

SAN BERNARDINO COUNTY

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APN:	0231-092-01
APPLICANT:	Max McDermott
COMMUNITY:	Fontana/2 nd Supervisorial District
LOCATION:	Northwest corner of Merrill Avenue and Live Oak Avenue
PROJECT No:	P201400094/TTM 18938
STAFF:	Reuben Arceo, Contract Planner
REP('S):	Cornerstone Land Surveying Inc.
PROPOSAL:	Subdivide 2.47 acres into seven (7) lots

USGS Quad: Fontana
T, R, Section: T1S, R6W, Section: 11
Thomas Bros.: Page: 604, Grid: D3

Planning Area: Fontana
Land Use Zoning: Single Residential (RS)
Overlays: FP2 (500-Year Flood)

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department - Planning Division

385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

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Fax No: (909) 387-3249

Project Sponsor: Max McDermott c/o Cornerstone Land Surveying Inc.
958 N. Temescal Circle
Corona, CA 92879

Phone No: (951) 736-0200
E-mail: The1cornerstone@aol.com

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PROJECT DESCRIPTION:

A Tentative Tract Map to subdivide 2.47 acres into seven (7) residential lots with a minimum lot size of 9,313 square feet, roadway improvements and other supporting infrastructure. The above land uses and other on-site improvements are further described as follows:

Single-Family Residential

Residential lot sizes range from 9,313 square feet to 9,473 square feet. The Project proposes a density of 2.8 dwelling units per acre.

On-Site Street Improvements

Merrill Avenue is located adjacent to the southern boundary of the Project site and will provide direct access to Lots 5, 6 and 7. Merrill Avenue is an existing improved two (2) lane roadway with a curb within a 60-foot right-of-way. Improvements along Merrill Avenue include new curb, gutter, and sidewalk and paving.

Live Oak Avenue is located adjacent to the eastern boundary of the Project site and will not provide direct access to any of the proposed lots. The Remainder Parcel located on the northwest corner of Live Oak Avenue and Merrill Avenue will continue to have access to Live Oak Avenue. Live Oak Avenue is an existing two (2) lane roadway with a curb within a 60-foot right-of-way. Improvements along Live Oak Avenue

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include new curb, gutter, and sidewalk and paving.

Ceres Avenue is adjacent to the northern boundary of the Project site and will provide direct access to Lots 1, 2, 3, and 4. Ceres Avenue is an existing improved two (2) lane roadway with a curb within a 60-foot right-of-way. Improvements along Ceres Avenue include new curb, gutter, and sidewalk and paving.

On-Site Utility and Drainage Improvements

Water service to the Project site will be provided by the Fontana Water Company by existing distribution mains which are currently serving the Project site.

Wastewater treatment will be provided by on-site septic systems serving each lot. The Santa Ana Regional Water Quality Control Board on January 30, 2015 approved the exemption under Subsection J to permit exemptions from the minimum lot size smaller than one-half acre in that the applicant has provided the necessary off-set sewer connections to service three of the 7 lots with sewers.

The Project site is highly conducive to storm water infiltration. Therefore, the overall design of the site will be to convey all storm water runoff to infiltration trenches. Storm flows greater than the water quality design flow event will overflow to Merrill Avenue through a sidewalk culvert.

B. Off-Site Improvements

No off-site improvements are proposed. All street, utility, and drainage improvements will connect to existing systems located adjacent to the Project boundaries.

C. Earthwork and Grading

The earthwork and grading details are based on proposed Tentative Tract Map 18938. The Project proposes 600 cubic yards (c.y.) of cut and 600 cubic yards of fill. The topography of the property is gently sloped with approximately 5 feet of fall from the NE Corner (high point) to the SW Corner (low point). The site will balance on-site and no import or export of soil is required.

D. Operational Characteristics

The Project would be operated as a residential community. As such, typical operational characteristics include residents and visitors traveling to and from the site, leisure and maintenance activities occurring on individual residential lots. Low levels of noise and a moderate level of artificial exterior lighting typical of a residential community is expected.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The Project site is vacant and has been highly disturbed. The Project site contains a variety of non-native grasses as well as ornamental shrubs and three (3) non-native trees within the right-of-way of Ceres Avenue.

The Project site is square in shape and mostly vacant with the exception of 1 existing single family residence located at the SE Corner of the property. The existing single-family residence will remain as a "Remainder Parcel." The topography of the property is gently sloped with approximately 5 feet of fall from the NE corner (high point) to the SW corner (low point).

The surrounding land uses and zoning are shown in Table 1 below.

Table 1. Existing Land Use and Zoning Districts

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Vacant	Single-Residential (RS)
North	Light Industrial	Community Industrial (IC)
South	Residential	Single-Residential (RS)
East	Residential	Single-Residential (RS)
West	Residential	Single-Residential (RS)

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

Federal: None; State of California: None. County of San Bernardino: Land Use Services - Building and Safety and Code Enforcement Public Health-Environmental Health Services, Public Works. County Fire; and Local: Fontana Water Company.

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	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.

- No Impact.** No impacts are identified or anticipated and no mitigation measures are required.
- Less Than Significant Impact.** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
- 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 mitigation measures)
- Potentially Significant Impact.** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (Listing the impacts requiring analysis within the EIR).

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At the end of the Initial Study Checklist 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 would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

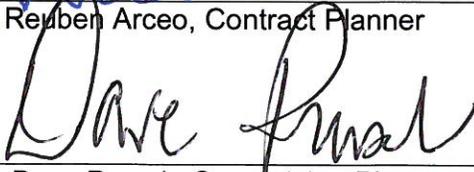
On the basis of this initial evaluation, the following finding is made:

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



Signature: Reuben Arceo, Contract Planner

March 18, 2015



Signature : Dave Prusch, Supervising Planner

March 18, 2015

APPENDICES (On Compact Disk)

- A. Air Quality & GHG Model Outputs
- B. Biological Resources Walkover
- C. Historical Resources Investigation
- D. Preliminary Water Quality Management Plan
- E. Exterior Noise Analysis



TTM 18938
P201400094

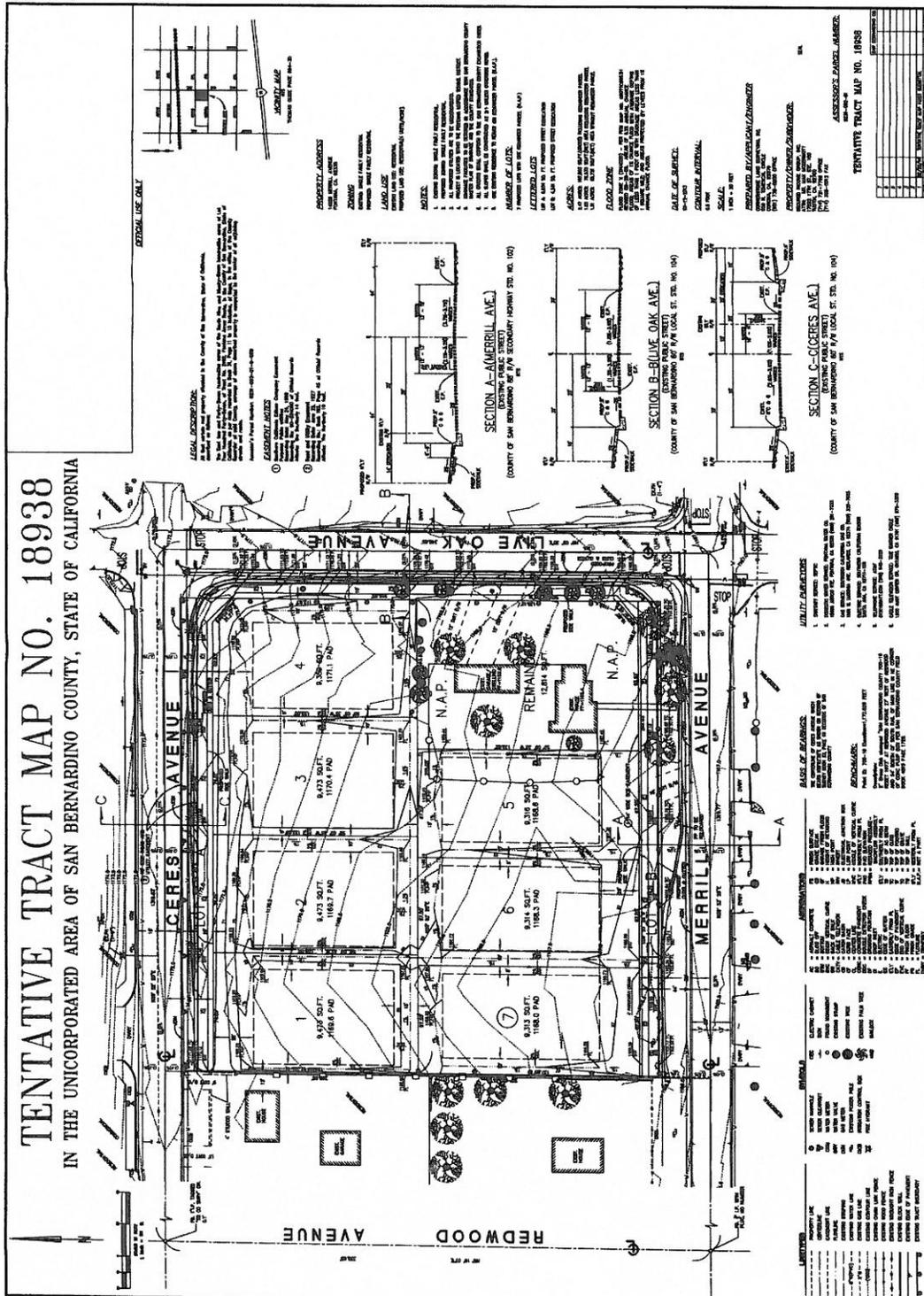
Location Map

Exhibit 1

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TTM 18938
P201400094

Tentative Tract Map

Exhibit 2

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

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

- I a) **No Impact.** The County General Plan Open Space Element, Policy OS 5.1 states that a feature or vista can be considered scenic if it:
- Provides a vista of undisturbed natural areas;
 - Includes a unique or unusual feature that comprises an important or dominant portion of the viewshed; or,
 - Offers a distant vista that provides relief from less attractive views of nearby features such as views of mountain backdrops from urban areas).

The Project site is vacant and has been highly disturbed. The Project site contains a variety of non-native grasses as well as ornamental shrubs and three (3) non-native trees within the right-of-way of Ceres Avenue. The site is relatively flat with no significant topographical features. As such, the site does not contain any of the features that would constitute or contribute to a scenic vista as defined by the General Plan.

The Project site is located in an area characterized by primarily developed land. To the north is a light industrial use with outdoor storage. Residentially developed land is located to the east, west, and south. Developing the site within and residential homes and related improvements will not impact any scenic vistas as none exist in the immediate area. Therefore, the Project will have no impact on a scenic vista.

- lb) **No Impact.** Many state highways are located in areas of outstanding natural beauty. California's

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Scenic Highway Program was created by the Legislature in 1963. Its purpose is to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Sections 260 through 263.

According to the California Department of Transportation, the Project site is not located within a State Scenic Highway. According to the General Plan, the Project site is not adjacent to a County Scenic Highway. Therefore, construction and the long-term operation of the Project would have no impact on scenic resources within a scenic highway.

- I c) **Less than Significant Impact.** The Project site is located in an area characterized by primarily developed land.

Construction Impacts

During the Project's temporary construction period, construction equipment, supplies, and activities would be visible on the subject property from immediately surrounding areas. Construction activities are a common occurrence in the developing Inland Empire region of Southern California and are not considered to substantially degrade the area's visual quality. All construction equipment would be removed from the Project site following completion of the Project's construction activities. For these reasons, the temporary visibility of construction equipment and activities at the Project site would not substantially degrade the visual character of the surrounding area.

Operational Impacts

Development of the Project site would introduce residential development onto the site. The residential development will consist of single-family detached homes and related improvements such as landscaping and walls/fences. These improvements would be implemented in accordance with the design standards contained in the Development Code and would be compatible with the development that is adjacent to the Project site.

Based on the analysis above, impacts would be less than significant and no mitigation measures are required.

- I d) **Less than Significant Impact.** Lighting proposed onsite will be designed in accordance with the design standards of the County Development Code. Adherence to these standards will ensure that the Project will not create a new source of substantial light or glare by requiring lighting to be shielded or hooded and to prohibit light trespass onto adjacent properties. Impacts are considered less than significant.

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Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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II. AGRICULTURE RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- II a) **No Impact.** The site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program. As such, the Project has no potential to convert such lands to a non-agricultural use and no impact would occur.
- II b) **No Impact.** The Project site is zoned RS (Single Residential) which is not considered agricultural zoning.

Pursuant to the California Land Conservation Act of 1965, a Williamson Act Contract enables private landowners to voluntarily enter into contracts with local governments for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive lower property tax assessments based upon farming and open space uses as opposed to full market value. According to the County Tax Assessor, the site is not under a Williamson Act Contract. As such, there is no impact

- IIc) **No Impact.** The Project site is zoned RS (Single Residential), No forest land, timberland, or timberland production occurs on the site so zoning for such uses or activities will not be impacted. Therefore, no impacts would occur and no mitigation measures are required
- IIId) **No Impact.** The Project does not contain forest land. Therefore, no impacts would occur.
- IIe) **No Impact.** The Project site is approximately 2.47 acres in size and is located in an area largely characterized by residential and light industrial development. To the north, the site is a light industrial use. Residential development is located to east, west, and south of the site. There is no land being used primarily for agricultural purposes in the vicinity of the site. As such, the Project would not result in conversion of Farmland to non-agricultural use and no impacts would occur.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

The following responses are based in part on California Emissions Estimator Model outputs. Please reference this document for further details (Appendix A).

III a) **Less Than Significant Impact.** A significant impact could occur if the Project conflicts with or obstructs the implementation of the *South Coast Air Basin 2012 Air Quality Management Plan*. (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the *1993 South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook*, consistency with the AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. A consistency review is presented below:

1. The Project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD as demonstrated in Section IIIb of this Initial Study Checklist; therefore, the Project would not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.
2. The Project proposes seven (7) residential lots consistent with the County General Plan and consistent with the growth projections utilized in the 2012 AQMP.

Based on the consistency analysis presented above, the Project will not conflict with the 2012 AQMP.

III b) **Less Than Significant Impact.**

Construction Emissions

Short-term criteria pollutant emissions will occur during site preparation, grading, building construction, paving, and painting activities. Emissions will occur from use of equipment, worker, vendor, and hauling trips, and disturbance of onsite soils (fugitive dust). To determine if construction of the Project could result in a significant air quality impact, the California Emissions Estimator Model (CalEEMod) has been utilized to determine if emissions would exceed South Coast Air Quality Management District (SCAQMD) Thresholds. The results of the CalEEMod outputs are summarized in Tables 2 and 3 below.

Table 2. Construction Emissions (unmitigated)

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	VOC	CO	SOx	PM10	PM2.5
	45.79	14.40	30.71	0.035	8.05	4.97
Regional Threshold	100	75	550	150	150	55
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
Source: SCAQMD and CalEEMod						

Even though impacts are less than significant, in order to reduce impacts to the maximum extent feasible, the following mitigation measure is required:

AQ-1: Compliance with SCAQMD Rule 403. Prior to grading permit issuance, the County shall verify that the following note is included on the Composite Development Plan:

“The construction contractor shall require that during site preparation and grading activities, all contractors shall comply with applicable measures listed in SCAQMD Rule 403 to control fugitive dust including the application of water to all exposed surfaces a minimum of three (3) times per day.”

With implementation of Mitigation Measure AQ-1, PM₁₀ emissions will be reduced by 47% and PM 2.5 emissions will be reduced by 41% as shown in Table 3 below.

Table 3. Construction Emissions (mitigated)

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	VOC	CO	SOx	PM10	PM2.5
	45.75	14.39	30.69	0.05	4.28	2.94
Regional Threshold	100	75	550	150	150	55
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
Source: SCAQMD and CalEEMod						

Operational Emissions

Long-term criteria air pollutant emissions will result from the operation of the Project. The California Emissions Estimator Model (CalEEMod) was utilized to estimate operational emissions. The results of the CalEEMod outputs are summarized in Table 4.

Table 4. Operational Emissions

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	VOC	CO	SOx	PM10	PM2.5
	0.89	2.97	7.35	0.014	1.07	0.69
Regional Threshold	55	55	550	150	150	55
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
Source: SCAQMD and CalEEMod						

Based on the results of the model, without mitigation, maximum daily emissions from Project operations will not exceed SCAQMD Regional Daily Thresholds.

- III c) **Less Than Significant Impact.** The Project area is designated as a non-attainment area for ozone and a non-attainment area for PM 2.5 and PM10. The Project would comply with the mandatory requirements of SCAQMD's Rule 403 (fugitive dust control) during construction, as well as all other adopted AQMP emissions control measures. Per SCAQMD rules and mandates, and California Code of Regulation requirements, as well as the CEQA requirement that significant impacts be mitigated to the extent feasible, these same requirements are imposed on all projects in the South Coast Air Basin.

In determining whether or not the Project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors), the non-attainment pollutants of concern for this impact are ozone, PM_{2.5} and PM₁₀. In developing the thresholds of significance for air pollutants disclosed above under Issue III (b), SCAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. As shown in Tables 2 and 3 above, the Project does not exceed SCAQMD Regional Daily Thresholds for PM 2.5 and PM10. As such, emissions would not be cumulatively considerable.

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IIId **Less Than Significant Impact.** A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant. The following are land uses (sensitive sites) where sensitive receptors are typically located:

- Schools, playgrounds and childcare centers
- Long-term health care facilities
- Rehabilitation centers
- Convalescent centers
- Hospitals
- Retirement homes.
- Residences

The nearest sensitive receptors to the Project site are the residential homes located to the south, east, and west. The following provides an analysis of the Project's potential to expose sensitive receptors to substantial pollutant concentrations during Project construction and long-term operation. The analysis is based on the applicable Localized Significance Thresholds (LSTs) established by the State of California and South Coast Air Quality Management District.

Localized Significance Thresholds (LST) Analysis

A Localized Significance Thresholds (LST) analysis was conducted pursuant to SCAQMD methodology. LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NO_x), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM₁₀) and particulate matter less than 2.5 microns in aerodynamic diameter (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.

For this Project, the appropriate Source Receptor Area for the LST analysis is the Central San Bernardino Valley Area. The *SCAQMD Mass Rate Look-Up Tables* for projects that disturb less than or equal to 2 acres in size was used in the analysis to determine impacts since this is close to the size of the Project.

Table 5. Localized Significance Threshold (LST) Analysis

Pollutant	LST Significance Threshold Lbs/Day*	Project Emissions (mitigated)	Exceeds Threshold?
(NO _x) for Construction and Operation	170	45.75	NO
(CO) for Construction and Operation	972	30.69	NO
PM10 for Operation	2	1.07	NO
PM10 for Construction	7	4.30	NO
PM2.5 for Operation	1	0.69	NO
PM2.5 for Construction	4	2.94	NO

*Based on LST SRA #34 2-acre @ 25 meters

As shown in Table 5 above, the Project does not exceed the LST Significance Thresholds, as such, localized emissions would be less than significant and sensitive receptors will not be exposed to substantial pollutant concentrations.

Carbon Monoxide (CO) Hotspot Analysis

CO Hot Spots are typically associated with idling vehicles at extremely busy intersections (i.e., intersections with an excess of 100,000 vehicle trips per day). There are no intersections in the vicinity of the Project site which exceed the 100,000 vehicle per day threshold typically associated with CO Hot Spots. In addition, the South Coast Air Basin has been designated as an attainment area for CO since 2007. Therefore, Project-related vehicular emissions would not create a Hot Spot and would not substantially contribute to an existing or projected CO Hot Spot to which sensitive receptors would be exposed.

Ille **Less Than Significant Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The proposed residential use is not considered to be a use that would generate potential odors.

During construction, the various construction equipment in use on the site would create odors. SCAQMD Rule 402 states that air discharged from any source shall not cause injury, nuisance, or annoyance to the health, safety, or comfort of the public. With the exception of short-term construction-related odors (e.g., equipment exhaust and asphalt odors), the proposed uses do not include uses that are generally considered to generate offensive odors. While the application of architectural coatings and installation of asphalt may generate odors, these odors are temporary and not likely to be noticeable beyond the project boundaries. SCAQMD Rules 1108 and 1113 identify standards regarding the application of asphalt and architectural coatings, respectively.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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IV. BIOLOGICAL RESOURCES - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database):
The following responses are based in part on the Biological Resources Walkover Review, dated February 4, 2015. Please reference this document for further details (Appendix B).

IV a) **No Impact.** The site is completely disturbed with ruderal, floral species and bare ground covering the site. Common species observed include; mustard (*Brassica sp*, *Sisymbrium sp.*), cheeseweed (*Malva parviflora*), oat (*Avena sp.*), storksbill (*Erodium cicutarian*), fiddleneck (*Amsinckia sp.*), and others. No indication was found suggesting the potential presence of any sensitive species. As

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such, there is no impact.

- IV b) **No Impact.** No indication of riparian habitat or other sensitive natural communities was noted due to the highly disturbed nature of the site. As such, there is no impact.
- IV c) **No Impact.** Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.” [Ref. EPA Regulations listed at 40 CFR 230.3(t)]. The California Department of Fish and Wildlife found the U.S. Fish and Wildlife Service’s Section 404 definition above to be the most biologically valid. The Department of Fish and Wildlife staff uses this definition as a guide in identifying wetlands. Based on a field survey, the site does not contain any features that meet the definition of “wetlands” by either the U.S. Fish and Wildlife Service or the California Department of Fish and Wildlife. As such, there is no impact
- IV d) **No Impact.** Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human development. Corridors effectively act as links between different populations of a species. Interference with the movement of native resident migratory fish or wildlife species occurs through the fragmentation of open space areas caused by urbanization. Wildlife nursery sites are areas that provide valuable spawning and nursery habitat for fish and wildlife. Wildlife nursery sites occur in a variety of settings, such as trees, wetlands, rivers, lakes, forests, woodlands and grasslands to name a few. The use of a nursery site would be impeded if the use of the nursery site was interfered with directly or indirectly by a project’s development or activities.

As noted in the responses to Issues III a-c above, the site does not have habitat or features that would support a wildlife corridor or a wildlife nursery site. In addition, the Project site is surrounded by development to the north, south, east, and west preventing the use of the Project site and surrounding area as a wildlife corridor. As such, there is no impact

- IV e) **No Impact.** The site is completely disturbed with ruderal, floral species and bare ground covering the site. Common species observed include; mustard (*Brassica sp*, *Sisymbrium sp.*), cheeseweed (*Malva parviflora*), oat (*Avena sp.*), storksbill (*Erodium cicutarian*), fiddleneck (*Amsinckia sp.*), and others. No indication was found suggesting the potential presence of any sensitive tree species. As such, there is no impact.
- IV f) **No Impact.** The 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, because no such plan has been adopted in the area of the project site. The County of San Bernardino has not adopted a Habitat Conservation Plan for the region. Likewise, there is no local, regional or state habitat conservation plan that governs the Project site or vicinity. As such, there is no impact

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION (check if the project is located in the Cultural or Paleontologic Resources overlays or cite results of cultural resource review): *The following responses are based in part on the Historical Resources Identification Investigation, dated September 25, 2014. Please reference this document for further details (Appendix C).*

- V a) **No Impact.** The Project site is vacant and is routinely disturbed. Based on the *Historical Resources Identification Investigation*, no historical resources will be impacted by the Project. As such, there is no impact
- V b) **Less Than Significant Impact With Mitigation Incorporated.** Based on the *Historical Resources Identification Investigation*, there is a potential for impacts to subsurface archeological resources. The following Mitigation Measures are required:

CR-1: Archaeological Monitoring. Prior to the issuance of a grading permit, the Project Proponent shall provide a letter to the County Land Use Services Department- Current Planning agreeing to implement the following program:

- a) A qualified archaeological monitor shall be retained by the Project Proponent to conduct monitoring of all grading and trenching activities and has the authority to halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction.
- b) Appropriate Native American representative(s) shall be allowed to monitor and have received or will receive a minimum of 15 days advance notice of grading activities. During grading operations in previously undisturbed soils, a professional archaeological monitor shall observe the grading operation until such time as monitor determines that there is no longer any potential to uncover buried cultural deposits. If the monitor suspects that an archaeological resource may have been unearthed, the monitor shall immediately halt and redirect grading operations in a

100-foot radius around the find to allow identification and evaluation of the suspected resource. If the monitor determines that the suspected resource is potentially significant, the archaeologist shall notify the appropriate Native American Tribe(s) and invite a tribal representative to consult on the resource evaluation. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. If the resource is significant, Mitigation Measure CR-2 shall apply.

CR-2: Treatment Plan. If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and a representative of the appropriate Native American Tribe(s), the Project Proponent, and the County Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery excavations of archaeological resource(s) of prehistoric origin, and shall require that all recovered artifacts undergo laboratory analysis. At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the County. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the County Planning Department and the County of San Bernardino Museum.

With implementation of Mitigation Measures CR-1 and CR-2, impacts will be less than significant.

- V c) **Less Than Significant Impact With Mitigation Incorporated.** Based on the *Historical Resources Identification Investigation*, there is a potential for impacts to paleontological resources. The following Mitigation Measure is required:

CR-3: Paleontological Monitoring. Prior to the issuance of a grading permit, the Project Proponent shall provide a letter to the County Land Use Services Department- Current Planning agreeing to implement the following program:

- a) A qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.
- b) The qualified paleontologist shall be empowered to temporarily halt or redirect grading activities paleontological resources are discovered.
- c) In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.

- d) The qualified paleontologist shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly removed and the area cleared.
- e) If the discovery is significant the qualified paleontologist shall notify the Project proponent and the County immediately.
- f) In consultation with the Project proponent and the County, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.

Based on the analysis above, with implementation of Mitigation Measure CR-3, impacts will be less than significant.

- V d) **Less than Significant Impact.** No formal cemeteries are located on the Project site. In the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations.

Potentially Significant Impact	Less than Significant with Mitigation Incorpor.	Less than Significant	No Impact
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VI. GEOLOGY AND SOILS - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- VI ai) **No Impact.** The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known faults underlie the site. Because there are no faults located on the Project site, there is no potential for the Project to expose people or structures to adverse effects related to ground rupture. As such, there is no impact
- VI aii) **Less Than Significant Impact.** The Project site is located in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the

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Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of Project approval, the Project would be required to construct the proposed structures in accordance with the *California Building Standards Code* also known as California Code of Regulations Title 24 and the County Building Code. Adherence to these standards and requirements will ensure that any impacts are less than significant by ensuring that structures do not collapse during strong ground shaking.

VI aiii) **Less Than Significant Impact.** Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The factors controlling liquefaction are:

- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions have to occur: Intense seismic shaking;
 - Presence of loose granular soils prone to liquefaction; and
 - Saturation of soils due to shallow groundwater.

The Project site is not located within a suspected or generalized liquefaction susceptibility zone according to the *County of San Bernardino Geologic Hazards Map*. In addition, as a mandatory condition of Project approval, the Project would be required to construct the proposed structures in accordance with the *California Building Standards Code* also known as California Code of Regulations Title 24 and the County Building Code. Adherence to these standards and requirements will ensure that any impacts related to liquefaction are less than significant.

VI aiv) **No Impact.** Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes.

According to the County of San Bernardino Geologic Hazards Overlay Map, the Project is not located in an area susceptible to landslides. In addition, The Project site is generally level without significant slopes. As such, the site is not considered susceptible to seismically induced landslides. There are no impacts.

VI b) **Less Than Significant Impact.** The Project will not result in substantial soil erosion or the loss of topsoil, because the site will be paved and landscaped after it is developed. To control soil erosion during construction the Project proponent is required to comply with the National Pollutant Discharge Elimination System permit applicable to the Project area and prepare a Storm Water Pollution Prevention Plan. In addition, a Water Quality Management Plan is required which addresses post-construction soil erosion. Preparation and implementation of these plans is a mandatory requirement.

VI c) **Less Than Significant Impact.** Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow movement, like water. As noted in the response to Issue VI (aiv) above, the site is not susceptible to landslides.

According to the *County of San Bernardino Geologic Hazards Overlay Map*, the Project is not located in an area that is susceptible to liquefaction or subsidence. In addition, as a mandatory condition of Project approval, the Project would be required to construct the proposed structures in accordance with the *California Building Standards Code* also known as California Code of Regulations Title 24 and the

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County Building Code. Adherence to these standards and requirements will ensure that any impacts related to liquefaction and subsidence are less than significant.

- VI d) **Less Than Significant Impact.** With mandatory implementation of standard building requirements, including the requirements of the California Building Code and County Building Code, and the site-specific grading and construction recommendations contained within the Project's geotechnical reports, on-site soils would be adequately stabilized to accommodate proposed development. Accordingly, implementation of the proposed Project would not create a substantial risk to life or property and impacts associated with expansive soils would be less than significant.
- VI e) **Less Than Significant Impact.** Based on a *Geotechnical Engineering Investigation* prepared for the Project by NorCal Engineering, soils on the property consist of Fill Soil (brown fine to medium grained silty sand), and Natural (light brown fine to coarse grained silty to gravelly sand). These types of soils are generally capable of supporting septic systems. As required by the County Department of Public Health, Division of Environmental Health Services, the Project proponent will be required to submit a percolation report for review and have the proposed septic systems certified by a qualified professional prior to occupancy. This is a standard requirement and not considered a mitigation measure.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
VII. GREENHOUSE GAS EMISSIONS - Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION *The following responses are based in part on the California Emissions Estimator Model. Please reference this document for further details (Appendix A).*

VII a) **Less Than Significant.** In December September 2011, the County of San Bernardino adopted the "Greenhouse Gas Emissions Reduction Plan" ("GHG Plan"). The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current (2011) levels by year 2020 in consistency with State climate change goals pursuant to AB32. The GHG Plan has been designed in accordance with Section 15183.5 of the State CEQA Guidelines which provides for streamline review of climate change issues related to development projects when found consistent with an applicable greenhouse gas emissions reduction plan.

Section 5.6 of the GHG Plan identifies the procedures for reviewing development projects for consistency with the GHG Plan. The GHG Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related greenhouse gas emissions or otherwise comply with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines. The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalent (MTCO₂E) per year or more. Projects that do not exceed this threshold require no further climate change analysis but are required to implement mandatory reducing measures in the project's conditions of approval.

Projects exceeding this threshold must meet a minimum 31 percent emissions reduction in order to garner a less than significant determination. This can be met by either (1) achieving 100 points from a menu of mitigation options provided in the GHG Plan or (2) quantifying proposed reduction measures. Projects failing to meet the 31 percent reduction threshold would have a potentially significant impact related to climate change and greenhouse gas emissions.

A GHG emissions inventory was conducted for the Project utilizing the California Emissions Estimator Model (CalEEMod). The results of the emissions inventory are shown in Table 6 below.

Table 6. Project Greenhouse Gas Emissions

Source	GHG Emissions MT/yr			
	N2O	CO2	CH4	CO2e
Mobile Sources	0.0000	100.634	0.0041	100.72
Area	0.00005	2.29	0.0023	2.355
Energy	0.00038	27.99	0.0009	28.134
Solid Waste	0.000	1.66	0.098	3.73
Water/Wastewater	0.0003	2.76	0.015	3.19
30-year Amortized Construction GHG				9.22
TOTAL				147.349
County Screening Threshold				3,000
Exceed Threshold?				NO
Source: California Emissions Estimator Model				

Although the Project does not exceed the 3,000 metric tons of carbon dioxide equivalent (MTCO₂E) per year screening threshold, the Project will be conditioned to implement various Performance Standards contained in the *County of San Bernardino Greenhouse Gas Emissions Reduction Plan* as applicable. As such, impacts are less than significant.

VII b) **Less Than Significant Impact.** As analyzed and discussed in Section VIIa), the Project will not exceed the 3,000 MTC₂OE/YR screening threshold identified in the GHG Plan. Therefore, the project is consistent with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines and is consistent with adopted plans, policies, and regulations.

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

SUBSTANTIATION

VIII a) **Less Than Significant Impact.** During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would

include fuels and lubricants for construction machinery, coating materials, etc. All hazardous materials are required to be utilized and transported in accordance with their labeling pursuant to federal and state law. Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up will be sufficient to reduce potential impacts to a less than significant level.

- VIII b) **Less Than Significant Impact.** The Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any use or construction activity that might use hazardous materials will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- VIII c) **No Impact.** The nearest schools are located more 1/4th of a mile from the Project site. Redwood Elementary School approximately 1/2 mile to the northwest and Beech Elementary School approximately 3/4 of a mile to the southeast. In addition, The Project site would be developed with residential land uses which are land uses that do not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste in large quantities. As such, there is no impact.
- VIII d) **No Impact.** The Project site is not included on the list of hazardous materials sites compiled in accordance with Government Code No. 65962.5. As such, there is no impact.
- VIII e) **No Impact.** The Project site is located approximately 7 miles east of Ontario International Airport and 4 miles southwest of the Rialto Municipal Airport. Therefore, the Project would not expose any workers during construction or residents of the Project area to airport related safety hazards. As such, there is no impact.
- VIII f) **No Impact.** The Project site is not within the vicinity or approach/departure flight path of a private airstrip. As such, there is no impact.
- VIII g) **No Impact.** The Project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The Project will not result in any substantial alteration to road design or capacity that would affect implementation of evacuation procedures nor result in any substantial increase in natural or man-made hazards that would increase the potential for evacuation. In addition, the Project has adequate emergency access via Merrill Avenue, Live Oak Avenue, and Ceres Avenue. As such, there is no impact.
- VIII h) **No Impact.** The Project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because the site is not adjacent to dense brush or other features typically associated with wildfires. In addition, the site is not identified as being in a high fire hazard area by the *County's Fire Hazard Overlay Maps*. As such, there is no impact.

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

SUBSTANTIATION

The following responses are based in part on the Preliminary Water Quality Management Plan dated February 18, 2015. Please reference this document for further details (Appendix D).

IX a) Less Than Significant Impact.

Construction

Construction of the Project would involve clearing, grading, paving, utility installation, building construction, and the installation of landscaping, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board and the County, the Project would be required to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities. The National Pollutant Discharge Elimination System permit is required for all Projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area.

In addition, the Project would be required to comply with the Santa Ana Regional Water Quality Control Board's Santa Ana River Basin Water Quality Control Program. Compliance with the National Pollutant Discharge Elimination System permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a Storm Water Pollution Prevention Plan for construction-related activities, including grading. The Storm Water Pollution Prevention Plan would specify the Best Management Practices that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property.

Operation

Storm water pollutants commonly associated with the land uses proposed by the Project (i.e., residential) include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, pesticides, and metals.

Pursuant to the requirements of the County's National Pollutant Discharge Elimination System permit, a Water Quality Management Plan is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. A Water Quality Management Plan describes the Best Management Practices that will be implemented and maintained throughout the life of a project to prevent and minimize water pollution that can be caused by storm water or urban runoff. The Project proposes the use of infiltration trenches lined with 6-inches of Pea Gravel. With implementation of the Water Quality Management Plan, the Project will not violate any water quality standards or waste discharge requirements.

- IX b) Less Than Significant Impact.** The Project would be served with potable water by the San Gabriel Water Company's Fontana Water Company division. Fontana Water Company operates 34 groundwater wells and owns and operates a state-of-the-art 29 million gallon per day conventional surface water treatment plant treating local surface water from Lytle Creek and State Water Project supplies from Metropolitan Water District and San Bernardino Valley Municipal Water District. All municipal water entities that exceed their safe yield incur a groundwater replenishment obligation, which is used to recharge the groundwater basin with State Water Project Water. Thus, the

Project's demand for domestic water service would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

Development of Project would increase impervious surface coverage on the site which would in turn reduce the amount of direct infiltration of runoff into the ground. The Project will use infiltration trenches lined with 6-inches of Pea Gravel. As such, impacts to groundwater supplies and recharge would be less than significant.

- IX c) **Less Than Significant Impact.** The Project will use infiltration trenches lined with 6-inches of Pea Gravel with a 24" gravel storage layer beneath. Peak flows drain will ultimately drain to Merrill Avenue. With buildout of the Project site, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in the rates of erosion or siltation on or off site.
- IX d) **Less Than Significant Impact.** The Project will use infiltration trenches lined with 6-inches of Pea Gravel with a 24" gravel storage layer beneath. Peak flows drain will ultimately drain to Merrill Avenue. With buildout of the Project site, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases flooding on or off-site.
- IX e) **Less Than Significant Impact.** As noted in the responses above, The Project will use infiltration trenches lined with 6-inches of Pea Gravel with a 24" gravel storage layer beneath. Peak flows drain will ultimately drain to Merrill Avenue. With buildout of the Project site, there would be no significant alteration of the site's existing drainage pattern and there would not be any additional sources of polluted runoff.
- IX f) **Less Than Significant Impact.** There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in Issues IX (a), IX(c), and IX (e).
- IX g) **No Impact.** The Project is not located within a designated flood plain, based upon a review of Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 06071C8853H dated August 28, 2008. This Panel identified the subject area as Zone X, which is defined as "Area of minimal flood hazard, usually depicted on Flood Insurance Rate Maps as above the 500-year flood level." Therefore, the Project will not place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. As such, there is no impact.
- IX h) **No Impact.** Refer to Issue I As such, there is no impact X (g) above. The Project area is not within a 100-year flood hazard. No Impact would occur.
- IX i) **No Impact.** As noted Issue IX (g), the Project site is not subject to flooding. According to the *County of San Bernardino Hazards Overlay Map* the Project site and surrounding area is not located within a designated dam inundation area. No dams, levees or water bodies exist in the immediate vicinity of the Project site that could adversely affect the site should a structural failure occur. As such, no impact would occur. As such, there is no impact.
- IX j) **No Impact.** The Pacific Ocean is located more than 30 miles from the Project site; consequently, there is no potential for tsunamis to impact the Project. In addition, no steep hillsides subject to mudflow are located on or near the Project site. There are no large bodies of surface water near the Project. Therefore, the Project site would not be subject to inundation by a seiche, mudflow,

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and/or tsunamis. No impact would occur and no mitigation measures are required. As such, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- X a) **No Impact.** The Project site is vacant. Surrounding land uses include a light industrial use to the north and residential land to the south, east, and west. The Project is located adjacent to three (3) existing roadways and is considered an in-fill development site. As such, the Project will not physically divide an established community, because the Project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. No impacts to project will occur.
- X b) **Less Than Significant Impact.** The Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect, because the Project is consistent with all applicable land use policies and regulations of the County Code and General Plan. In any instances where significant impacts have been identified in this Initial Study Checklist, mitigation is provided to reduce each impact to less-than-significant levels if required.
- X c) **No Impact.** The Project site is not located within any habitat conservation plan or natural community conservation plan, therefore no conflict will occur.

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

XI a) **No Impact.** The Project site is vacant and contains no mines, oil or gas wells, or other resource extraction activity. According to mapping conducted by the California Geological Survey (CGS), which maps areas known as Mineral Resources Zones (MRZs), the proposed Project site is mapped within MRZ-2, which is defined as "areas with no known significant mineral deposits."

Extraction of mineral resources in the Project area is not supported by the San Bernardino County General Plan, which has designated the area for residential uses. Impacts related to the loss of known, valuable mineral resources. No impacts to project will occur.

XI b) **No Impact.** The County's General Plan does not identify any locally important mineral resource recovery sites on-site or within close proximity to the Project site, nor are any mineral resource recovery operations located on-site or in the immediate surrounding area. As such, no impact would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XII. NOISE - Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

The following responses are based in part on the Exterior Noise Analysis dated October 13, 2014. Please reference this document for further details (Appendix E).

XII a) **Less Than Significant Impact.** Development of the Project site as a residential community has the potential to expose persons to or result in elevated noise levels during both short-term construction activities and under long-term conditions. Short-term (i.e., construction) and long-term (i.e., operational) noise impacts associated with the Project are discussed below

Short-term Construction Noise

The most significant source of short-term noise impact is related to noise generated during construction activities on the Project site which would result in potential noise impacts to nearby

sensitive receptors. Construction is performed in discrete steps, each of which has its own mix of equipment and consequently its own noise characteristics. Thus noise levels will fluctuate depending upon construction phase, equipment type, duration of equipment use, distance between the noise source and receptor, and the presence or absence of noise attenuation structures.

As shown on Table 7 below, noise levels generated by heavy construction equipment can range from approximately 75 dBA to 99 dBA when measured at 50 feet

Table 7. Typical Construction Equipment Noise Levels

Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)
Pile Drivers	81 to 96
Rock Drills	83 to 99
Jack Hammers	75 to 85
Pneumatic Tools	78 to 88
Pumps	68 to 80
Dozers	85 to 90
Tractors	77 to 82
Front-End Loaders	86 to 90
Graders	79 to 89
Air Compressors	76 to 86
Trucks	81 to 87
<i>Source: "Noise Control for Buildings and Manufacturing Plants", Bolt, Beranek & Newman, 1987, as cited in the General Plan EIR</i>	

However, these noise levels diminish with distance from the construction site at a rate of 6 dBA per doubling of distance. For example, a noise level of 75 dBA for a jack hammer measured at 50 feet from the noise source to the receptor would be reduced to 69 dBA at 100 feet from the source to the receptor, and would be further reduced to 63 dBA at 200 feet from the source to the receptor.

Chapter 83.01 of the County Development Code (Noise Regulations) includes a provision that exempts construction activities from any maximum noise level standard, provided that construction activities occur between the hours of 7:00am to 7 except Sundays and holidays. The Project is required to comply with the County's Noise Regulations so implementation of the Project would not expose persons to or generate noise levels in excess of standards adopted by the County.

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Exterior and Interior Noise Impacts

The primary source of noise impacts would be from the Auto Club Speedway located approximately ½ mile west of the Project site, the BNSF Tracks located approximately 360 feet north of the Project site, and the roadway noise from the adjacent streets. Based on the *Exterior Noise Analysis*, the noise levels from these sources (even during events at the Auto Club Speedway) would not exceed the County's noise thresholds of 65 dB CNEL (exterior) or 45 dB CNEL (interior). As such, impacts are less than significant.

- XII b) **Less Than Significant Impact.** Construction equipment may result in vibration levels that are considered annoying at nearby sensitive receptors when the most vibration causing equipment is within 100 feet of a residential use. As a standard condition of approval, the Project will be conditioned to comply with the vibration standards of the County Development Code.
- XII c) **Less Than Significant Impact.** As noted in the response to Issue XII (a) above, the increased level of noise will be less than significant. Therefore, the Project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Project.
- XII d) **Less Than Significant Impact.** As noted in the response to Issue XII (a) above, the increased level of noise will be less than significant. Therefore, the Project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project.
- XII e) **Less Than Significant Impact.** The Project site is approximately 7 miles east of the Ontario International Airport and 4 miles southwest of the Rialto Municipal Airport. Therefore, the project would not expose people residing or working in the project area to excessive noise levels from these airports.
- XII f) **No Impact.** The Project is not within the vicinity of a private airstrip. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels from a private airstrip. No impacts to project will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorpor.	Less than Significant	No Impact
XII. 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 housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

XII a) **Less Than Significant Impact.** The Project would develop the Project site with 7 residential homes. Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities.

The Project site is located on a 2.47 acre parcel adjacent to three (3) existing roadways and is considered an in-fill development site because it is surrounded by development on all sides. No extension of infrastructure or utilities is required to serve the Project. In addition, the analysis in Section XIII, Public Services, of this Initial Study Checklist demonstrates that the impacts on public services is less than significant so the public service providers ability to provide services will not be reduced. As such, impacts are less than significant.

XII b) **No Impact.** The Project will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing, because the site is vacant and does not contain housing units. No impacts to project will occur.

XII c) **No Impact.** The Project will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere, because the site is vacant and does not contain housing units. No impacts to project will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XIII. PUBLIC SERVICES

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

Fire Protection?	<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

XIII a) **Less Than Significant Impact.** The Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities.

Fire Protection: The County Fire Department will provide fire services to the Project site. Development of the Project would impact fire protection services by placing an additional demand on existing fire services should resources not be augmented. To offset the increased demand for fire protection services, the Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes.

Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance, which requires a fee payment to assist in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the project.

Police Protection: The County Sheriff's Department will provide police services to the Project site. The Project's demand on police protection services would not be significant on a direct basis because the Project would not create the need to construct a new sheriff's station or physically alter an existing station. The Project would be required to comply with the provisions of the County's DIF Ordinance, which requires a fee payment to assist in providing for public services, including police

protection services. Payment of the DIF fee would ensure that the project provides fair share funds for the provision of additional sheriff protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project. The Project's incremental demand for sheriff protection services would be less than significant with the Project's required payment of DIF fees.

Schools: The Project is located in the Fontana Unified School District (District). The District requires payment of school fees at the applicable rate. In accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation for project-related impacts to school services. Therefore, mandatory payment of school impact fees would reduce the Project's impacts to school facilities to a level below significant, and no mitigation would be required.

Parks: The Project will not create a demand for additional park service in that the Project only proposes seven (7) housing units. Accordingly, implementation of the Project would not adversely affect any park facility and impacts are regarded as less than significant.

Other Public Facilities: Implementation of the Project would not result in a direct increase in the population in the Project area and would not substantially increase the demand for public services, including public health services and library services because it only proposed seven (7) housing units. The Project would be required to comply with the provisions of the County's DIF Ordinance, which requires a fee payment to assist the County in providing public services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, and these funds may be applied to the acquisition and/or construction of public services and/or equipment. Mandatory payment of DIF fees would ensure that Project related impacts to public services would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorpor.	Less than Significant	No Impact
XIV. 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

- XIV a) **Less Than Significant Impact.** The Project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur, primarily because the Project only proposes seven (7) new residential units and the impacts generated by the Project will be minimal.
- XIV b) **Less Than Significant Impact.** The Project only proposes seven (7) residential units and does not include recreational facilities open to the public or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

Potentially Significant Impact Less than Significant with Mitigation Incorp. Less than Significant No Impact

XV. TRANSPORTATION/TRAFFIC - Would the project:

- a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

SUBSTANTIATION

XV a) Less Than Significant Impact.

Motorized Vehicle Travel

Trips generated by the Project's proposed land uses have been estimated based on trip generation rates collected by the *Institute of Transportation Engineers Trip Generation Manual, 9th Edition, 2012* based on the following rates:

Table 8. Trip Generation Rates

Land Use Type	Unit	AM Peak Hour			PM Peak Hour			Daily
		Total	In	Out	Total	In	Out	
Single-Family Detached Housing Land Use Category: 210	DU	0.75	0.19	0.56	1.00	0.63	0.37	9.52

Source: *Institute of Traffic Engineers Trip Generation 9th Edition (2012)*

The Project is estimated to generate the following number of trips:

Table 9. Project Trip Generation

Land Use Type	Unit	AM Peak Hour			PM Peak Hour			Daily
		Total	In	Out	Total	In	Out	
Single-Family Detached Housing Land Use Category: 210	7	5.25	1.33	3.92	7.00	4.41	2.59	66.64
<i>Source: Institute of Traffic Engineers Trip Generation 9th Edition (2012)</i>								

As shown on Table 9, the Project is proposed to generate a total of 66.64 daily trips with 5.25 trips occurring in the AM Peak Hour and 7.00 trips occurring in the PM Peak Hour.

The County Transportation Department determined that a Traffic Impact Analysis was not required because the Project proposes only 7 lots and would generate less than 50 peak hour trips on intersections in the vicinity of the Project site. Because vehicle trips generated by the Project are relatively low, the Project is not forecast to deteriorate the Level of Service in the Project area. Impacts are less than significant and no mitigation measures are required.

Mass Transit

The Project area is currently served by the Omnitrans. The nearest bus route is Route 20 which runs along Merrill Avenue and stops at Hemlock Avenue east of the Project site. No bus routes run adjacent to the Project site. As such, the Project as proposed will not conflict with an applicable plan, ordinance or policy applying to transit services.

Bicycle & Pedestrian Facilities

The Project is not proposing to construct any improvements that will interfere with bicycle and pedestrian use. Pedestrian and bicycle access will be available to the Project site along Merrill Avenue, Live Oak Avenue, and Ceres Avenue. As such, the Project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Impacts are less than significant.

Based on the above analysis, impacts would be less than significant and no mitigation measures are required.

- XV b) **Less Than Significant Impact.** The Project will not exceed, either individually or cumulatively, a Level of Service (LOS) standard established by the County Congestion Management Agency for designated roads or highways. As discussed in the response to Issue XVa above, the Project would not contribute traffic greater than the freeway threshold of 100 two-way peak trips or arterial link threshold of 50-two way peak trips in the morning and evening peak hours as defined by the County's Congestion Management Plan to the respective surrounding roads.
- XV c) **No Impact.** The Project site is approximately 7 miles east of the Ontario International Airport and 4 miles southwest of Rialto Municipal. Therefore, the Project site would not alter air traffic patterns and would therefore not result in substantial safety risks. No impacts to project will occur.
- XV d) **Less Than Significant Impact.** The Project will not substantially increase hazards due to a design feature or incompatible uses, because the Project site is adjacent to established roads that are accessed at points with good site distance. In addition, the Project is a residential use located in a

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primarily residential area so it will not create a hazard with incompatible uses (e.g., farm equipment).

- XV e) **Less Than Significant Impact.** The Project will be accessible via Merrill Avenue, Live Oak Avenue, and Ceres Avenue. The Project's Tentative Tract Map identifies adequate fire department access and turning radii around and the site, which are adequate to serve the site in case of an emergency. Therefore, the Project would have less than significant impacts on the provision of adequate emergency access.
- XV f) **Less Than Significant Impact.** The Project is located adjacent to Merrill Avenue, Live Oak Avenue, and Ceres Avenue which are paved roadways and will be further improved by the Project. Therefore, access for alternative transportation (i.e., public transit, pedestrian, bicycle) can be accommodated and the Project will not decrease the performance of existing alternative transportation facilities or be in conflict with policies, plans, or programs supporting alternative transportation

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

SUBSTANTIATION

- XVI a) **Less Than Significant Impact.** Wastewater treatment and collection services would be provided to individual septic systems for each lot. As required by the County Department of Public Health, Division of Environmental Health Services, the Project proponent will be required to submit a percolation report for review and have the proposed septic systems certified by a qualified professional prior to occupancy. This is a standard requirement and not considered a mitigation measure. Therefore, the Project would have no potential to exceed the applicable wastewater treatment requirements established by the Regional Water Quality Control Board. Accordingly, impacts would be less than significant.
- XVI b) **Less Than Significant Impact.** The Project would construct an on-site network of water pipes that would connect to existing facilities in Merrill Avenue, Live Oak Avenue, or Ceres Avenue. Wastewater treatment and collection services would be provided to individual septic systems for each lot.

The installation of water lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the project's construction phase and are evaluated throughout this Initial Study Checklist accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this Initial Study Checklist to reduce impacts to less-than-significant levels if required.

- XVI c) **Less Than Significant Impact.** The Project would construct an on-site network of storm drains and infiltration trenches to convey storm water flows. As previously noted in the response to Issue IX (e) under Hydrology and Water Quality, implementation of the Project would not increase peak runoff flows on the property above existing levels; therefore, the Project would not require the expansion of any off-site existing storm water drainage facilities.

The construction of storm drain facilities as proposed by the Project would result in physical impacts to the surface and subsurface of the project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study Checklist accordingly. In instances where significant impacts may have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this Initial Study Checklist to reduce impacts to less-than-significant levels if required.

- XVI d) **Less Than Significant Impact.** Water service would be provided to the Project site by the San Gabriel Valley Water Company's Fontana Water Company division. For water planning purposes, the Fontana Water Company supply and demand for water is assessed in the *2010 Fontana Water Company Urban Water Management Plan (UWMP)*. According to the UWMP, the Fontana Water Company relies upon a blend of local groundwater, local surface water, and imported water from the State Water Project to supply water to its service area. The UWMP considered the Project site under its current land use designation of "Single Residential" in planning for future water demand and supplies. Based on the UWMP, Fontana Water Company's is expected to meet the demand for water for the next 25 years (2035). In addition, the San Gabriel Valley Water Company issued a "will serve letter" indicating that adequate line and storage capacity exists to provide water to the Project. Therefore, the Project will have sufficient water supplies available to serve the Project from existing entitlements and resources, and no new or expanded entitlements are needed

- XVI e) **Less Than Significant Impact.** Wastewater treatment and collection services would be provided to individual septic systems for each lot. The septic tank wastes are then transported to a waste treatment plant. The Inland Empire Utility Agency (IEUA) operates four Regional Water Recycling Plants (RPs), including RP-1, RP- 4, RP-5, and the Carbon Canyon Water Recycling Facility that treat wastewater within IEUA's service area and produce disinfected tertiary treated recycled water compliant with California Department of Public Health (CDPH) Title 22 regulations. IEUA's RP-4 treats local wastewater generated in the Fontana area. According to the IEUA website accessed on February 25, 2015, RP-4 has a capacity of 14 million gallons per day. Although the Project would increase the demand for wastewater treatment services, there is adequate wastewater treatment capacity to serve the Project's seven (7) residential units .

- XVI f) **Less Than Significant Impact.** Based on a waste generation factor of 12.23 pounds per home per day as obtained from the CalRecycle website accessed on February 25, 2015, the Project's proposed 7 homes could generate approximately 85.61 pounds of waste per day. The closest landfill to the Project site is the Mid-Valley Landfill in Rialto. According to the CalRecycle website accessed on February 25, 2015, the Mid-Valley Landfill had a remaining capacity of 67,520 cubic yards and is planned not to close until 2033. Therefore, there is sufficient permitted capacity to accommodate the Project's solid waste disposal needs.

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XVI g) **Less than Significant Impact.** The California Integrated Waste Management Act established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the Act established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the San Bernardino County Board of Supervisors adopted the Countywide Integrated Waste Management Plan which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of California Integrated Waste Management Act and its diversion mandates.

The Project's waste hauler would be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the Project include paper products, glass, aluminum, and plastic.

Additionally, the proposed Project's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the Project are reduced in accordance with existing regulations.

Potenti ally Signific ant Impact	Less than Signific ant with Mitigati on Incorp.	Less than Signific ant	No Impact
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XVII. 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input 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

XVII a) **Less Than Significant Impact with Mitigation Incorporated.** All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study Checklist. Throughout this Initial Study Checklist, where impacts were determined to be potentially significant, mitigation measures have been imposed to reduce those impacts to less-than-significant levels. Accordingly, with incorporation of Mitigation Measures CR-1, CR-2, and CR-3, the Project would not substantially degrade the quality of the environment and impacts would be less than significant.

XVII b) **Less Than Significant Impact with Mitigation Incorporated.** As discussed in this Initial Study Checklist, the Project may have the potential to result in effects to the environment that are individually limited, but cumulatively considerable. In all other instances where the Project has the potential to contribute to a cumulatively considerable impact to the environment, mitigation measures have been imposed to reduce potential effects to less-than significant levels. Accordingly, with incorporation of Mitigation Measures AQ-1, CR-1, CR-2, and CR-3, the Project would not the project would not have impacts that are individually limited, but cumulatively considerable, and impacts would be less than significant.

Max McDermott

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- XVII c) **Less Than Significant Impact with Mitigation Incorporated.** The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study Checklist. In instances where the project has potential to result in direct or indirect adverse effects to human beings, mitigation measures have been applied to reduce the impact to below a level of significance. With implementation of Mitigation Measure AQ-1, construction and operation of the Project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

XVIII. MITIGATION MEASURES

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

AQ-1: Compliance with SCAQMD Rule 403. Prior to grading permit issuance, the County shall verify that the following note is included on the Composite Development Plan:

“The construction contractor shall require that during site preparation and grading activities, all contractors shall comply with applicable measures listed in SCAQMD Rule 403 to control fugitive dust including the application of water to all exposed surfaces a minimum of three (3) times per day.”

CR-1: Archaeological Monitoring. Prior to the issuance of a grading permit, the Project Proponent shall provide a letter to the County Land Use Services Department- Planning Division agreeing to implement the following program:

- g) A qualified archaeological monitor shall be retained by the Project Proponent to conduct monitoring of all grading and trenching activities and has the authority to halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction.**
- h) Appropriate Native American representative(s) shall be allowed to monitor and have received or will receive a minimum of 15 days advance notice of grading activities. During grading operations in previously undisturbed soils, a professional archaeological monitor shall observe the grading operation until such time as monitor determines that there is no longer any potential to uncover buried cultural deposits. If the monitor suspects that an archaeological resource may have been unearthed, the monitor shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. If the monitor determines that the suspected resource is potentially significant, the archaeologist shall notify the appropriate Native American Tribe(s) and invite a tribal representative to consult on the resource evaluation. In consultation with the appropriate Native American Tribe(s), the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. If the resource is significant, Mitigation Measure CR-2 shall apply.**

CR-2: Treatment Plan. If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and a representative of the appropriate Native American Tribe(s), the Project Proponent, and the County Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). The treatment plan shall require monitoring by the appropriate Native American

Tribe(s) during data recovery excavations of archaeological resource(s) of prehistoric origin, and shall require that all recovered artifacts undergo laboratory analysis. At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the County. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the County Planning Department and the County of San Bernardino Museum.

CR-3: Paleontological Monitoring. Prior to the issuance of a grading permit, the Project Proponent shall provide a letter to the County Land Use Services Department- Planning Division agreeing to implement the following program:

- i) A qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.
- j) The qualified paleontologist shall be empowered to temporarily halt or redirect grading activities paleontological resources are discovered.
- k) In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.
- l) The qualified paleontologist shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly removed and the area cleared.
- m) If the discovery is significant the qualified paleontologist shall notify the Project proponent and the County immediately.
- n) In consultation with the Project proponent and the County, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.

GENERAL REFERENCES (List author or agency, date, title)

Alquist-Priolo Special Studies Zone Act Map Series

California Department of Water Resources

CEQA Guidelines, Appendix G

California Standard Specifications, July 1992

County Museum Archaeological Information Center

County of San Bernardino Development Code, 2007

County of San Bernardino General Plan, 2007

County of San Bernardino Hazard Overlay Maps

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map

South Coast Air Quality Management District, CEQA Air Quality Handbook, September 1992

PROJECT SPECIFIC REFERENCES

California Emissions Estimator Model Outputs (Summer), prepared by Romo Planning Group Inc., March 11, 2015.

Biological Walkover. prepared by Romo Planning Group Inc., February 4, 2015.

Historical Resources Identification Investigation, prepared by Archeological Consulting Services, September 25, 2014.

Water Quality Management Plan, Tentative Tract 18938, prepared by Cornerstone Land Surveying Inc., February 18, 2015.

Exterior Noise Analysis, Tract 18938, prepared by Bridgenet, October 12, 2014.