains no physical structures/buildings and therefore would not require demolition activity. Construction emissions for construction worker vehicles traveling to and from the Project site, as well as vendor trips (construction materials delivered to the Project site) were estimated based on information CalEEMod model defaults. Under the assumed scenarios, emissions resulting from the Project construction would not exceed numerical thresholds established by the SCAQMD for any criteria pollutant. However, though Construction activities are not anticipated to cause dust emissions to exceed SCAQMD CEQA thresholds. Nevertheless, emissions minimization through enhanced dust control measures is recommended for use because of the non-attainment status of the air and proximity of residential uses. Recommended measures include:

AIR-1 *Fugitive Dust Control.* The following measures shall be incorporated into Project plans and specifications for implementation:

- **Apply soil stabilizers or moisten inactive areas.**
- **Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day).**
- **Cover all stock piles with tarps at the end of each day or as needed.**
- **Provide water spray during loading and unloading of earthen materials.**
- **Minimize in-out traffic from construction zone.**
- **Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard.**
- **Sweep streets daily if visible soil material is carried out from the construction site.**

Similarly, ozone precursor emissions (ROG and NOx) are calculated to be below SCAQMD CEQA thresholds. However, because of the regional non-attainment for photochemical smog, the use of reasonably available control measures for diesel exhaust is recommended. Combustion emissions control options include:

AIR-2 *Exhaust Emissions Control.* The following measures shall be incorporated into Project plans and specifications for implementation:

- **Utilize well-tuned off-road construction equipment.**
- **Establish a preference for contractors using Tier 3 or better heavy equipment.**
- **Enforce 5-minute idling limits for both on-road trucks and off-road equipment.**

With the above mitigation measures, any impacts related to construction emissions are considered less than significant. No further mitigation is required.

Operational Emissions

Operational emissions were calculated using CalEEMod2016.3.2 for an assumed project build-out year of 2020. Using default trip generation estimates contained in CalEEMod, the project would generate 133 daily weekday trips and 139 Saturday trips. The operational impacts are shown in Table III-8. As shown, operational emissions will not exceed applicable SCAQMD operational emissions CEQA thresholds of significance.

**Table III-8
 DAILY OPERATIONAL IMPACTS**

Source	Operational Emissions (lbs/day)					
	ROG	NOx	CO	SO ₂	PM-10	PM-2.5
Area	4.2	0.3	8.3	0.0	1.1	1.1
Energy	0.1	0.1	0.0	0.0	0.0	0.0
Mobile	0.3	2.1	4.1	0.0	1.0	0.3
Total	4.6	2.5	12.4	0.0	2.1	1.4
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: CalEEMod Output in Appendix

In conclusion, project related construction source emissions and Project operation source emissions are considered less than cumulatively considerable or significant with implementation of the above mitigation measures. No further mitigation is required.

- c) **Less Than Significant With Mitigation Incorporated** – The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs were developed in response to Governing Board’s Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD’s Mobile Source Committee in February 2005.

Use of an LST analysis for a project is optional. For the proposed project, the primary source of possible LST impact would be during construction. LSTs are applicable for a sensitive receptor where it is possible that an individual could remain for 24 hours such as a residence, hospital or convalescent facility. LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

LST screening tables are available for 25, 50, 100, 200 and 500 meter source-receptor distances. For this project, there are several adjacent residential uses such that the most conservative 25 meter distance was modeled.

The SCAQMD has issued guidance on applying CalEEMod to LSTs. LST pollutant screening level concentration data is currently published for 1, 2 and 5 acre sites for varying distances. For this project, the most stringent thresholds for a 1 acre site were applied.

Because the LST analysis examines the impact on on-site emissions upon an adjacent receptor, on-road emissions such as truck haul or worker commuting, which occur on off-site roadways, are excluded. The following thresholds and emissions in Table III-9 are therefore determined (pounds per day):

**Table III-9
 LST AND PROJECT EMISSIONS (POUNDS/DAY)**

LST 1 acre/25 meters Central San Bernardino Valley	CO	NOx	PM-10	PM-2.5
LST Thresholds	667	118	4	3
Max On-Site Emissions				
Unmitigated	17	28	8	5
Mitigated	17	28	4	3

CalEEMod Output In Appendix

LSTs were compared to the maximum daily construction activities. As seen in Table III-9, with active dust suppression, mitigated emissions meet the LST for construction thresholds. LST impacts are less than significant. However, the following construction mitigation measure is necessary to ensure LST thresholds are maintained below significance thresholds:

AIR-3 *Exposed surfaces will be watered at least three times per day during grading activities.*

No further mitigation is required.

- d) *Less Than Significant Impact* – Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills or various heavy industrial uses. The Project does not propose any such uses or activities that would result in potentially significant operational- source odor impacts. Potential sources of operational odors generated by the Project would include disposal of miscellaneous refuse. Moreover, SCAQMD Rule 402 acts to prevent occurrences of odor nuisances. Consistent with County requirements, all Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations. Potential operational-source odor impacts are therefore considered less than significant. No mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<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, 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"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: (Check if project is located in the Biological Overlay or contains habitat for any species listed in the California Natural Diversity Database). The following information is provided based on a General Biological Resources Assessment (BRA) of the project site. The assessment was conducted by Jericho Systems dated January 29, 2018 and is titled "General Biological Resources Assessment, Project # WT-076 – Tentative Tract Map 20001, 14-Lot Subdivision, Land Use Services Department, County of San Bernardino." The following information is abstracted from Appendix 2.

General Site Conditions

The easternmost parcel occupying the corner of Sequoia and Beech Avenues (east portion of APN 0233-163-21) is approximately 1.7 acres and appears to have been fully disturbed by former urban land uses. It contains remnants of existing concrete roadway/sidewalk traversing east-west in the center of the parcel, and remnants of parking or former single-family residential pad areas occupying each of the four corners. There were no burrows or other small mammal activity observed other than pocket gopher mounds, and emerging vegetation consists of annual grasses and mustards with other assorted ruderal and weedy species. The area is highly disturbed by previous and ongoing human activities.

The westernmost parcel is approximately 1 acre (west portion of APN 0233-163-20), is vacant, and lies behind (adjacent south of) the occupied residential uses that front Sequoia Avenue, and adjacent west of the 1.7-acre disturbed parcels. This area has been disc harrowed recently and historically according to archived satellite photographs. Emerging vegetation consists of annual grasses and mustards with other assorted ruderal and weedy species.

Sensitive Habitat

Riversidial alluvial fan sage scrub (RAFSS) is the only sensitive habitat type identified on the Fontana USGS quad as having the potential to occur within the Project area. The Project area is located on the eastern edge of the Etiwanda alluvial fan originating from the San Gabriel Mountains to the north. Historically this area was predominantly covered with this habitat type. It has been replaced almost completely by urban development along the valley floor, and few if any remnants of RAFSS habitat remain within the study area. Small sections can be found along the southernmost edges of the study area along the northern foothills of the Jurupa mountains. However, there was no RAFSS, patches of RAFSS, or individual plant species that make up this habitat community found on the Project site during the site survey.

Sensitive Species

Sensitive species that occur within the Fontana USGS quad are identified in Table 1 and Table 2 of the BRA. However, no sensitive species, including BUOW, were identified on any of the subject properties during the field surveys. No BUOW individuals or sign including pellets, feathers or white wash were observed. Furthermore, no suitably sized burrows or burrow surrogates were observed on the Project site and no host burrowers were observed during the survey.

Per the definition provided in the 2012 CDFW Staff Report on Burrowing Owl Mitigation, "Burrowing owl habitat generally includes, but is not limited to, short or sparse vegetation (at least at some time of year), presence of burrows, burrow surrogates or presence of fossorial mammal dens, well-drained soils, and abundant and available prey." The Project site would not be considered suitable for BUOW for the following reasons:

- *No appropriately sized mammal burrows or burrow surrogates were observed within the project area during survey;*
- *No BUOW host burrowers were observed within the project area during survey;*
- *Due to the level of disturbance on site and the presence of surrounding developed areas, it is not likely that a suitable prey source for this species is present within the Project area; and*
- *The presence of domestic animals including domestic dogs and feral cats further negatively affects the site's potential to support this species.*

Therefore, the Project site is currently not suitable to support BUOW and this species is considered absent from the Project area. Additionally, the subject properties surveyed for the Project have a very low potential for occurrence of all species considered for this area. This conclusion was based on several factors:

1. The subject site is small and landlocked by intensive urban development for many miles on all sides.
2. The vacant areas of the parcels are highly disturbed currently and historically and have ongoing impacts from human activities.

There are no habitat types or values for any of the species listed with a potential to be located within the project area due to the above factors.

- a) *Less Than Significant Impact* – Implementation of the Project does not have a potential for a significant adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special species in local or regional plans, policies, or regulations, or by the

California Department of Fish and Wildlife (CDFW) (formerly Department of Fish and Game) or U.S. Fish and Wildlife Service (USFWS). The project area is not within the designated critical habitat of any species. The California Natural Diversity Database (CNDDDB) and California Native Plant Society Electronic Inventory (CNPSEI) found six special status species to be within a three-mile radius of the project site; however, suitable habitat does not exist within or surrounding the Project site. No suitable habitat occurs within the project area for any of the State and/or federally listed threatened or endangered species identified in the literature review and database search. Upon survey of the project footprint, the field biologist determined that, of the species listed as sensitive species that could occur in the area, none would be impacted by implementation of the proposed project. Therefore, no significant impacts under this issue are anticipated, and no mitigation is required.

- b) *Less Than Significant Impact* – Implementation of the proposed project will not have an adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS. The project site has been disc harrowed recently and historically according to archived satellite photographs. Emerging vegetation consists of annual grasses and mustards with other assorted ruderal and weedy species. The site has been subject to historic human disturbance and ongoing human use. It is surrounded by development residential development with very little vacant land existing in the immediate vicinity. Based on the field survey conducted by Jericho Systems and the information contained in Appendix 2, no significant impacts are anticipated under this issue, and no mitigation is required.
- c) *No Impact* – According to the data gathered by Jericho Systems in Appendix 2, no federally protected wetlands occur within the project footprint. Therefore, implementation of the proposed project will have no potential to impact any 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. No mitigation is required.
- d) *Less Than Significant With Mitigation Incorporated* – Based on the field survey of the project site, the Project will not substantially interfere with the movement of any native resident or migratory species or with established native or migratory wildlife corridors, or impede the use of native nursery sites. However, the State does protect all migratory and nesting native birds. Though no impacts to nesting or migratory birds have been identified in Appendix 2 (Biological Resources Assessment), there are several eucalyptus trees bordering the Project site that could potentially support nesting birds, and there is vacant land on site that could potentially be suitable for ground-nesting species. To prevent interfering with native bird nesting, the following mitigation measure shall be implemented.

BIO-1 The State of California prohibits the “take” of active bird nests. To avoid an illegal take of active bird nests, any grubbing, brushing or tree removal should be conducted outside of the the State identified nesting season (Raptor nesting season is February 15 through July 31; and migratory bird nesting season is March 15 through September 1). Alternatively, the site shall be evaluated by a qualified biologist prior to the initiation of ground disturbance to determine the presence or absence of nesting birds. Active bird nests MUST be avoided during the nesting season. If an active nest is located in the project construction area it will be flagged and a 300-foot avoidance buffer placed around it. No activity shall occur within the 300-foot buffer until the young have fledged the nest.

Thus, with implementation of the above measure, any effects on wildlife movement or the use of wildlife nursery sites can be reduced to a less than significant impact.

- e) *No Impact* – Based on the field survey, the Project footprint does not contain any biological resources, such as trees, that might be protected by local policies or ordinances. Past grading maintenance activities have eliminated any trees or other biological resources that might be protected. With no potential for conflicts with local policies or ordinances, no mitigation is required.

- f) *No Impact* – The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There are no adopted plans for the project area, the proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No mitigation is required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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: (Check if project is located in the Cultural Resources overlays or cite results of cultural resource review). A cultural resources report has been prepared to evaluate the potential for cultural resources to occur within the project area of potential effect. This report, prepared by CRM TECH and attached as Appendix 3, is titled "Historical/Archeological Resources Survey Report Tentative Tract Map Number 20001," and is dated March 10, 2018. The following has been abstracted from the CRM TECH report:

Between January and March 2018, at the request of Tom Dodson and Associates, CRM TECH performed a cultural resources study on a former dairy farm which previously operated at the Project site . The purpose of the cultural resources study is to provide the County of San Bernardino with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any "historical resources" or "tribal cultural resources," as defined by CEQA, that may exist in or near the project area. In order to identify such resources, CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, consulted with the State of California Native American Heritage Commission, and carried out an intensive-level field survey.

During the course of this study, the former dairy farm was found to date to 1933-1959 and was recorded into the California Historical Resources Inventory as Site 36-031717 (CA-SBR-31717H). Based on field observations and the results of the historical background research, however, the property does not appear to meet any of the criteria for listing in the California Register of Historical Resources, and thus does not qualify as a "historical resource" pursuant to CEQA provisions. No potential "tribal cultural resources" were encountered during the study. Therefore, CRM TECH concludes that no "historical resources" or "tribal cultural resources" are known to be present within or adjacent to the project area.

Accordingly, CRM TECH recommends to the County of San Bernardino a finding of *No Impact* regarding cultural resources, pending the completion of Native American consultation process by the County pursuant to Assembly Bill 52. No other cultural resources investigation is recommended for this project unless development plans undergo such changes as to include areas not covered by this study.

a&b) *Less Than Significant With Mitigation Incorporated* – CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

The ground surface of the Project site has evidently been disturbed extensively in the past, the likelihood of encountering such resources on the property appears to be relatively low. Per the above discussion and definition, though a dairy farm was found to date to 1933-1959 and was recorded into

the California Historical Resources Inventory as Site 36-031717 (CA-SBR-31717H), based on field observations and the results of the historical background research, the property does not appear to meet any of the criteria for listing in the California Register of Historical Resources, and thus does not qualify as a "historical resource" pursuant to CEQA provisions.

In light of this information and pursuant to PRC §21084.1, the following conclusions have been reached for the Project:

- No known historical resources within or adjacent to the Project area have any potential to be disturbed as they are not within the proposed area in which the facilities will be constructed and developed, and thus, the Project as it is currently proposed will not cause a substantial adverse change to any known historical resources.
- No further cultural resources investigation is necessary for the proposed project unless construction plans undergo such changes as to include areas not covered by this study.

However, if buried cultural materials are discovered during any earth-moving operations associated with the Project, the following mitigation measure shall be implemented:

CUL-1 Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the County onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.

With the above contingency mitigation incorporation, potential for impact to cultural resources will be reduced to a less than significant level. No additional mitigation is required.

- c) ***Less Than Significant Impact*** – As noted in the discussion above, no available information suggests that human remains may occur within the APE and the potential for such an occurrence is considered very low. State law (Section 7050.5 of the Health and Safety Code) as well as local laws require that the Police Department, County Sheriff and Coroner's Office receive notification if human remains are encountered. Compliance with these laws is considered adequate mitigation for potential impacts and no further mitigation is required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

a) *Less Than Significant Impact* – The proposed project consists of a 14 lot residential subdivision. Energy consumption encompasses many different activities. For example, construction can include the following activities: delivery of equipment and material to a site from some location (note it also requires energy to manufacture the equipment and material, such as harvesting, cutting and delivering wood from its source); employee trips to work, possibly offsite for lunch (or a visit by a catering truck), travel home, and occasionally leaving a site for an appointment or checking another job; use of equipment onsite (electric or fuel); and sometimes demolition and disposal of construction waste. For the proposed project the number of employees will be limited due to the small size of the project and site. Also, demolition will be required for this site. To minimize energy costs of construction debris management, mitigation has been established to require diversion of all material subject to recycling. Energy consumption by equipment will be reduced by requiring shutdowns when equipment is not in use after five minutes and ensuring equipment is being operated within proper operating parameters (tune-ups) to minimize emissions and fuel consumption. These requirements are consistent with State and regional rules and regulations. Under the construction scenario outlined above, the proposed project will not result in wasteful, inefficient, or unnecessary energy consumption during construction.

The proposed project will ultimately allow 14 residences to be installed with supporting infrastructure (road access and utilities). According to CalEEMod the average single family home will consume an estimated 8,716.48 KWh annually or 122,031 KWh annually, collectively. The new structures must be constructed in conformance with a variety of existing energy efficiency regulatory requirements or guidelines including:

- Compliance California Green Building Standards Code, AKA the CALGreen Code (Title 24, Part 11), which became effective on January 1, 2017. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of building through the use of building concepts encouraging sustainable construction practices.
- The provisions of the CALGreen code apply to the planning, design, operation, construction, use, and occupancy of every newly construction building.
- Compliance The Building Energy Efficiency Standards (CBSC) would ensure that the building energy use associated with the proposed project would not be wasteful or unnecessary.
- Compliance with Indoor Water use consumption reduced through the maximum fixture water use rates.
- Compliance with diversion of construction and demolition materials from landfills.
- Compliance with SBDC Water Efficient Landscape Ordinance Chapter 83-10 – Landscaping Standards.
- Compliance with SBDC Chapter 83.07 – Glare & Outdoor Lighting.
- Compliance with AQMD Mandatory use of low-pollutant emitting finish materials.

- Compliance with AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.
- Compliance with diesel exhaust emissions from diesel vehicles and off-road diesel vehicle/equipment operations.
- Compliance with these regulatory requirements for operational energy use and construction energy use would not be wasteful or unnecessary use of energy.

Further, Southern California Edison (SCE) is presently in compliance with State renewable energy supply requirements and SCE will supply electricity to the project. Under the operational/occupancy scenario for the proposed project, the proposed project will not result in wasteful, inefficient, or unnecessary energy consumption that could result in a significant adverse impact to energy issues based on compliance with the referenced laws, regulations and guidelines. No mitigation is required.

- b) *Less Than Significant Impact* – Based on the analysis in the preceding discussion, the proposed project will not conflict with current State energy efficiency or electricity supply requirements or any local plans or programs for renewable energy or energy efficiency requirements. No mitigation is required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (1994), creating substantial direct or indirect 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

- a) i) *Less Than Significant Impact* – The Project site is located in the southwestern portion of San Bernardino County, which is located between several active faults. However, according to the California Geologic Survey Information Warehouse Regulatory Map showing the project location, the proposed project is not located within a designated Alquist-Priolo zone, as depicted in Figure VII-1. Based on the information in the Figure VII-1 and in the San Bernardino County General Plan, the potential ground rupture is considered to be low; therefore, future residents of the Tentative Tract Map 20001 lot development will not be subject to rupture from a known earthquake fault. Potential impacts are deemed to be less than significant; no mitigation measures are required.

- ii) ***Less Than Significant Impact*** – As stated in the discussion above, several faults run through the County, including the San Andreas Fault, which travels in a northwest to southeast direction and is located approximately 15 miles north of the project location. According to the USGS Fault Map provided as Figure VII-2, no major faults are located within or adjacent to the project site or within the surrounding area. However, as with much of southern California, the proposed structures will be subject to strong seismic ground shaking impacts should any major earthquakes occur in the future. The proposed residential buildings are subject to the seismic design criteria of the California Building Code (CBC). The 2010 California Building Code (CBC; Title 14, California Code of Regulations, Part 2) contains seismic safety provisions with the aim of preventing building collapse during a design earthquake—defined as a magnitude earth quake with a two percent chance of exceedance in 50 years, or an average return period of 2,475 years—so that occupants would be able to evacuate after the earthquake. By complying with these requirements, the potential for building collapse is reduced, thereby minimizing potential injury or loss of life. Though these requirements may not prevent structural damage from occurring during earthquakes, adherence to seismic design requirements will minimize damage to property within the structure because the structure itself is designed to prevent potential collapse. Thus, through compliance with the CBC seismic design criteria, a significant impact that would expose people or structures to substantial adverse effects, including the risk of loss, injury, or death involving seismic ground shaking is not anticipated. No mitigation is required.
- iii) ***No Impact*** – According to the map prepared for the San Bernardino County Land Use Plan General Plan Geologic Hazard Overlays (Figure VII-3), the Project site is not located in an area that is considered susceptible to seismic-related ground failure, including liquefaction. Therefore, the Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving liquefaction. No impacts under this issue are anticipated and no mitigation is required. No mitigation is required.
- iv) ***No Impact*** – According to the map prepared for the San Bernardino County Land Use Plan General Plan Geologic Hazard Overlays (Figure VII-3), the Project site is not located in an area that is considered susceptible to landslides. Based on a site reconnaissance the project site is essentially flat. Therefore, the Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. No impacts under this issue are anticipated and no mitigation is required.
- b) ***Less Than Significant With Mitigation Incorporated*** – Due to the existing graded and disturbed nature of the project site, and the type of project being proposed, a potential for soil erosion, loss of topsoil, and/or placing structures on unstable soils is generally considered less than significant. The project site is mostly vacant, with scattered vegetation and several structures that will be demolished as a part of the proposed project. During project construction, when onsite soils are being manipulated, temporary soil erosion may occur, which could be exacerbated by rainfall. Project grading would be managed through the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP), and will be required to meet best management practices (BMPs) to achieve concurrent water quality controls after construction is completed and the Tentative Tract Map 20001 Lots are occupied. At a minimum, the following SWPPP BMPs shall be implemented to address these issues:
- GEO-1 Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. If covering is not feasible, then measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the Project site for future cleanup.***

GEO-2 All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the site within which the tract is being constructed.

With implementation of the above mitigation measures, implementation of the SWPPP and associated BMPs, any impacts under this issue are considered less than significant and no further mitigation is required.

- c) *No Impact* – Refer to the discussion under VI(a) above. Potential instability associated with slope stability and liquefaction related to the project was determined to be less than significant, as outlined under discussion a(iii) and a(iv) above. The potential for shrinkage or subsidence at the site is limited given that the project site is not mapped on the San Bernardino County Land Use Plan General Plan Geologic Hazard Overlays (Figure VII-3) as being located within an area susceptible to any geologic hazards. Based on the location of the project outside of any identified Geologic Hazard, the proposed project would not 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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse. No impacts are anticipated and no mitigation is required.
- d) *Less Than Significant Impact* – The project site is predominantly flat, and its surface is primarily dirt with loose soils covering the surface as well as some scattered vegetation, ornamental vegetation, and several structures that will be removed/demolished as part of the proposed project. The entirety of the site is surrounded by single-family residential development. According to the United States Department of Agriculture Web Soil Survey, the project Area of Potential Effect (APE) is underlain by an alluvial fan composed of Tujunga loamy sand, 0 to 5 percent slopes (Appendix 4). This soil class is excessively well drained, and is very low runoff class. Therefore, the development of Tentative Tract Map 20001 will not create a substantial risk to life or property by being placed on expansive soils because none exist on the site. Any impacts are considered less than significant. No mitigation is required.
- e) *No Impact* – The Tentative Tract Map 20001 development will be served by the existing wastewater collection system (sewer) in the adjacent roadway; the Project does not propose to utilize septic tanks or alternative onsite disposal systems. Therefore, the proposed project does not rely on such soils and no adverse impacts can result under this issue. No mitigation is required.
- f) *Less Than Significant With Mitigation Incorporated* – The potential for discovering paleontological resources during development of the Project is considered highly unlikely based on the fact that the site has been previously disturbed in the past. No unique geologic features are known or suspected to occur on or beneath the sites. However, because the Project has not been surveyed in recent history, and the fact that these resources are located beneath the surface and can only be discovered as a result of ground disturbance activities; therefore, the following measure shall be implemented:

GEO-3 Should any paleontological resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. Responsibility for making this determination shall be with the County onsite inspector. The paleontological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.

With incorporation of this contingency mitigation, the potential for impact to paleontological resources will be reduced to a less than significant level. No additional mitigation is required.

<i>Issues</i>	<i>Potentially Significant impact</i>	<i>Less Than Significant with Mitigation incorporated</i>	<i>Less Than Significant impact</i>	<i>No impact</i>
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<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 purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: The information provided in the following text is abstracted from an air quality and greenhouse gas technical study prepared by Giroux & Associates titled: "Air Quality and GHG Impact Analyses WT-076 TTM 20001 Project, County of San Bernardino, California," and dated March 21, 2018. This study is provided as provided as Appendix 1 to this document.

a&b) *Less Than Significant Impact* – "Greenhouse gases" (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change, commonly referred to as "global warming." These greenhouse gases contribute to an increase in the temperature of the earth's atmosphere by transparency to short wavelength visible sunlight, but near opacity to outgoing terrestrial long wavelength heat radiation in some parts of the infrared spectrum. The principal greenhouse gases (GHGs) are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. For purposes of planning and regulation, Section 15364.5 of the California Code of Regulations defines GHGs to include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. GHG statutes and executive orders (EO) include AB 32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

AB 32 is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California's reputation as a "national and international leader on energy conservation and environmental stewardship." It will have wide-ranging effects on California businesses and lifestyles as well as far reaching effects on other states and countries. A unique aspect of AB 32, beyond its broad and wide-ranging mandatory provisions and dramatic GHG

reductions are the short time frames within which it must be implemented. Major components of the AB 32 include:

- Require the monitoring and reporting of GHG emissions beginning with sources or categories of sources that contribute the most to statewide emissions.
- Requires immediate "early action" control programs on the most readily controlled GHG sources.
- Mandates that by 2020, California's GHG emissions be reduced to 1990 levels.
- Forces an overall reduction of GHG gases in California by 25-40%, from business as usual, to be achieved by 2020.
- Must complement efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminants.

Statewide, the framework for developing the implementing regulations for AB 32 is under way. Maximum GHG reductions are expected to derive from increased vehicle fuel efficiency, from greater use of renewable energy and from increased structural energy efficiency. Additionally, through the California Climate Action Registry (CCAR now called the Climate Action Reserve), general and industry-specific protocols for assessing and reporting GHG emissions have been developed. GHG sources are categorized into direct sources (i.e. company owned) and indirect sources (i.e. not company owned). Direct sources include combustion emissions from on-and off-road mobile sources, and fugitive emissions. Indirect sources include off-site electricity generation and non-company owned mobile sources.

Thresholds of Significance

In response to the requirements of SB 97, the State Resources Agency developed guidelines for the treatment of GHG emissions under CEQA. These new guidelines became state laws as part of Title 14 of the California Code of Regulations in March, 2010. The CEQA Appendix G guidelines were modified to include GHG as a required analysis element. A project would have a potentially significant impact if it:

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment, or,
- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.

Section 15064.4 of the Code specifies how significance of GHG emissions is to be evaluated. The process is broken down into quantification of project-related GHG emissions, making a determination of significance, and specification of any appropriate mitigation if impacts are found to be potentially significant. At each of these steps, the new GHG guidelines afford the lead agency with substantial flexibility.

Emissions identification may be quantitative, qualitative or based on performance standards. CEQA guidelines allow the lead agency to "select the model or methodology it considers most appropriate." The most common practice for transportation/combustion GHG emissions quantification is to use a computer model such as CalEEMod, as was used in the ensuing analysis.

The significance of those emissions then must be evaluated; the selection of a threshold of significance must take into consideration what level of GHG emissions would be cumulatively considerable. The guidelines are clear that they do not support a zero net emissions threshold. If the lead agency does not have sufficient expertise in evaluating GHG impacts, it may rely on thresholds adopted by an agency with greater expertise.

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary

source permit projects, rules, plans, etc.) of 10,000 Metric Tons (MT) CO₂ equivalent/year CO₂e. In September 2010, the SCAQMD CEQA Significance Thresholds GHG Working Group released revisions, which recommended a threshold of 3,000 MT CO₂e for all land use projects. This 3,000 MT/year recommendation has been used as a guideline for this analysis. In the absence of an adopted numerical threshold of significance, project related GHG emissions in excess of the guideline level are presumed to trigger a requirement for enhanced GHG reduction at the project level.

Construction Activity GHG Emissions

The project is assumed to require less than two years for construction. During project construction, the CalEEMod2016.3.2 computer model predicts that the construction activities will generate the annual CO₂e emissions identified in Table VIII-1.

**Table VIII-1
 CONSTRUCTION EMISSIONS (METRIC TONS CO₂e)**

	CO₂e
Year 2019	289.4
Year 2020	18.9
Total	308.3
Amortized	10.3

CalEEMod Output provided in appendix

SCAQMD GHG emissions policy from construction activities is to amortize emissions over a 30-year lifetime. The amortized level is also provided. GHG Impacts from construction are considered individually less-than-significant.

Project Operational GHG Emissions

The input assumptions for operational GHG emissions calculations and the GHG conversion from consumption to annual regional CO₂e emissions are summarized in the CalEEMod2016.3.2 output files found in the appendix of this report.

The total operational and annualized construction emissions for the proposed project are identified in Table VIII-2.

**Table VIII-2
 PROPOSED USES OPERATIONAL EMISSIONS**

Consumption Source	
Area Sources	4.7
Energy Utilization	62.0
Mobile Source	216.6
Solid Waste Generation	8.2
Water Consumption	7.1
Construction	10.3
Total	308.9
Guideline Threshold	3,500
Exceeds Threshold?	No

Total project GHG emissions would be substantially below the proposed significance threshold of 3,500 MT suggested by the SCAQMD. Hence, the project would not result in generation of a significant level of greenhouse gases. No mitigation is required.

Consistency with GHG Plans, Programs, and Policies

In March 2015, the San Bernardino Associated Governments and Participating San Bernardino County Cities Partnership (Partnership) updated the San Bernardino County Development Review Processes.

A review threshold of 3,000 MTCO_{2e} per year was adopted to identify projects that require the use of a project-specific technical analysis to quantify and mitigate project emissions. Projects that demonstrate consistency with the 3,000 MTCO_{2e} would have a less than significant impact on climate change. The following performance standard is applicable to this project:

County Performance Standard

All development projects, including those otherwise determined to be exempt from CEQA will be subject to applicable Development Code provisions, including the GHG performance standards, and state requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 MTCO_{2e} 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.

Therefore, because the project emissions are substantially lower than the 3,000 MTCO_{2e} threshold, the project is considered to be consistent with the Plan.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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 result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

a&b) *Less Than Significant With Mitigation Incorporated* – The project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may 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. During construction there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. The following mitigation measure will be incorporated into the Storm Water Pollution Prevent Plan (SWPPP) prepared for the project and implementation of this measure can reduce this potential hazard to a less than significant level.

HAZ-1 *All spills or leakage of petroleum products during construction activities will be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed*

disposal or treatment facility. This measure will be incorporated into the SWPPP prepared for the Project development.

The proposed Project will consist of residential uses that do not involve significant potential for routine transport or use of substantial volumes of hazardous materials or routine generation of hazardous wastes beyond those normally encountered in a residential-type setting, typically termed "household hazardous wastes." The generation of such wastes from residential uses is not considered to rise to a level of a significant potential for substantial risk of accidental release of hazardous materials or accidental explosion. The County and nearby Cities (such as Fontana) provide programs to accept and dispose of household hazardous wastes. No mitigation is required for the long-term residential use of the site.

- c) ***Less Than Significant Impact*** – The Project will not emit hazardous emissions or handle acutely hazardous materials, substances, or waste because the proposed development is residential in nature. The proposed project is located 0.13 mile east of Sequoia Middle School and 0.26 mile south of Beech Street Elementary School. However, based on the proposed residential use of the site, no hazardous materials other than those designated as "household hazardous waste" are anticipated to be used once Tentative Tract Map 20001 has been developed. Thus, development of the proposed residential development has a less than significant potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No mitigation is required.
- d) ***Less Than Significant Impact*** – According to the California State Water Board's GeoTracker website, which provides information regarding Leaking Underground Storage Tanks (LUST), there are no open LUST cleanup sites within 3,000 feet of the project (Figure IX-1). The nearest LUST cleanup site—the San Bernardino Co. gasoline cleanup (Figure IXI-2)—is located approximately 3,000 feet southeast of the Project site, and as it is a cleanup site it has been remediated as of 1998, and is therefore no longer any concern to the proposed project. Thus, the proposed construction and operation of the site with a 14 Lot Single Family Residential development will not create a significant hazard to the population or to the environment from their implementation. No significant impacts are anticipated. No mitigation is required.
- e) ***No Impact*** – There nearest public airport is the Ontario International Airport, located approximately 5 miles southwest of the project. According to the LA/Ontario International Airport Land Use Compatibility Plan, Compatibility Policy Map: Safety Zones (Figure IXI-3), the proposed project is not located within any identified safety zone. Therefore, the project has no potential to cause or experience any adverse impact related to public airport operations. No impacts will occur as a result of project implementation. No mitigation is required.
- f) ***No Impact*** – The Tentative Tract Map 20001 site is not located along any identified evacuation route located within the County of San Bernardino General Plan. The General Plan identifies Interstate 10 as an emergency evacuation route; no roadways adjacent to the project site are identified as evacuation routes. Therefore, the potential for the development of the Project to physically interfere with any adopted emergency response plans, or evacuation plans is considered a less than significant impact. No mitigation is required.
- g) ***No Impact*** – According to the San Bernardino County Land Use Plan General Plan Hazard Overlay for the project area, the proposed project is not located within the fire safety overlay district (Figure IXI-4). The proposed project is located in an urban area removed from the high fire hazard areas that are located adjacent to the San Gabriel and San Bernardino Mountains. Therefore, project implementation would not result and a potential to expose people or structures to fire hazards. Potential project-related impacts are less than significant; no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through addition of impervious surfaces in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in a substantial erosion of siltation on or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) *Less Than Significant With Mitigation Incorporated* – The proposed Tentative Tract Map 20001 is located in a developed area, and is located on mostly vacant land with the exception of 4 structures that will be removed/demolished as part of the proposed project, containing loose soils, scattered vegetation, and ornamental vegetation. For a developed area, the only three sources of potential violation of water quality standards or waste discharge requirements are from generation of municipal wastewater; from stormwater runoff; and potential discharges of pollutants, such as accidental spills. The County implements National Pollutant Discharge Elimination System (NPDES) requirements for surface discharge for all qualified Projects. The Project site is beyond one acre in size, therefore, it is required to obtain coverage under an NPDES permit. To address stormwater and accidental spills within this environment, any new project must ensure that site development implements a Storm Water Pollution Prevention Plan (SWPPP) to control potential sources of water pollution that could violate any standards or discharge requirements during construction. Also, a Water Quality Management Plan (WQMP) must be prepared and implemented to ensure that project-related

surface runoff meets discharge requirements over the long term. The SWPPP would specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are controlled, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property as stormwater runoff. Compliance with the terms and conditions of the NPDES and the SWPPP is mandatory and is judged adequate mitigation by the regulatory agencies for potential impacts to stormwater during construction activities. Implementation of the following mitigation measure is also considered adequate to reduce potential impacts to stormwater runoff to a less than significant level.

HYD-1 *The County shall require that the construction contractor prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will prevent all construction pollutants from contacting stormwater and with the intent of keeping all products of erosion from moving offsite into receiving waters. The SWPPP shall include a Spill Prevention and Cleanup Plan that identifies the methods of containing, cleanup, transport and proper disposal of hazardous chemicals or materials released during construction activities that are compatible with applicable laws and regulations. BMPs to be implemented in the SWPPP may include but not be limited to:*

- *The use of silt fences;*
- *The use of temporary stormwater desilting or retention basins;*
- *The use of water bars to reduce the velocity of stormwater runoff;*
- *The use of wheel washers on construction equipment leaving the site;*
- *The washing of silt from public roads at the access point to the site to prevent the tracking of silt and other pollutants from the site onto public roads;*
- *The storage of excavated material shall be kept to the minimum necessary to efficiently perform the construction activities required. Excavated or stockpiled material shall not be stored in water courses or other areas subject to the flow of surface water; and*
- *Where feasible, stockpiled material shall be covered with waterproof material during rain events to control erosion of soil from the stockpiles.*

With implementation of these mandatory Plans and their BMPs, as well as mitigation measure HAZ-1 and HYD-1 above, the development of the single-family residential lots that comprise Tentative Tract Map 20001 will not cause a violation of any water quality standards or waste discharge. The WQMP must incorporate permanent BMPs that will allow the project to meet stormwater discharge requirements over the long term.

- b) **Less Than Significant Impact** – The Project does not propose the installation of any water wells that would directly extract groundwater and the change in pervious surfaces to impervious surfaces will be minimal because the site itself is not large at only 3.55 acres. The project site is located in the Chino Groundwater Basin. According to the San Gabriel Valley Water Company Fontana Water Company (FWC) Division 2015 Urban Water Management Plan (UWMP)¹, in 2015, FWC provided 34,964 acre-feet (AF) of potable and raw water supplies to 45,045 customers or a population of about 223,000 people within its certificated service area. In 2015, the demand for potable water was 156 gallons per capita per day (GPCD) or 34,788,000 gallons per day (GPD) total, a demand which is anticipated to grow and to 176 GPCD in 2020, which is consistent with FWC's per capita water use target. The Southern California Association of Governments (SCAG) 2017 Profile of Unincorporated San Bernardino County provided as Appendix 5 indicates that in 2017 residences housed an average of 4.83 persons per dwelling unit within the unincorporated areas of the Valley Region. The proposed project, therefore would house approximately 68 persons within the 14 proposed single-family

residences. The increase in population that may occur as a result of the development of the proposed project has the potential to require 11,968 gallons of water per day, which is an increase in demand for water from the 2015 estimates of 0.03% (percent increase $[X] = 11,968/34,788,000 \times 100$). Furthermore, FWC anticipates that it will serve 223,988 customers by 2020, and as such the increase of 68 customers that will result from the construction of the 14 proposed single-family homes would be well within the margin of 988 customers that are anticipated to require water service from FWC between 2015 and 2020. Therefore, though the proposed project will require water supplies from FWC, the increase is well within the planned demand for water outlined in the 2015 UWMP. Thus, the addition of 14 single family residences (totaling up to 68 persons) is not forecast to cause a significant demand for new groundwater supplies. The potential impact under this proposed project is considered less than significant; no mitigation measures are required.

¹http://www.sgvwater.com/wp-content/uploads/San-Gabriel-Fontana_Amended-Final-December-2017-1.pdf

- c) i-iv) *Less Than Significant Impact* – Impacts to the existing drainage pattern of the site or area could occur if development of the project results in substantial on- or off- site erosion or siltation. The project site is on a vacant lot, with the exception of 4 structures that will be removed/demolished as part of the proposed project, and contains loose soils, scattered vegetation, and ornamental vegetation. Implementation of the proposed project has a potential to increase storm water runoff from the site to the adjacent roadways/drainage systems. However, according to the site plan (Figure 3), a 10,137 SF water quality basin will be constructed on the western corner of the site. The water quality basin will collect on-site runoff, as will the landscaped spaces that will be developed to accompany each new residence. Therefore, the proposed 14 single family home development will not substantially increase discharges to the City of Fontana's existing storm drain system. Therefore, implementation of the Project will not substantially alter the drainage pattern of the site in a manner that would result in substantial erosion or siltation onsite or offsite due to the construction of onsite drainage management facilities. Any impacts under this issue are considered less than significant. No mitigation is required.

Please refer to response IX(c) above. Impacts to the existing drainage pattern of the site or area could occur if the development of the project results in an increased amount of flooding onsite or offsite. As stated above, the project site's surface consists of dirt with loose soils covering the surface, scattered vegetation, ornamental vegetation, and four (4) structures that will be removed/demolished as part of the proposed project. At present, much of the site allows for water to percolate and remain on site. The development of the proposed project will result in greater site coverage, and therefore less ability for surface water to percolate on site. In order to prevent an increase in the rate or amount of surface runoff from causing flooding onsite or offsite, the project site plan includes a 10,137 SF water quality basin that will collect on-site runoff, and as a result, the project will not substantially increase discharges to the City of Fontana's existing storm drain system. Therefore, implementation of the Project will not result in flooding onsite or offsite, and any impacts under this issue are considered less than significant. No mitigation is required.

As indicated under issues i) through iii) above, the project will not substantially create or contribute runoff water that would exceed the capacity of existing or planned stormwater capacity, or provide substantial additional sources of polluted water, particularly because the site plan includes a 10,137 SF water quality basin that will collect on-site runoff. Additionally, the use of the Project site for housing will continue the pattern of urban runoff, but the 14-Lot development will require stringent BMPs and therefore, will not contribute to any additional substantial degradation of water quality. Consequently, the project would not otherwise substantially degrade water quality. The proposed project impact is forecast to be a less than significant. No mitigation is required.

- d) *Less Than Significant Impact* – The project proposes to construct 14 single-family homes; however according to the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) Panel 06071C8653J (Figure X-1), the proposed project site is not located in a 100-year flood hazard area; it is located in an area designated “Area with Minimal Flood Hazard.” Therefore, the implementation of Tentative Tract Map 20001 would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. No impacts can occur under this issue. No mitigation is required. As stated above, the FEMA FIRM Panel for the project area (Figure X-1) illustrates that the project site is not located within a 100-Year floodplain, and therefore development of the site as the proposed Tentative Tract Map 20001 would not impede or redirect flood flows as none would occur at the project site. No impacts under this issue are anticipated, and no mitigation is required.

According to the San Bernardino County Land Use Plan General Plan Hazard Overlay Map depicting the project area, the proposed project is not located in an area susceptible to dam inundation (Figure IX-4). Therefore, dam inundation is not likely, and implementation of the proposed Project would not expose people or structures to any significant or greater risk of loss, injury, or death involving flooding as a result of a levee or dam to risk than that which presently exists at the site. No mitigation is required. The project is located more than 50 miles from the Pacific Ocean, which eliminates the potential for a tsunami to impact the project area. Additionally, a seiche would not occur within the vicinity of the project because no lakes or enclosed bodies of water exist near the site that could be impacted by such an event. Mudflow typically occurs on hillsides, and as the project is located on flat, vacant lot, no such events are likely to cause any impacts within the project area. Therefore, no impacts under this issue are anticipated, and no mitigation is required.

- e) *Less Than Significant Impact* – As discussed under Issue a above, the proposed project will implement the required BMPs under the SWPPP and WQMP. This will ensure that the project will not conflict with or obstruct implementation of a water quality control plan. Due to the small quantity of water that will be consumed by the proposed project, no potential exists to conflict with sustainable groundwater management, even though such a plan is not required for the Chino Basin since it has been adjudicated.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) *Less Than Significant Impact* – The project site is presently designated for Single Residential by the County of San Bernardino General Plan. The entirety of the project is surrounded by single-family residential land uses. The area is highly developed as very little vacant land exists in the immediate vicinity of the proposed project site. The existing land use designations and land use zoning districts surrounding the project in all directions are Single Residential (RS) Zone. The proposed project would develop 14 single-family residential homes, which would be consistent with the existing land use and land use zoning district, as well as with the surrounding uses. Therefore, implementation of the proposed project would not physically divide any established community within the project area. Impacts are considered less than significant and no mitigation is required.
- b) *Less Than Significant Impact* – Please refer to the discussion under issue a, above. At present, the General Plan Land Use Designation for the entirety of the project site is Single Residential (RS) Zone. Development of the project as Tentative Tract Map 20001 would be consistent with the County of San Bernardino General Plan land use designations, as shown on Figure XI-1. The surrounding area is designated for the same use, and the entirety of the project is surrounded by single-family residential uses. The purpose of the Single Residential (RS) Land Use Zoning District, as stated in the Land Use section of the County of San Bernardino General Plan:
- *To provide areas for single-family homes on individual lots.*
 - *To provide areas for accessory and non-residential uses that complement single residential neighborhoods.*
 - *To discourage incompatible non-residential uses in single-family residential neighborhoods.*

The proposed project would provide single-family homes on individual lots within the appropriate land use designation. Tentative Tract Map 20001 would also develop a vacant lot with a compatible use to the vacant lot's existing use, and surrounding uses. Therefore, the proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Impacts under this issue are considered less than significant. No mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

a&b) *No Impact* – The proposed Tentative Tract Map 20001 site is located in an urbanized area surrounded by single-family residential development within the County of San Bernardino. The site does not contain known mineral deposits, and according to the Preliminary Geologic Map of the Fontana 7.5' Quadrangle, San Bernardino and Riverside Counties, California (Figure XII-1), the project site is not located within an area containing mineral resources identified as important within the County of San Bernardino General Plan. Furthermore, the County of San Bernardino General Plan Environmental Impact Report (EIR) identifies 19 prominent mine and processing plant locations in San Bernardino County (page IV-110), and the proposed project is not located within or adjacent to any of these identified mines. Based on the developed nature of the project site and surrounding area, as well as the existing land use designation (Residential Single-RS), the development of the Project will not cause any loss of mineral resource values to the region or residents of the state, nor would it result in the loss of any locally important mineral resources identified in the County of San Bernardino General Plan. No impacts would occur under this Issue. No mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Background

Noise is generally described as unwanted sound. The proposed Tentative Tract Map 20001 consists of 14 single-family residential lots with an additional lot dedicated as a water quality basin, and is located at the southwest corner of Beech Avenue and Sequoia Avenue. Neither Beech Avenue or Sequoia Avenue are designated by the County of San Bernardino General Plan as being Primary or Secondary Streets. Beech Avenue experiences moderate traffic as it is a north-south roadway between two Primary north-south routes north of Interstate-10—Cherry Avenue and Citrus Avenue. Sequoia Avenue is a local roadway that does not experience heavy traffic flow. The site is surrounded by residential uses designated for Single Residential (RS) use by the County of San Bernardino General Plan.

The unit of sound pressure ratio to the faintest sound detectable to a person with normal hearing is called a decibel (dB). Sound or noise can vary in intensity by over one million times within the range of human hearing. A logarithmic loudness scale, similar to the Richter scale for earthquake magnitude, is therefore used to keep sound intensity numbers at a convenient and manageable level. The human ear is not equally sensitive to all sound frequencies within the entire spectrum. Noise levels at maximum human sensitivity from around 500 to 2,000 cycles per second are factored more heavily into sound descriptions in a process called "A-weighting," written as "dBA."

Leq is a time-averaged sound level; a single-number value that expresses the time-varying sound level for the specified period as though it were a constant sound level with the same total sound energy as the time-varying level. Its unit is the decibel (dB). The most common averaging period for Leq is hourly.

Because community receptors are more sensitive to unwanted noise intrusion during more sensitive evening and nighttime hours, state law requires that an artificial dBA increment be added to quiet time noise levels. The State of California has established guidelines for acceptable community noise levels that are based on the Community Noise Equivalent Level (CNEL) rating scale (a 24-hour integrated noise measurement scale). The guidelines rank noise land use compatibility in terms of "normally acceptable," "conditionally acceptable," and "clearly unacceptable" noise levels for various land use types. The State Guidelines, Land Use Compatibility for Community Noise Exposure, single-family homes are "normally

acceptable" in exterior noise environments up to 60 dB CNEL and "conditionally acceptable" up to 70 dB CNEL based on this scale. Multiple family residential uses are "normally acceptable" up to 65 dB CNEL and "conditionally acceptable" up to 70 CNEL. Schools, libraries and churches are "normally acceptable" up to 70 dB CNEL, as are office buildings and business, commercial and professional uses with some structural noise attenuation.

- a) *Less Than Significant With Mitigation Incorporated* – The project site is located in a moderate background noise environment. Local sources of noise include modest traffic along Beech Avenue and modest noise generated from surrounding neighborhood residences. The closest receptors to the project site are the single-family residences surrounding the entirety of the project site, the closest building façade to the project boundary at any point is between 10 feet and 75 feet. Short-term noise levels associated with project construction activities will impact these residences. These activities will include noise generated by construction activities, movement of construction materials to and from the site, and excavation. The noise of each of these construction activities varies depending on the type of construction equipment and the location within the site where the construction takes place. Noise generation from construction activity is exempt from County performance standards if construction does not occur from 7 PM through 7 AM Monday through Saturday, excluding federal holidays. Therefore, through compliance with the County's noise standards, short-term construction impacts would not expose persons to or generate noise in excess of standards established by the County or by any other applicable agencies. Therefore, short-term construction impacts would be considered less than significant.

Section 83.01.080 of the County's Development Code sets forth performance standards for affected (receiving) land uses from stationary and mobile sources, during daytime (7 AM to 10 PM) and nighttime (10 PM to 7 AM) periods. Table XIII-1 below outlines the noise standards for stationary noise sources in residential land uses.

**Table XIII-1
 NOISE STANDARDS FOR STATIONARY NOISE SOURCES**

Affected Land Use	7AM-10PM Leq	10PM-7AM Leq
Residential	55 dB(A)	45 dB(A)
Leq = (Equivalent Energy Level). The sound level corresponding to a steady-state sound level containing the same total energy as a time varying signal over a given sample period, typically 1, 8 or 24 hours		
dB(A) = (A-weighted Sound Pressure Level). The sound pressure level, in decibels, as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound, placing greater emphasis on those frequencies within the sensitivity range of the human ear.		
Ldn = (Day-Night Noise Level). The average equivalent A-weighted sound level during a 24-hour day obtained by adding 10 decibels to the hourly noise levels measured during the night (from 10 pm to 7 am). In this way Ldn takes into account the lower tolerance of people for noise during nighttime periods		

Table XIII-2 outlines the noise standards for adjacent mobile noise sources within residential land uses.

**Table XIII-2
 NOISE STANDARDS FOR ADJACENT MOBILE NOISE STANDARDS**

Land Use		Ldn (or CNEL) dB(A)	
Category	Use	Interior ⁽¹⁾	Exterior ⁽²⁾
Residential	Single and Multi-family, duplex, mobile homes	45	60 ⁽³⁾
Notes: (1) The indoor environment shall exclude bathrooms, kitchens, toilets, closets and corridors. (2) The outdoor environment shall be limited to: <ul style="list-style-type: none"> • Hospital/office building patios • Hotel and motel recreation areas • Mobile home parks • Multi-family private patios or balconies • Park picnic areas • Private yard of single-family dwellings • School playgrounds (3) An exterior noise level of up to 65 dB(A) (or CNEL) shall be allowed provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technology, and interior noise exposure does not exceed 45 dB(A) (or CNEL) with windows and doors closed. Requiring that windows and doors remain closed to achieve an acceptable interior noise level shall necessitate the use of air conditioning or mechanical ventilation.			

Please refer to the discussion under XII(a) above. Noise generated at the new residences would generally be consistent with the San Bernardino County Noise Ordinance. The 14 new single-family residences would be consistent with surrounding land uses, and therefore noise generated from these new residences is also anticipated to be consistent with surrounding uses. The long term or permanent change in noise consists of trips to and from the new residences and outdoor activities of residents (such as child play). In already-developed areas, the added land use intensity associated with a single project only increases traffic incrementally on existing roadways. The Tentative Tract Map 20001 development is anticipated to generate a maximum of 45 round-trips per day, which is considered a minimal addition to surrounding roadways, and would result in a change in background noise well below the threshold of human perception. Therefore, implementation of the proposed project has a less than significant potential to result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. No mitigation is required.

There are residential uses surrounding the project site that would be impacted by construction activity noise. The project is surrounded by residential uses, with the closest residential building façade from any point at the project site boundary between a distance of 10- and 75-feet. Short-term construction noise impacts tend to occur in discrete phases dominated by large, earth-moving equipment sources. Construction noise impacts vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used which changes during the course of the project. Construction noise tends to occur in discrete phases dominated initially by earth-moving sources and later for finish construction. Construction equipment generates noise that ranges between approximately 75 and 90 dBA at a distance of 50 feet. Refer to Table XIII-3, which shows construction equipment noise levels at 25, 50 and 100 feet from the noise source.

**Table XIII-3
 NOISE LEVELS OF CONSTRUCTION EQUIPMENT
 25, 50 AND 100 FEET (In dBA LEQ) FROM THE SOURCE**

Equipment	Noise Levels at 25 feet	Noise Levels at 50 feet	Noise Levels at 100 feet
Earthmoving			
Front Loader	85	79	73
Backhoes	86	80	74
Dozers	86	80	74
Tractors	86	80	74
Scrapers	91	85	79
Trucks	91	85	79
Material Handling			
Concrete Mixer	91	85	79
Concrete Pump	88	82	76
Crane	89	83	77
Derrick	94	88	82
Stationary Sources			
Pumps	82	79	70
Generator	84	78	72
Compressors	87	81	75
Other			
Saws	84	78	72
Vibrators	82	76	70

As stated previously, noise generation from construction activities is exempt from County performance standards if construction does not occur from 7 PM through 7 AM. The limitation of construction activities to the daytime would prohibit construction noise during the hours when people normally sleep and would prohibit construction noise during the early morning and evening when people are typically within their home and more sensitive to noise effects. In addition, noise levels would be temporary and intermittent and comply with time of day requirements. Nevertheless, construction noise impacts may be noticeable at the adjacent residences and viewed as a temporary nuisance. Therefore, the following recommended measures are proposed to minimize any adverse noise impact:

- NOI-1** *The developer shall use noise reducing barriers and other devices to reduce exterior noise levels at the nearest sensitive receptor to 60 CNEL or less during the night-time construction hours (In the unlikely event that any emergency night-time construction hours become necessary) and 65 CNEL or less during the daytime construction hours.*
- NOI-2** *No construction activities shall occur during the hours of 7 PM through 7 AM, Monday through Saturday and at no time shall construction activities occur on Sundays or holidays, unless a declared emergency exists.*

- NOI-3** *The developer shall establish a noise complaint response program and shall respond to any noise complaints received for this Project by measuring noise levels at the affected receptor site. If the noise level exceeds an Ldn of 60 dBA exterior or an Ldn of 45 dBA Interior at the receptor, the applicant will implement adequate measures (which may include portable sound attenuation walls, use of quieter equipment, shift of construction schedule to avoid the presence of sensitive receptors, etc.) to reduce noise levels to the greatest extent feasible.*
- NOI-4** *The developer will require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random field inspections by applicant personnel during construction activities.*
- NOI-5** *Equipment not in use for five minutes shall be shut off.*
- NOI-6** *Equipment shall be maintained and operated such that loads are secured from rattling or banging.*
- NOI-7** *Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment.*
- NOI-8** *No radios or other sound equipment shall be used at this site unless required for emergency response by the contractor.*

Based on the existing single-family residential uses surrounding the entirety of the project site, both during construction and once Tentative Tract Map 20001 has been constructed and is occupied as a 14-Lot residential development with an additional lot dedicated as a water quality basin, the project is anticipated to comply with the County noise standards outlined above in Tables XIII-1 and XIII-2. Therefore, the proposed project is anticipated to have a less than significant potential to expose sensitive receptors to or generate noise levels in excess of established standards.

- b) *Less Than Significant With Mitigation Incorporated* – Vibration is the periodic oscillation of a medium or object. The rumbling sound caused by vibration of room surfaces is called structure borne noises. Sources of groundborne vibrations include natural phenomena (e.g. earthquakes, volcanic eruptions, sea waves, landslides) or human-made causes (e.g. explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous or transient. Vibration is often described in units of velocity (inches per second), and discussed in decibel (dB) units in order to compress the range of numbers required to describe vibration. Vibration impacts related to human development are generally associated with activities such as train operations, construction, and heavy truck movements.

The background vibration-velocity level in residential areas is generally 50 VdB. Groundborne vibration is normally perceptible to humans at approximately 65 VdB, while 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible. Construction activity can result in varying degrees of groundborne vibration, but is generally associated with pile driving and rock blasting. Other construction equipment, such as air compressors, light trucks, hydraulic loaders, etc. generate little or no ground vibration. While no enforceable regulations for vibration exist within the County of San Bernardino, the Federal Transit Association (FTA) guidelines identify a level of 80 VdB for sensitive land uses. This threshold provides a basis for determining the relative significance of potential Project related vibration impacts.

In the short term, construction of the 14 residential lots and the water quality basin may have some potential to create some vibration to the nearest sensitive receptors, particularly because the single-family residences surround the project on all sides at distances between 10 feet and 75 feet at any point from the property boundary. However, any short-term impacts to the nearest sensitive receptors would be considered less than significant through implementing the following mitigation measure:

NOI-9 *During future construction activities with heavy equipment within 300 feet of occupied residences, vibration field tests should be conducted at the nearest occupied residences. To the extent feasible, if vibrations exceed 72 VdB, the construction activities shall be revised to reduce vibration below this threshold.*

NOI-10 *Only small bulldozers shall be permitted to operate within 56 feet of the nearest residences.*

- c) **No Impact** – The nearest public airport is the Ontario International Airport, located approximately 5 miles southwest of the project. According to the LA/Ontario International Airport Land Use Compatibility Plan, Compatibility Policy Map: Noise Impact Zone (Figure XIII-1), the proposed project is not located within the boundaries of the Noise Impact Zone. Based on this information, the Project will have no potential to expose people residing or working in the project area to excessive noise levels generated by nearby aircraft or airport operations. No impacts are anticipated and no mitigation is required. According to a review of Google Maps (January 15, 2018), there are no private air strips located within the vicinity of the proposed project. Therefore, the proposed project has no potential to expose people residing or working in the project area to excessive noise levels.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) *Less Than Significant Impact* – The project site is presently designated Single Residential (RS). The County of San Bernardino General Plan has identified the Maximum Population Density Average for the Valley Region in which the proposed project is located as 3,085 persons per square mile. On average, there are 4.83 persons per dwelling unit within the unincorporated areas of the Valley Region. The proposed project therefore would house approximately 68 persons within the 14 proposed single-family residences. The unincorporated Valley Region of San Bernardino County holds approximately 75% of the County’s population, according to the General Plan. According to the Southern California Association of Government (SCAG) Profile for unincorporated San Bernardino County (Appendix 5), unincorporated San Bernardino County had a population of 309,759 persons as of May 2017. Unincorporated San Bernardino County accounts for approximately 14.5% of the County’s overall population. Based on the approximations in the County’s General Plan, it is assumed that the Valley Region in which the project is located consists of a population of approximately 232,320 persons. Therefore, an increase in the overall population of the Valley Region of unincorporated San Bernardino County by 68 persons equates to a population increase of approximately 0.0292%.

The overall population of the County is anticipated to grow 1.816% between 2017 and 2020 based on the County’s General Plan projections and 2017 SCAG population estimates. It is assumed that the unincorporated Valley Region population of 232,320 would grow by 1.816%, which equates to 5,590 or a total unincorporated Valley Region population of approximately 237,910 in 2020. Based on the above calculations, the potential for minor project related population growth of 68 persons or 0.0292% of the current estimated population of 232,320 within the Valley Region of unincorporated San Bernardino is considered less than significant. No mitigation is required.

- b) *Less Than Significant Impact* – The Project encompasses three parcels within a mostly vacant lot. However, as part of the proposed project two homes will be demolished, and one mobile home will be removed. Additionally, one non-residential dilapidated structure will be demolished. The homes that will be demolished or removed are located on the northwestern portion of the site. The property is owned by the applicant, Capital Land Corporation, Inc. As such, the two homes that will be demolished are rented by the occupants, and the land upon which the mobile home is located is rented by the occupant of the mobile home. The renters of these homes/land will be notified of the termination of their rental contract within an appropriate timeframe before construction commences, and will be compensated appropriately for vacating the rental homes/land. Given that the proposed project would provide 14 additional homes within unincorporated San Bernardino County, and that there are 79 rentals available in an approximately 6-mile radius from the project site, and 202 homes for sale in the same radius as of January 16, 2018, the project is not anticipated to displace substantial

numbers of homes or persons¹. Therefore, the demolition/removal of these three structures as part of the proposed residential lot development is not anticipated to result in a significant impact that would displace substantial numbers of people or housing, necessitating the construction of replacement housing elsewhere. Impacts are considered less than significant and no mitigation is required.

¹https://www.zillow.com/homes/for_sale/globalrelevanceex_sort/34.162227,-117.417702,34.032443,-117.53529_rect/12_zm/9dcb35a5e3X1-CRwuo3vxecqse tt63d crid/0_mmm/ Accessed on January 20, 2018

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES. Would the project:				
a). 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

a) **Fire Protection**

Less Than Significant Impact – San Bernardino County Fire District (SBCFD) provides fire protection services to this portion of the County of San Bernardino. The nearest fire station is San Bernardino County Fire Station 72, located approximately 1,250-feet south/southeast from the proposed project site. According to the San Bernardino County Fire Annual Report, Division 1 (West Valley) of SBCFD received 21,144 calls. The Project proposes to construct 14 single-family homes. Based on the Project's proximity to the existing fire station, and the miniscule 0.0292% population growth anticipated to result from implementing the proposed project—which is well within the County's projected population growth between 2017 and 2020—the development of Tentative Tract Map 20001 is not projected to cause a deficit in fire protection services as a result of its implementation. The proposed Tentative Tract Map 20001 must incorporate all current fire protection measures included in the current building code. This requirement and the size and nature of the project, along with the increased value of the developed land is considered sufficient to control project demand impacts on the fire protection system to a less than significant impact level. No substantial changes in existing fire protection facilities are anticipated and potential impacts would be less than significant as a result of the proposed project. No mitigation is required.

¹<http://www.sbcfire.org/Portals/58/Documents/About/2016-17AnnualReport.pdf>

Police Protection

Less Than Significant Impact – The proposed project would construct 14 single-family homes with a water quality basin within the proposed project site. The area surrounding the Project site is located in a completely urbanized residential corridor, with single-family homes surrounding the entirety of the project site. The project area is served by San Bernardino County Sheriff Department, and the nearest patrol station is the Fontana Station. The Fontana Station is located at 17780 Arrow Boulevard, Fontana, CA 92335, which is approximately 3.5 miles northeast of the project site. Development of the project site with 14 single-family residences would introduce new structures and residents to the project site. This would result in an incremental increase in demand for law

enforcement services, but is not anticipated to require or result in the construction of new or physically altered law enforcement facilities. The County of San Bernardino Sheriff Department is funded by a variety of sources, the largest of which is through Proposition 172, which grants the Sheriff Department one-half percent sales tax revenue. Another funding source is the County's discretionary general fund, into which the proposed project will contribute through the payment appropriate fees. Additionally, the Project is not expected to result in any unique or more extensive crime problems that cannot be handled with the existing level of police resources. No new or expanded police facilities or patrol routes would need to be implemented as a result of the project. Therefore, impacts to police protection resources from implementation of the proposed project are considered less than significant; no mitigation measures are required.

Schools

Less Than Significant Impact – The proposed project would be served by Fontana Unified School District (FUSD). The school district serves 38,014 students in 45 schools.¹ According to the Developer Impact Fee Analysis prepared by FUSD in September of 2017, FUSD's developer impact fees to new residential development is to \$3.48 per square foot of assessable space.² The appropriate sum of Developer Impact Fees will be paid by the applicant to offset impacts to schools. FUSD's student generation rates per dwelling unit is, on average, 0.61 students in grades K-12. The student population for the proposed project, therefore, would be 41.48 students (0.61 x 68 persons = 41.48 students). Payment of mandatory school fees per residential unit is mandated and the State has determined that payment of these fees is deemed sufficient to offset the project's impacts. No mitigation is required.

¹<https://www.cde.ca.gov/sdprofile/details.aspx?cds=36677100000000>

²http://www.fusd.net/announcements2/2017-18/Developer_Fees.pdf

Parks

Less Than Significant Impact – According to the County of San Bernardino General Plan, Section VI – Open Space Element Goal OS 1.5, the County strives to achieve a standard of 14.5 acres of undeveloped lands and/or trails per 1,000 population and 2.5 acres of developed regional park land per 1,000 populations. The County requires new residential developments, such as the proposed Tentative Tract Map 20001, to provide a local park and recreation facilities at a rate of no less than 3 acres per 1,000 population, which can include the dedication of lands, payment of fees, or both. The proposed Tentative Tract Map 20001 would require 0.204 acres to meet this requirement, or payment of State Quimby Act fees to offset impacts to existing parks and help develop new parks within the County. Thus, the applicant will be required to—as stated above—pay all applicable Quimby Act and Development Code fees once the Project has been implemented. Therefore, the Project's contribution to park and recreation facilities within the County would result in a less than significant impact under this issue. No additional mitigation is required.

Other Public Facilities

Less Than Significant Impact – Other public facilities include library and general municipal services. The project would develop 14 single-family residential homes, and would only create a minor incremental need to such facility services as the maximum anticipated population growth is 68 persons, which is only a 0.0292% increase in population. No plans or policies pertaining to other public facilities are applicable to the Project, and based on the negligible increase in population, the Project will not substantially increase the community needs for other public facilities. Any impacts under this issue are considered less than significant, and no mitigation is required.

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

SUBSTANTIATION:

- a) *Less Than Significant Impact* – Please refer to Section XIV(d) in the previous checklist section. As previously stated, with the payment of applicable Quimby Act fees, the miniscule 0.0292% population increase that could result from the implementation of the proposed Tentative Tract Map 20001 would not 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. Any increase in use of recreational facilities, regional parks, or existing neighborhood parks would be minimal and would not cause any such facilities to deteriorate as a result of constructing Tentative Tract Map 20001. Therefore, any impacts under this issue are considered less than significant and no mitigation is required.

- b) *Less Than Significant Impact* – The proposed residential development does not include any recreational facilities and no recreational facilities exist on the project site at present. The proposed project is anticipated to result in a 0.0292% population increase within the Valley Region of unincorporated San Bernardino County. Therefore, the potential need for construction or expansion of recreational facilities as a result of this negligible increase in population is considered less than significant. No mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVII. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be Inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric 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"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) *Less Than Significant Impact* – Implementation of the proposed 14 single-family residential home development will not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The proposed project is anticipated to generate a maximum of 140 round trips per day. Of these trips, a maximum of 20 trips would occur during the peak house, which is under the significance threshold for traffic generation. According to the County of San Bernardino General Plan, the nearest north/south roadways—Cherry Avenue (west of Beech Avenue) and Citrus Avenue (east of Beech Avenue)—are operating at an acceptable level of service (LOS), as is the nearest east/west roadway, Merrill Avenue (North of Sequoia Avenue). The proposed project is designated for Single Residential (RS-1), which allows for 1 unit per every 10,000 square feet. The proposed project at 3.55 acres would allow for about 15 units within the project, and the proposed project is planning to construct only 14. Therefore, the underlying land uses of the parcels that make up the project site are designated to handle the anticipated traffic volumes the proposed project will generate. Thus, based on the capacities of the roadways providing access to and from the site, traffic generated by the proposed project would not cause a significant direct impact or a cumulatively significant effect on the local and regional circulation system.

- b) *Less Than Significant Impact* - The proposed project is considered to be a “new land use project.” A limited bus transit system already exists within the City of Fontana and surrounding unincorporated area. Omnitrans Route 20 provides hourly service from early- morning to mid-evening. This route travels on both Merrill and Randall to the north and south of the project site, with bus stops about one-quarter mile away at the intersections with Beech. This route connects the project site to the Fontana Metrolink Station and to downtown Fontana adjacent to Kaiser Hospital on Sierra Avenue. Based on this access to a primary bus route the proposed project is deemed to be consistent with State CEQA Guidelines § 15064, subdivision (b) and potential impact is considered to be less than significant. The proposed project will comply with all County development policies, standards and programs pertaining to supporting alternative modes of transportation. For these reasons, adoption of the proposed project will not conflict with adopted policies, plans, or programs supporting alternative transportation; therefore, any impacts are considered less than significant. No mitigation is required.

- c) *No Impact* – This project includes a connection to Beech Street that has been deemed adequate by the County. The internal roadway will not be public and will serve only the residents. This roadway

Is a short cul-de-sac that has no potential to create hazards based on the project design. No mitigation is required.

- d) ***Less Than Significant Impact*** – The proposed project will occur entirely within the project site boundaries. Construction activities will not occur within the adjacent roadways to the project site. A large shoulder exists that is often used for truck parking is located along the eastern border of the site along Beech Avenue that can provide safe access to the site on Beech Avenue. A second entrance to the site is located on Sequoia Avenue, which also has a large shoulder that provides a buffer between the site and the roadway. Large trucks delivering equipment or removing small quantities of excavated dirt or debris can enter the site without major conflicts with the flow of traffic on the roadways used to access the site. The project includes the development of a new roadway to allow access to and from inward facing residences from Sequoia Avenue that will comply with County standards. Access to the site must comply with all County design standards, and would be reviewed by the County to ensure that inadequate design features or incompatible uses do not occur. Additionally, the proposed development would be required to comply with all applicable fire code and ordinance requirements for construction and access to the site. Emergency response and evacuation procedures would be coordinated with the County, as well as the County Sheriff and Fire Departments, resulting in less than significant impacts; no mitigation measures are required.

It will not be necessary for the contractor to implement a traffic management plan, including flag-persons or other features to control the interaction of the truck traffic and the flow of traffic on these roadways. This is because the roadway has ample room for truck traffic, with minimal traffic conflicts as Sequoia Avenue and Beech Avenue do not have heavy traffic flow, particularly when compared to adjacent major north/south roadways, Cherry Avenue and Citrus Avenue. No mitigation is required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES.				
a) Would the project cause a substantial change in the significance of tribal cultural resources, 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 the California Native American Tribe, and that is?				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's (NAHC) Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

- a) i) No Impact - A cultural resources study has been prepared for the project site. It is provided as Appendix 3 to this document. The records review, consultation and field survey (including consultation with the NAHC) determined that the site does not have any resources listed or eligible for listing. Thus, the proposed project has no potential for causing any adverse impact under this issue category. No mitigation is required.
- ii) *Less Than Significant With Mitigation Incorporated* – The County initiated consultation with local Native American tribes and received a request from the Gabrieleño Band of Mission Indians – Kizh Nation to implement mitigation measures for potential “tribal cultural resources” that may occur at the project site. The following measures will be implemented.

TCR-1 *Retain a Native American Monitor/Consultant: The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-*

Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

- TCR-2** *Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.*
- TCR-3** *Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.*
- TCR-4** *Unanticipated Discovery of Human Remains and Associated Funerary Objects: Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.*

- TCR-5** *Resource Assessment & Continuation of Work Protocol: Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).*
- TCR-6** *Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.*
- TCR-7** *Treatment Measures: Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.*

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied

within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

TCR-8 *Professional Standards: Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.*

Implementation of these measures is deemed adequate to ensure protection of any "tribal cultural resources" that may be encountered at the site.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less Than Significant Impact** – The proposed project is located within an existing urbanized area on the west side of the City of Fontana. As the site location aerial photo shows, the proposed subdivision will fill in an existing open space among an existing residential neighborhood. As a result, all of the existing utility infrastructure is located either adjacent to the site or at nearby locations (for example the sewer line will have to be extended about 250 feet in existing roadways to connect to the sewer trunk line). However, the minor extensions required to connect to all of the referenced infrastructure systems will occur within existing disturbed areas where the potential for significant environmental effects is minimal or negligible. The proposed project will have a less than significant impact under this issue category.

As stated under issue X, Hydrology and Water Quality above, the proposed 14 single family homes lot development site is on a mostly vacant lot, consisting of loose soils, scattered weeds, ornamental vegetation and 4 structures that will be removed/demolished as part of the project. To address stormwater and accidental spills within this environment, any new project must ensure that site development implements a Storm Water Pollution Prevention Plan (SWPPP) to control potential sources of water pollution that could violate any standards or discharge requirements during construction. According to the site plan (Figure 3), the project will develop a 10,137 SF water quality basin that will collect on-site runoff on the southwestern corner of the project site. Therefore, the project will not substantially increase discharges into the City of Fontana's existing storm drain system. With the implementation of the SWPPP and the WQMP during construction to prevent excessive and/or polluted stormwater runoff into the City's drainage system, and the onsite water quality basin that will be in use once the project is operational, the project will not require or result in

the construction of new stormwater drainage facilities as the stormwater runoff will not be substantial enough to cause a substantial environmental effect. Thus, impacts to this issue from implementing the proposed project are considered less than significant.

- b) *Less Than Significant Impact* – Water transmission to the proposed project will be provided by Fontana Water Company (FWC), which is a part of San Gabriel Valley Water Company. FWC serves the City of Fontana and areas of Unincorporated San Bernardino County. As discussed under issue IX—Hydrology and Water Quality—above, groundwater from the Chino Basin the primary source of water supply for FWC, which has a demand for potable water of 156 GPCD or 34,788,000 gallons GPD total in 2015, a demand that is anticipated to grow to 176 GPCD in 2020. The increase in population that may occur as a result of the development of the proposed project has the potential to require 11,968 gallons of water per day, which is an increase in demand for water from the 2015 estimates of 0.03%. Furthermore, FWC anticipates that it will serve 223,988 customers by 2020, and as such the increase of 68 customers that will result from the construction of the 14 proposed single-family homes would be well within the margin of 988 customers that are anticipated to require water service from FWC between 2015 and 2020. Therefore, though the proposed project will require water supplies from FWC, the increase is well within the planned demand for water outlined in the 2015 UWMP. Thus, the addition of 14 single-family homes (totaling up to 68 persons) is not forecast to require or result in the construction of new water facilities or expansion of existing facilities in order to serve the project. Any impacts under this issue are considered less than significant. No mitigation is required.
- c) *Less Than Significant With Mitigation Incorporated* – New development in the County is required to install wastewater infrastructure concurrent with project development. All wastewater generated by the interior plumbing system of the proposed project would be discharged into the local sewer main and conveyed for treatment through Inland Empire Utilities Agency's (IEUA) Regional Plant No. 4 (RP-4). RP-4 has a domestic sewage (wastewater) treatment capacity to 14 million gallons per day. The plant treats the liquid portion of an average influent wastewater flow of approximately 10 million gallons per day.¹ The solids removed from RP-4 are conveyed by gravity through the regional sewer system to the influent of Regional Water Recycling Plant No.1 for thickening, anaerobic digestion, and dewatering. Regional Water Recycling Plant No.1 (RP-1) has a domestic sewage (wastewater) treatment capacity to 44 million gallons per day; the current average influent wastewater flow of approximately 28 million gallons per day.² The plant is broken into two separate treatment sections: liquids and solids. Based on projections outlined in the IEUA Facilities Master Plan Draft Program Environmental Impact Report, RP-4 and RP-1 will reach capacity in 2030; however, IEUA plans to expand to meet future demand. IEUA serves 875,000 customers, the addition of a potential 68 customers (as discussed under Population and Housing) would increase the demands for wastewater services by 0.0077% (percent increase $[X] = 68/875,000 \times 100$). This increase in demand is well within IEUA's existing capacity at both RP-4 and RP-1. Treated effluent at IEUA's regional plants meet discharge requirements established by the Santa Ana Regional Water Quality Control Board (RWQCB). Therefore, when combined with mitigation measure HAZ-1 under Hazards and Hazardous Materials above, which addresses remediation and contamination concerns from petroleum products, the Project would have a less than significant impact on IEUA's ability to operate its regional plants within its established wastewater treatment requirements, which are enforced via permits authorized by the RWQCB. Any impacts under this issue are considered less than significant. No further mitigation is required.
- ¹<https://www.ieua.org/facilities/rp-4/>
²<https://www.ieua.org/facilities/rp-1/>
- d) *Less Than Significant With Mitigation Incorporated* – The County of San Bernardino at the location of the proposed project is served by Burrtec Waste Industries, which provides trash, recycling, and some street sweeping/bulky item pickup services to its customers. The nearest landfill to the Project

area is the Mid Valley Landfill in Rialto to the east, which has a maximum permitted capacity of 7,500 tons per day, and a remaining capacity of 67,520,000 cubic yards (CY), with a maximum permitted capacity of 101,300,000 CY according to CalRecycle. Using the Solid Waste Generation Rates from CalRecycle³, the solid waste generation for a residential use such as the proposed project are approximately 12.23 pounds per household per day, which equates to 31.24 tons per year $([12.23 \times 14 \text{ households} \times 365 \text{ days}] \div 2,000 \text{ lbs} = 31.24 \text{ tons per year})$. The proposed project will remove or demolish several structures on site, which will require removal and disposal at nearby landfills. Based on the small scale of these structures, and that the removal of materials will occur over a period several days or weeks, the waste that demolition activities generate would not exceed either the daily permitted capacity or overall permitted capacities of nearby landfills. There is adequate capacity at the nearest landfill as well as in other landfills that serve the area (San Timoteo, Colton, etc.). The project will recycle 50% of the materials disposed of onsite, as it is required by state law. The diversion of materials is discussed further under XVIII(g) below. Any hazardous materials collected on the project site during construction of the Project will be transported and disposed of by a permitted and licensed hazardous materials service provider. Considering the availability of landfill capacity and the amount of solid waste generation from the proposed project during both construction and operations, project solid waste disposal needs can be adequately met without a significant impact on the capacity of the nearest landfills. Therefore, it is expected that the Tentative Tract Map 20001 project will be served by landfills with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Any impacts under this issue are considered less than significant with the implementation of mitigation measure UTIL-1 outlined below. No mitigation is required.

³<https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>

- e) ***Less Than Significant With Mitigation Incorporated*** – All collection, transportation, and disposal of any solid waste generated by the proposed project is required to comply with all applicable federal, state, and local regulations. As previously stated, solid waste produced in the County of San Bernardino where the proposed project is located is collected and transported by Burrtec Waste Industries. The area is served by several nearby landfills, though the closest is the Mid Valley Landfill in Rialto, which, as stated under issue XVIII(f) above, has adequate capacity to serve the project. Additionally, any hazardous materials collected on the project site during either construction or operation of the Project will be transported and disposed of by a permitted and licensed hazardous materials service provider, as stated under issue VIII, Hazards and Hazardous Materials above. The contract for this project will require that concrete, asphalt and base material be recycled by grinding, which allows reuse of these materials. All metals, woods and equipment that are reusable shall be salvaged and recycled.

Thus, due to the small size of this project and the limited amount of wastes that will be generated, potential impacts to the waste disposal systems are considered less than significant. To further reduce potential less than significant impacts, the following mitigation measure shall be implemented:

UTIL-1 The contract with demolition and construction contractors shall include the requirement that all materials that can feasibly be recycled shall be salvaged and recycled. This includes but not limited to wood, metals, concrete, road base and asphalt. The contractors shall submit a recycling plan to the County for review and approval prior to the construction of demolition/construction activities.

Therefore, with the above mitigation measure, the project is expected to comply with all regulations related to solid waste under federal, state, and local statutes. No further mitigation is necessary.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially Impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **Less Than Significant Impact** – The project site has historically been used for residential and limited animal raising activities. Presently, the site has a minimum of non-native vegetation cover that creates a minimal fuel load and several structures that pose a limited structural fire hazard. The site is essentially flat with a slight slope from north to south. All surrounding properties are developed with residences and Beech Avenue provides access to the east side of the project site. There is no native vegetation or other vegetated areas in the vicinity of the project that could expose the site to any wildfire hazards. Because the site will be developed with minimal extensions into the adjacent roadway, no emergency access to the site or surrounding area will result from project implementation.

- b) **Less Than Significant Impact** – As shown on Figure 3, the project site does not have any slopes that would contribute to exacerbation or worsening of wildfire risks. Prevailing winds are generally from the west where there is no native vegetation. At a distance to the north (several miles) are the San Gabriel Mountains and some residual alluvial fan vegetation complexes. Due to the distance of the project from these existing wildfire areas, the potential for exposure to significant fire pollutants is considered to be low. There is no exposure to wildfire hazards or pollutants from any other direction because the site is surrounded by urban development. Finally, due to the buffers of the site from areas with high fuel loads and thus potential for wildfire, the project site does not appear to be exposed to the uncontrolled spread of a wildfire. Thus, a less than significant impact exists at the project site. No mitigation measures are required.

- c) **No Impact** – As shown on Figure 3 and as described in the preceding analysis, the proposed project is located in an area that will not require the installation or maintenance of any specialized infrastructure on- or off-site that could exacerbate fire risk or cause other impacts on the area environment. Thus, **no impact** will occur under this topic. No mitigation measures are required.

- d) *No Impact* – The project site is not immediately adjacent to any landforms that could create significant exposure to flooding or landslides at the project site. Based on these circumstances, no exposure to such impact exists at the project site. No mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

The analysis in this Initial Study and the findings reached indicate that the proposed project can be implemented without causing any new project specific or cumulatively considerable unavoidable significant adverse environmental impacts. Mitigation is required to control potential environmental impacts of the proposed project to a less than significant impact level. The following findings are based on the detailed analysis of the Initial Study of all environmental topics and the implementation of the mitigation measures identified in the previous text and summarized following this section.

- a) *Less Than Significant Impact* – The Project has no potential to cause a significant impact any biological or cultural resources. The project has been identified as having no potential to degrade the quality of the natural environment, substantially reduce 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, or reduce the number or restrict the range of a rare or endangered plant or animal. The Project site is in an urban residential area with developed structures and infrastructure surrounding the property and no natural biological habitat exists within the APE. Based on the historic disturbance of the site, and its current disturbed condition, the potential for impacting cultural or biological resources is low. No cultural resources could be affected because the site itself has been graded and previously disturbed so it is not anticipated that any resources could be affected by the Project because no cultural resources exist. However, because it is not known what could be unearthed upon any excavation activities, contingency mitigation measures are provided to ensure that, in the unlikely event that any resources are found, they are protected from any potential impacts. Please see biological and cultural sections of this Initial Study.

- b) *Less Than Significant With Mitigation Incorporated* – The proposed project will not meet the County and applicant’s objective to provide single-family residential housing in the County to serve current and future residences. The construction of such housing will not subject any residents to any adverse long-term environmental effects caused by the development of the Tentative Tract Map 20001 Project. Thus, based on the project’s objectives and the lack of any significant adverse environmental impacts, this project meets both the short- and long-term environmental goals of the County of San Bernardino, with no identifiable disadvantage for either circumstance.

- c) *Less Than Significant With Mitigation Incorporated* – Based on the analysis in this Initial Study, the proposed Tentative Tract Map 20001 has the potential to cause impacts that are individually or cumulatively considerable. The issues of Aesthetics, Air Quality, Cultural, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Resources, and Utilities and Service Systems require the implementation of mitigation measures to reduce impacts to a less than significant level and ensure that cumulative effects are not cumulatively considerable. All other environmental issues were found to have no significant impacts without implementation of mitigation. The potential cumulative environmental effects of implementing the proposed project have been determined to be less than considerable and thus, less than significant impacts.

MITIGATION MEASURES

- AES-1** Prior to approval of the Final Design, an analysis of potential glare from sunlight or exterior lighting to impact vehicles traveling on adjacent roadways shall be submitted to the County for review and approval. This analysis shall demonstrate that due to building orientation or exterior treatment, no significant glare may be caused that could negatively impact drivers on the local roadways or impact adjacent land uses. If potential glare impacts are identified, the building orientation, use of non-glare reflective materials or other design solutions acceptable to the County of San Bernardino shall be implemented to eliminate glare impacts.
- AIR-1** Fugitive Dust Control. The following measures shall be incorporated into Project plans and specifications for implementation:
- Apply soil stabilizers or moisten inactive areas.
 - Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day).
 - Cover all stock piles with tarps at the end of each day or as needed.
 - Provide water spray during loading and unloading of earthen materials.
 - Minimize in-out traffic from construction zone.
 - Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard.
 - Sweep streets daily if visible soil material is carried out from the construction site.
- AIR-2** Exhaust Emissions Control. The following measures shall be incorporated into Project plans and specifications for implementation:
- Utilize well-tuned off-road construction equipment.
 - Establish a preference for contractors using Tier 3 or better heavy equipment.
 - Enforce 5-minute idling limits for both on-road trucks and off-road equipment.
- AIR-3** Exposed surfaces will be watered at least three times per day during grading activities.
- BIO-1** The State of California prohibits the "take" of active bird nests. To avoid an illegal take of active bird nests, any grubbing, brushing or tree removal should be conducted outside of the the State identified nesting season (Raptor nesting season is February 15 through July 31; and migratory bird nesting season is March 15 through September 1). Alternatively, the site shall be evaluated by a qualified biologist prior to the initiation of ground disturbance to determine the presence or absence of nesting birds. Active bird nests MUST be avoided during the nesting season. If an active nest is located in the project construction area it will be flagged and a 300-foot avoidance buffer placed around it. No activity shall occur within the 300-foot buffer until the young have fledged the nest.
- CUL-1** Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the County onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.
- CUL-2** Should any paleontological resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. Responsibility for

making this determination shall be with the County onsite inspector. The paleontological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.

- GEO-1 Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. If covering is not feasible, then measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the Project site for future cleanup.
- GEO-2 All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the site within which the BMW of Murrieta is being constructed.
- GEO-3 Should any paleontological resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. Responsibility for making this determination shall be with the County onsite inspector. The paleontological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.
- HAZ-1 All spills or leakage of petroleum products during construction activities will be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure will be incorporated into the SWPPP prepared for the Project development.
- HYD-1 The County shall require that the construction contractor prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will prevent all construction pollutants from contacting stormwater and with the intent of keeping all products of erosion from moving offsite into receiving waters. The SWPPP shall include a Spill Prevention and Cleanup Plan that identifies the methods of containing, cleanup, transport and proper disposal of hazardous chemicals or materials released during construction activities that are compatible with applicable laws and regulations. BMPs to be implemented in the SWPPP may include but not be limited to:
- The use of silt fences;
 - The use of temporary stormwater desilting or retention basins;
 - The use of water bars to reduce the velocity of stormwater runoff;
 - The use of wheel washers on construction equipment leaving the site;
 - The washing of silt from public roads at the access point to the site to prevent the tracking of silt and other pollutants from the site onto public roads;
 - The storage of excavated material shall be kept to the minimum necessary to efficiently perform the construction activities required. Excavated or stockpiled material shall not be stored in water courses or other areas subject to the flow of surface water; and
 - Where feasible, stockpiled material shall be covered with waterproof material during rain events to control erosion of soil from the stockpiles.
- NOI-1 The developer shall use noise reducing barriers and other devices to reduce exterior noise levels at the nearest sensitive receptor to 60 CNEL or less during the night-time construction hours (in the unlikely event that any emergency night-time construction hours become necessary) and 65 CNEL or less during the daytime construction hours.

- NOI-2 No construction activities shall occur during the hours of 7 PM through 7 AM, Monday through Saturday and at no time shall construction activities occur on Sundays or holidays, unless a declared emergency exists.
- NOI-3 The developer shall establish a noise complaint response program and shall respond to any noise complaints received for this Project by measuring noise levels at the affected receptor site. If the noise level exceeds an Ldn of 60 dBA exterior or an Ldn of 45 dBA interior at the receptor, the applicant will implement adequate measures (which may include portable sound attenuation walls, use of quieter equipment, shift of construction schedule to avoid the presence of sensitive receptors, etc.) to reduce noise levels to the greatest extent feasible.
- NOI-4 The developer will require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random field inspections by applicant personnel during construction activities.
- NOI-5 Equipment not in use for five minutes shall be shut off.
- NOI-6 Equipment shall be maintained and operated such that loads are secured from rattling or banging.
- NOI-7 Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment.
- NOI-8 No radios or other sound equipment shall be used at this site unless required for emergency response by the contractor.
- NOI-9 During future construction activities with heavy equipment within 300 feet of occupied residences, vibration field tests should be conducted at the nearest occupied residences. To the extent feasible, if vibrations exceed 72 VdB, the construction activities shall be revised to reduce vibration below this threshold.
- NOI-10 Only small bulldozers shall be permitted to operate within 56 feet of the nearest residences.
- TCR-1 Retain a Native American Monitor/Consultant: The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.
- TCR-2 Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner

regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.

- TCR-3 Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.
- TCR-4 Unanticipated Discovery of Human Remains and Associated Funerary Objects: Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.
- TCR-5 Resource Assessment & Continuation of Work Protocol: Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).
- TCR-6 Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions Included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.
- TCR-7 Treatment Measures: Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains

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

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

- TCR-8 Professional Standards: Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.
- UTIL-1 The contract with demolition and construction contractors shall include the requirement that all materials that can feasibly be recycled shall be salvaged and recycled. This includes but not limited to wood, metals, concrete, road base and asphalt. The contractors shall submit a recycling plan to the County for review and approval prior to the construction of demolition/construction activities.

PROJECT-SPECIFIC REFERENCES

2010 California Building Code (CBC; Title 14, California Code of Regulations, Part 2)

California Department of Conservation California Important Farmland Finder
<https://maps.conservation.ca.gov/dlrp/ciff/>

California Department of Education District Profile: Fontana Unified
<https://www.cde.ca.gov/sdprofile/details.aspx?cds=36677100000000>

California Geologic Survey Information Warehouse Regulatory Map
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>

California State Water Resources Control Board GeoTracker <http://geotracker.waterboards.ca.gov/>

CalRecycled Solid Waste Generation Rates
<https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>

CRM TECH, "Historical/Archeological Resources Survey Report Tentative Tract Map Number 20001" dated March 10, 2018.

County of San Bernardino Development Code
<http://cms.sbcounty.gov/lus/planning/developmentcode.aspx>

County of San Bernardino General Plan

County of San Bernardino Tree Ordinance,
<http://www.sbcounty.gov/uploads/LUS/Planning/Applications/TreeRemovalPermit.pdf>

Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) Panel
<https://msc.fema.gov/portal>

Fontana Unified School District Developer Fee Justification and Impact Analysis
http://www.fusd.net/announcements2/2017-18/Developer_Fees.pdf

Giroux & Associates, "Air Quality and GHG Impact Analyses WT-076 TTM 20001 Project, County of San Bernardino, California" dated March 21, 2018

Jericho Systems, Inc., "General Biological Resources Assessment, Project #WT-076 – Tentative Tract Map 20001, 14-Lot Subdivision, Land Use Services Department, County of San Bernardino" dated January 29, 2018

Inland Empire Utilities Agency Regional Water Recycling Plant No. 1 <https://www.ieua.org/facilities/rp-1/>

Inland Empire Utilities Agency Regional Water Recycling Plant No. 4 <https://www.ieua.org/facilities/rp-4/>

LA/Ontario International Airport Land Use Compatibility Plan
<http://www.ontarioplan.org/alucp-for-ontario-international-airport/>

San Bernardino County Fire Annual Report, Division 1 (West Valley)
<http://www.sbcfire.org/Portals/58/Documents/About/2016-17AnnualReport.pdf>

San Bernardino County Land Use Plan General Plan Geologic Hazard Overlays
<http://cms.sbcounty.gov/lus/planning/zoningoverlaymaps/geologicazardmaps.aspx>

San Bernardino County Land Use Plan General Plan Hazard Overlay
<http://cms.sbcounty.gov/lus/Planning/ZoningOverlayMaps/HazardMaps.aspx>

San Gabriel Valley Water Company Fontana Water Company (FWC) Division 2015 Urban Water Management Plan (UWMP) http://www.sgvwater.com/wp-content/uploads/San-Gabriel-Fontana_Amended-Final-December-2017-1.pdf

Southern California Association of Governments (SCAG) 2017 Profile of Unincorporated San Bernardino County

U.S. Department of Agriculture Web Soil Survey
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

U.S. Geologic Survey Fault Map <https://earthquake.usgs.gov/hazards/qfaults/map/#qfaults>

Zillow, accessed 1/20/2018, https://www.zillow.com/homes/for_sale/globalrelevanceex_sort/34.162227,-117.417702,34.032443,-117.53529_rect/12_zm/9dcb35a5e3X1-CRwuo3vxecegse tt63d_crid/0_mmm/