SAN BERNARDINO COUNTY
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APN:	0234-101-21		
APPLICANT:	CRP Oakmont Redwood Avenue, LLC	***USGS Quad:***	Fontana
COMMUNITY:	San Bernardino County	***T, R, Section:***	T1S R6W Sec. 23 NW ¼
LOCATION:	North of Hunter Street, west side of Redwood Street, south of San Bernardino Avenue, east of Cherry Avenue		
PROJECT NO:	P201500064	***Specific Plan:***	None
STAFF:	Jim Morrissey	***OLUD:***	SD-COM
REP('S):	MIG | Hogle-Ireland Inc. (Christopher Brown)		
PROPOSAL:	To construct one industrial building to be used as a high-cube warehouse / distribution facility of approximately 214,300 square feet on 9.89 acres.	**Overlays:**	None

PROJECT CONTACT INFORMATION:

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

Contact person: Jim Morrissey, Contract Planner
Phone No: 909-387-4434 ***Fax No:*** 909-387-3249
E-mail: Jim.Morrissey@lus.sbcounty.gov

Project Sponsor: CRP Oakmont Redwood Avenue, LLC
Attn: John Atwell
3520 Piedmont Road, Suite 100
Atlanta, Georgia 30305

Consultant: MIG | Hogle-Ireland, Inc.
Attn: Christopher Brown
1500 Iowa Avenue, Suite 110, Riverside, CA 92507
951-787-9222

PROJECT DESCRIPTION:

The proposed project is the construction and operation of a 214,300-square-foot high-cube warehouse. The proposed building area includes three (3) separate 5,000 square foot office space areas in three (3) corners of the project, 27 dock doors, 30 truck trailer parking stalls, and 137 passenger vehicle parking stalls. Landscaping is proposed at 64,360 square feet (15 percent of the project site area). At this time no tenant has been identified for the proposed building. The project will be constructed as a concrete tilt-up building not to exceed 41 feet in height. The primary building color will be medium grey with an off-white trim at the roofline and a dark grey base, providing horizontal variation in color accented by horizontal reveals. Vertical articulation is provided in the form of variations in the roof parapets and vertical "towers" located at the central portions of the east, west, and north elevations that will be painted dark grey. The northwest, northeast, and southeast corners of the building include similar vertical articulation accented by aluminum canopies and light blue window glazing. Conceptual landscaping includes Chinese Pistache, Crape Myrtle, Mesquite, and Chitalpa accent trees. Turf will not be planted to promote water conservation coupled with the installation of smart irrigation control systems.

The project is located on the west side of Redwood Avenue, north of Hunter Street, east of Cherry Avenue, and south of San Bernardino Avenue. The project site is located in an unincorporated San Bernardino County, in the sphere of influence of the City of Fontana, within the Second Supervisorial District.

As defined by San Bernardino County, warehouse/distribution facilities are used primarily for the storage and/or consolidation of manufactured goods prior to their distribution to retail locations or other users. These facilities are commonly constructed utilizing a concrete tilt-up technique, with a typical ceiling height of at least 24 feet. The San Bernardino Association of Governments defines high –cube warehouse/distribution centers as generally greater than 100,000 sq. ft. with a land coverage ratio of approximately 50 percent and a dock-high loading ratio of approximately 1:5,000 to 10,000 sq. ft.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is currently developed with a commercial greenhouse and nursery that specializes in indoor plants. A light industrial park is located north of the project site. Single-family residential units are located east of the project site. Single-family residential units and an automobile sales business are located south of the project site. A tire service business and single-family residential units are located west of the project site. The project site and surrounding area topography is flat. No native vegetation or riparian features are located on the project site or in the surrounding area. The project site is not located within a hazard overlay. The project site is not located within a geologic hazard overlay.

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
SITE	Greenhouse/Nursery	SD-COM (Special Development - Commercial)
North	Light Industrial	SD-COM (Special Development - Commercial)
South	Auto Sales Single-Family Residential	SD-COM (Special Development - Commercial)
East	Single-Family Residential	RS (Residential Single)
West	Tire Services Single-Family Residential	SD-COM (Special Development - Commercial)

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- Planning Division, Building & Safety Division, Land Development Division, and Code Enforcement Division; Environmental Health Services; Public Works, and; Fire.
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 with Mitigation	Less than Significant	No Impact

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact.** Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. **Less Than Significant Impact**. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less Than Significant Impact with Mitigation**. 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)
4. **Potentially Significant Impact**. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: (List the impacts requiring analysis within the EIR).

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION:

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

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jim Morrissey — 5/13/15
Signature (prepared by): Jim Morrissey, Contract Planner — Date

David Prusch — 5/13/15
Signature: Dave Prusch, Supervising Planner — Date

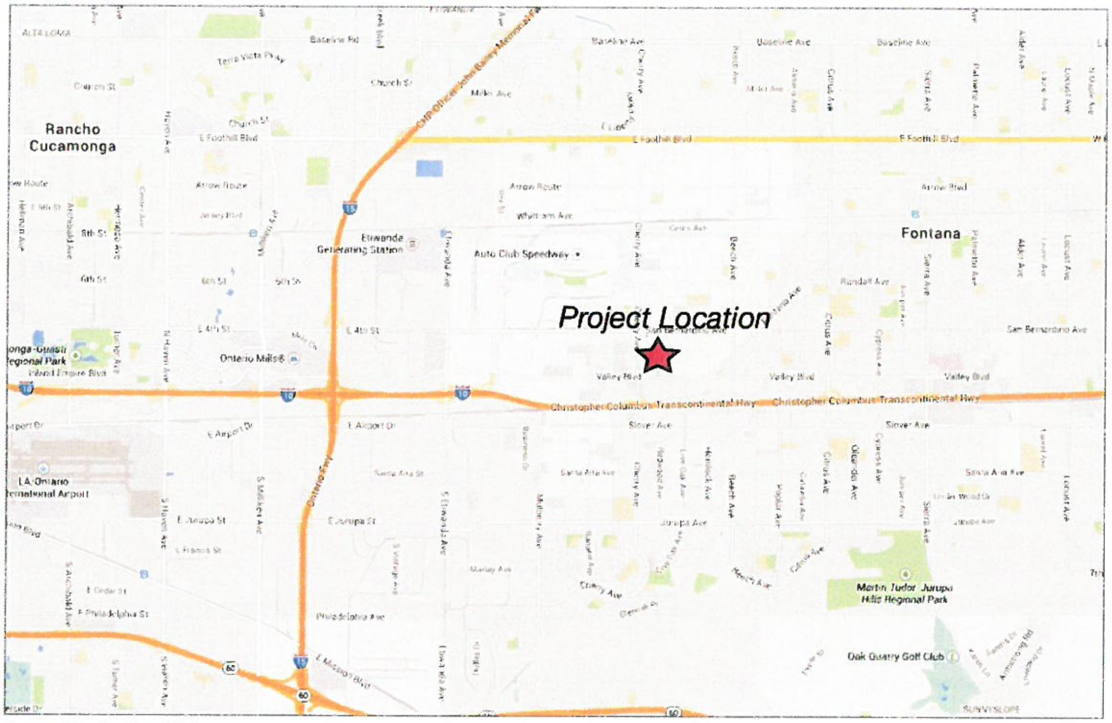
APPENDICES

A. Air Quality and Climate Change Assessment.

B. Noise Study

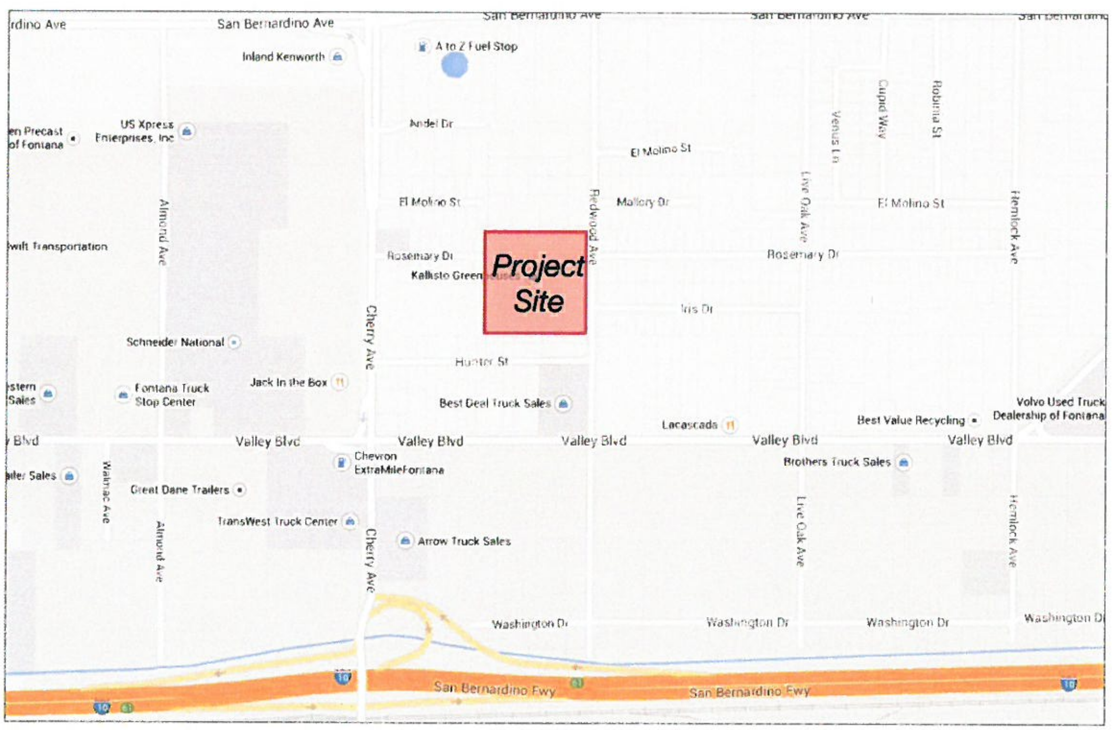
C. Phase I Environmental Site Assessment

D. Traffic Impact Analysis



Source: Google Maps 2014

Regional



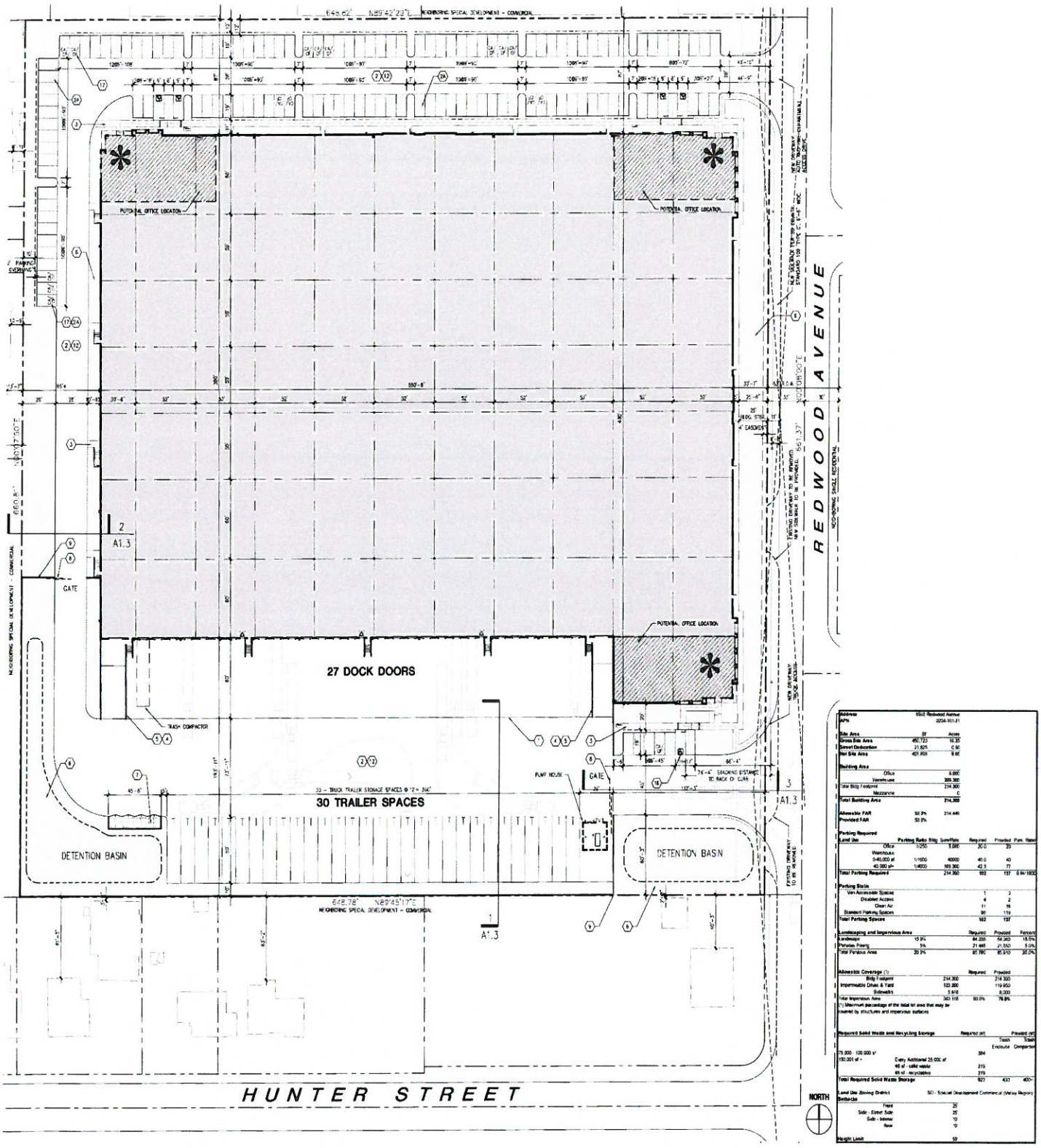
Source: Google Maps 2014

Vicinity

Not to Scale

Exhibit 1 Regional and Vicinity Map

Redwood Avenue Warehouse
Fontana, California



Source: GAA Architects

Exhibit 2 Site Plan

Redwood Avenue Warehouse
Fontana, California

MIG Hogle-Ireland

	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?	☐	☐	☐	☒
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

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

I a) **No Impact**. The proposed project is not located within a designated State or local Scenic Corridor and will not have a substantial adverse effect on a scenic vista, as there are none identified within the vicinity of the project site. No impact will occur.

I b) **No Impact.** The project will not substantially damage scenic resources, including, but not limited to, rock outcroppings and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and there are no rock outcroppings, historic buildings, or other scenic features on the project site. No impacts will occur.

I c) **Less Than Significant Impact.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings. The surrounding area is characterized by industrial and residential development with no specific design criteria or pattern. Landscaping will include 15 percent of the project site. The proposed concrete tilt-up building is characterized by contemporary architecture consistent with the light industrial park to the north and will not conflict with the mix of architecture in the project vicinity. The project will result in an update to the visual character of the project site. Considering these factors, the project will not result in the degradation of the visual quality of the project site or area. Impacts will be less than significant.

I d) **Less Than Significant Impact.** Proposed lighting 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 from spilling onto adjacent properties. Impacts will be less than significant with implementation of existing regulations.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	☐	☐	☐	☒
d) Result in loss of forest land or conversion of forest land 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 or conversion of forest land to non-forest use?	☐	☐	☒	☐

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

II a) **No Impact**. The project site is identified as *Urban and Built Up* land on the latest (2010) Farmland Mapping and Monitoring Program (FMMP) map for San Bernardino County, Sheet 2 of 2; therefore, development of the project site will not result in the loss or conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. No impact will occur.

II b) **No Impact**. The subject property is not designated or zoned for agricultural use and is not covered under a Williamson Act land conservation contract. No impact will occur.

II c) **No Impact.** The site is not zoned as forest land or timberland by San Bernardino County or the State of California Conservation Department. The area is comprised of urbanized land. No impact will occur.

II d) **No Impact**. There is no forest or timberland located on the project site. No impact will occur.

II e) **Less Than Significant Impact.** The project site is currently developed with an operational greenhouse and nursery. This does not constitute a permanent agricultural use dependent on on-site soils or other site specific conditions. Although the project will result in the loss or relocation of an existing agricultural related operation, no Farmland Mapping Categories will be affected. No other agricultural uses or forest use are located in the vicinity that could be impacted by the project. Impacts will be less than significant.

	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?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

SUBSTANTIATION *The following summaries are based in part on the project Air Quality and Climate Assessment prepared by MIG | Hogle-Ireland in February 2015.*

III a) **Less Than Significant Impact**. The Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive program that will lead the SCAB into compliance with all Federal and State air quality standards. AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plan and/or population projections.

An air quality analysis for the project was prepared by MIG | Hogle-Ireland in February 2015 and updated in December 2014. The air quality analysis was prepared to evaluate whether the expected criteria air pollutant emissions generated from the project would cause significant impacts to air resources in the project area. Short-term construction-related and long-term operational emissions of criteria pollutants and toxic air contaminants were modeled and analyzed for the proposed project. See Section b) below. Cumulative impacts were analyzed using the South Coast Air Quality Management District (SCAQMD)

Air Quality Handbook. The results of the air quality study find that the thresholds established by SCAQMD for volume and receptor-specific criteria pollutant emissions and toxic air contaminants, based upon the stated average trip assumptions, will not be exceeded.

III b) **Less Than Significant Impact With Mitigation Incorporated**. 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 proposed warehouse could result in a significant air quality impact, the California Emissions Estimator Model (CalEEMod) has been utilized. Default CalEEMod construction programming data was utilized in the model. Based on the results of the model, maximum daily emissions from the construction of the warehouse will result in excessive emissions of volatile organic chemicals (identified as reactive organic gases) associated with interior and exterior coating activities. Using the default assumption of 250 grams per liter (g/l) VOC content for interior and exterior coatings, daily VOC emissions would reach 356.01 lbs/day during summer and winter.

To mitigate for excessive VOC emissions from coating activities, the model includes use of a minimum zero g/l VOC content for interior coatings and 125 g/l VOC content for exterior surfaces. Use of low-VOC coatings during construction activities will reduce VOC emissions to 44.9 lbs/day in winter and winter, less than the threshold established by SCAQMD. The requirement for use of low-VOC coatings has been included as Mitigation Measures III-1. The results of the CalEEMod outputs with mitigation incorporated are summarized in Table 1 (Maximum Daily Construction Emissions). Standard County mitigation measures have also been included to further reduce construction-related emissions. Impacts will be less than significant with mitigation incorporated.

Table 1
Maximum Daily Construction Emissions (lbs/day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer						
2016	6.54	80.83	60.68	0.14	32.66	7.44
2017	44.91	32.88	35.47	0.07	4.37	2.43
Winter						
2016	6.66	82.11	64.20	0.14	32.66	7.44
2017	44.91	33.10	36.01	0.07	4.37	2.44
Threshold	75	100	550	150	150	55
Substantial?	No	No	No	No	No	No

Mitigation Measures:

III-1 AQ-Coating Restriction Plan. The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a condition that the contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of

County Building and Safety:

a. *Interior architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than zero g/l.*
b. *Exterior architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 125 g/l.*
c. *Architectural coating volume shall not exceed the significance threshold for ROC, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.*
d. *High-Volume, Low Pressure (HVLP) spray guns shall be used to apply coatings.*
e. *Precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings shall be used, if practical.*
f. *Comply with SCAQMD Rule 1113 on the use or architectural coatings.*

[Mitigation Measure III-1] Building Permits/Planning

III-2 AQ-Operational Mitigation. The "developer" shall implement the following air quality mitigation measures, during operation of the approved land use: All on-site equipment and vehicles (off-road/ on-road), shall comply with the following:

a. *County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)]b) Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.*
b. *All engines shall not idle more than five minutes in any one-hour period on the project site. This includes all equipment and vehicles.*
c. *Engines shall be maintained in good working order to reduce emissions.*
d. *Ultra low-sulfur diesel fuel shall be utilized.*
e. *Electric, CNG and gasoline-powered equipment shall be substituted for diesel-powered equipment, where feasible.*
f. *On-site electrical power connections shall be made available, where feasible.*
g. *All transportation refrigeration units (TRU's) shall be provided electric connections, when parked on-site.*

[Mitigation Measure III-2] General Requirements/Planning

III-3 AQ-Dust Control Plan. The "developer" shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:

a. *Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.*
b. *During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.*
c. *Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.*
d. *Storm water control systems shall be installed to prevent off-site mud deposition.*
e. *All trucks hauling dirt away from the site shall be covered.*
f. *Construction vehicle tires shall be washed, prior to leaving the project site.*

g. *Rumble plates shall be installed at construction exits from dirt driveways.*
h. *Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.*
i. *Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles.*
j. *Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.*

[Mitigation Measure III-3] Grading Permits/Planning

III-4 AQ-Construction Mitigation. The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:

a. *Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.*
b. *Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.*
c. *Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.*
d. *All gasoline-powered equipment shall have catalytic converters.*
e. *Provide onsite electrical power to encourage use of electric tools.*
f. *Minimize concurrent use of equipment through equipment phasing.*
g. *Provide traffic control during construction to reduce wait times.*
h. *Provide on-site food service for construction workers to reduce offsite trips.*
i. *Implement the County approved Dust Control Plan (DCP)*
j. *Suspend use of all construction equipment operations during second stage smog alerts.*

NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).

[Mitigation Measure III-4] Grading Permits/Planning

III-5 AQ–Installation. The developer shall submit for review and obtain approval from County Planning of evidence that all air quality mitigation measures have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/ procedures include the following:

a. *Dust Control Plan (DCP)*
b. *Coating Restriction Plan (CRP)*

[Mitigation Measure III-5] Final Inspection/Planning

Long-term criteria air pollutant emissions will result from the operation of the proposed warehouse. Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the warehouse. Area source emissions are the combination of many small emission sources that include use of outdoor landscape maintenance equipment, use of consumer products such as cleaning products, and periodic repainting of the proposed warehouse. Energy demand emissions result from use of electricity and natural gas. Based on the results of the CalEEMod model, maximum daily operational emissions associated with the proposed warehouse will not exceed the thresholds established by SCAQMD as summarized in Table 2 (Operational Daily Emissions (lbs/day). Impacts will be less than significant.

Table 2
Operational Daily Emissions (lbs/day)

Source	ROG	NO_X	CO	SO_2	PM^{10}	$PM^{2.5}$
Summer	12.52	20.36	25.51	0.09	4.92	1.56
Winter	12.60	21.10	27.46	0.09	4.93	1.57
Threshold	55	55	550	150	150	55
Substantial?	No	No	No	No	No	No

III c) **Less Than Significant Impact**. Cumulative short-term, construction-related emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project emissions will be less than significant with mitigation incorporated, as identified in Mitigation Measure III-1 above, and other concurrent construction projects in the region will be required to implement standard air quality regulations and mitigation pursuant to State CEQA requirements, just as this project has. The SCAQMD CEQA Air Quality Handbook identifies methodologies for analyzing long-term cumulative air quality impacts for criteria pollutants for which the Basin is nonattainment. These methodologies identify three performance standards that can be used to determine if long-term emissions will result in cumulative impacts. Essentially, these methodologies assess growth associated with a land use project and are evaluated for consistency with regional projections. These methodologies are outdated, and are no longer recommended by SCAQMD. As discussed in Section III.a, the proposed project is consistent with current land use designations and is consistent with the growth assumptions in the AQMP, which have incorporated the County's current General Plan. Therefore, the proposed project will not contribute to any potential cumulative air quality impacts, based on the CEQA projection method.

III d) **Less Than Significant Impact**. The proposed project is a high-cube warehouse that will generate diesel particulate matter (DPM) emissions from truck trips entering and exiting the site. DPM has been identified as a Toxic Air Contaminant (TAC) by the Air Resources Board (ARB).

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels. The Sacramento Metropolitan Air

Quality Management District (SMAQMD) developed a screening threshold (supported by SCAQMD) that states that any project involving an intersection experiencing 31,600 vehicles per hour or more will require detailed analysis.[1] The project will not involve an intersection experiencing this level of traffic; therefore, the project passes the screening analysis and will not result in a CO hotspot. Impacts will be less than significant.

As part of SCAQMD's environmental justice program, attention has recently been focusing more on the localized effects of air quality. Although the region may be in attainment for a particular criteria pollutant, localized emissions from construction activities coupled with ambient pollutant levels can cause localized increases in criteria pollutant that exceed national and/or State air quality standards.

Construction-related criteria pollutant emissions and potentially significant localized impacts were evaluated pursuant to the SCAQMD Final Localized Significance Thresholds Methodology. This methodology provides screening tables for one through five acre project scenarios, depending on the amount of site disturbance during a day. As the project site consists of more than five acres, the SCREEN3 modeling software was utilized to calculate localized pollutant concentrations for construction activity. SCREEN3 uses dispersion screening techniques to estimate impacts of point, area, and volume stationary sources. For purposes of this analysis, receptors were located at residential uses to the north and east of the proposed project. Localized NO_X and CO emissions are combined with background concentrations to determine if the construction of the proposed project would cause NO_X or CO to exceed established thresholds. Per SCAQMD methodology, incremental PM_{10} and $PM_{2.5}$ impacts from construction are derived based on the change in concentration threshold of 10.4 μ/m^3 as nearly the entire district exceeds PM_{10} and $PM_{2.5}$ standards.

Applicable localized thresholds are as follows:

- State 8-hour CO standard of 20.0 ppm
- State 1-hour NO_2 standard of 0.18 ppm
- SCAQMD 24-hour construction PM_{10} LST of 10.4 μ/m^3
- SCAQMD 24-hour construction $PM_{2.5}$ LST of 10.4 μ/m^3

For construction, an area source encompassing approximately 40,000 square meters was modeled. The urban option of the model was selected and receptor height was set at 2.0 meters consistent with SCAQMD methodology. For PM_{10} and $PM_{2.5}$ a source release height of one meter was utilized consistent with SCAQMD methodology. Additionally, for emissions of NO_X and CO released during construction activities, a source release height of five meters was utilized to approximate the height of equipment exhausts. Based on the results of the model provided in the project air quality study, emissions for NO_X, CO, PM_{10}, and $PM_{2.5}$ will not exceed localized thresholds. Impacts will be less than significant.

III e) **No 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 warehouse does not produce odors that would affect a substantial number of people. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any 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?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☐	☒

SUBSTANTIATION :

IV a) **No Impact.** The project site is currently developed with an existing, enclosed greenhouse and nursery. The project site does not have native vegetation and is characterized by ornamental landscaping. Due to the current business operation, no habitat is known to be present that could support 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. The California Department of Fish and Wildlife Natural Diversity Database search did not identify any occurrences of special

animals, plants, or natural communities on the project site. No impact will occur.

IV b) **No Impact.** The project site contains no surface water bodies and no riparian habitat or other sensitive natural community is present. There are no regional conservation plans for the project site. No impact will occur.

IV c) **No Impact.** No surface water bodies exist on the project site and no wetlands as defined by Section 404 of the Clean Water Act are located on the site. The project is not anticipated to impact any protected wetlands.

IV d) **No Impact** This project will not interfere 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, because there are no such corridors due to the intensive urban nature of the area. There are no permanent waterbodies on site that could serve as a waypoint in the Pacific Flyway for migratory birds. No impact will occur.

IV e) **No Impact**. This project will not conflict with local policies or ordinances protecting native trees because the regulated plants identified within the Development Code for the Desert, Mountain, Valley, and Riparian areas are not applicable due to the lack of: Native trees on-site; three or more palm trees planted in a linear arrangement or; riparian trees within the Valley area. San Bernardino County does not have any adopted tree preservation ordinance, but does provide specific procedures for removal of native trees or palm trees. No impact will occur.

IV f) **No Impact** This 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. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
V. CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

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

V a) **No Impact**. The project site is currently developed with a greenhouse and nursery. The initial construction of the existing nursery started in 1976 and was completed in 2005, based upon information in the *Phase I Environmental Site Assessment* referenced in this document. The greenhouse is not listed as a historic resource and does not exhibit any characteristics that could lead to its potential listing, such as design by an important architect or if it was known as a site upon which an important event occurred in the history of California. No impact will occur as a result of its demolition to accommodate the proposed project.

V b) **Less Than Significant Impact.** This project will not cause a substantial adverse change in the significance of an archaeological resource, because no resources have been identified on the site. The County General Plan EIR does not indicate the discovery of archaeological resources on the site. The project site is fully developed; therefore, surface soils have previously been disturbed and any archaeological resources within a shallow depth have been discovered or destroyed. Further, should archaeological resources of significance be unearthed during grading or excavation activities, the project would be subject to the County's condition of approval regarding cultural resources that requires the developer to contact the appropriate County Museum or Information Center for determination of an appropriate course of action in handling the discovery, such as isolation of the resource site, recovery of the item, and appropriate curation and documentation. Impacts to archaeological resources will be less than significant with implementation of standard conditions.

V c) **Less Than Significant Impact.** The project site is currently developed; therefore, any near-surface paleontological resources that may have underlain the project site would have been previously recovered or destroyed during previous construction activities. The

proposed project includes no subsurface structures that would require grading beyond existing, disturbed surficial soils. Little to no further excavation of the site is proposed that would disturb the underlying soil that has potential for containing paleontological resources. This project is not anticipated to directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature because the site and surrounding area consists of alluvial deposits of the Pliocene to Holocene era.[2] Sediments from this more recent era of geologic activity do not typically contain fossil or other paleontological resources. While later aged sediments may exist beneath the surface deposits on the project site, the minimal amount of grading proposed for the project is not anticipated to disturb any potential paleontological resources that may exist beneath the surface. To further reduce the potential for impacts, the project will be subject to a condition that requires the developer to contact the appropriate County Museum or Information Center for a determination of the appropriate course of action if any discoveries are made during project construction. Impacts will be less than significant.

V d) **Less Than Significant Impact**. This project is not likely to disturb any human remains including those interred outside of formal cemeteries, because no such burial grounds are known to exist on the project site and the project site has been previously developed; however, should any human remains be discovered during construction of this project, the stipulations set forth in Section 21083.1 of the California Public Resources Code are required to be followed. All construction or excavation shall cease in the immediate area of the find(s) until the County Coroner, by law, has determined if the remains are human and/or archaeological in character. If the remains are human and archaeological, the landowner shall consult with a qualified archaeologist and a representative of the applicable Native American tribe. Impacts will be less than significant with implementation of existing regulations.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
VI. GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

The following summaries are based in part on the National Resources Conservation Service Soil Survey.

ai) **No Impact.** The project will not expose people or structures to potential substantial

adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, because the project site lies outside of any Alquist-Priolo Special Studies Zone. The project site is not located within a County fault hazard overlay or on any known fault. No impact will occur.

aii) **Less Than Significant Impact.** The project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Although the entirety of the County is subject to strong ground shaking, the project will be reviewed and approved by County Building and Safety with appropriate seismic standards implemented. Adherence to standards and requirements contained in the building code for the design of the proposed structures will ensure that structures do not collapse during strong ground shaking. Impacts will be less than significant with implementation of existing regulations.

aiii) **No Impact**. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. The County Geologic Hazard Map indicates that the site has low susceptibility to liquefaction. Furthermore, liquefaction impacts are considered low due to the groundwater depth of over 150 feet, based upon information contained in the *Phase I Environmental Site Assessment*. No impact will occur.

aiv) **No Impact**. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides, because the project site and surrounding area is relatively flat. No impact will occur.

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 built, paved, and landscaped. Erosion control plans will be required to be submitted, approved, and implemented. Measures to reduce and control erosion of soil during construction are required by SCAQMD through its Rule 403 for control of fugitive dust, the Santa Ana Regional Water Quality Control Board (RWQCB) under administration of the State's General Construction Permit, and the County of San Bernardino Public Works Department through its Storm Water Management Program. Implementation of requirements under SCAQMD Rule 403 for control of fugitive dust will reduce or eliminate the potential for soil erosion due to wind. Implementation of Best Management Practices (BMPs) that would be included in the applicant's required Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) would reduce soil erosion due to storm water or water associated with construction. Impacts will be less than significant.

VI c) **Less Than Significant Impact**. The project is not located on a geologic unit or soil identified as being unstable or having the potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse because the Natural Resources Conservation Service (NRCS) Soil Survey data does not identify any development restrictions associated with the potential for ground failure. Standard grading and building code requirements will ensure any impacts related to ground failure will be less than significant.

VI d) **No Impact**. The project site is not located in an area that has been identified by the NRCS Soil Survey data as having the potential for expansive soils. No impact will occur.

VI e) **No Impact.** The project will be served by an existing sewer system; therefore, no impacts related to soil conditions and septic tanks could occur.

	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.	☐	☐	☒	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.	☐	☐	☒	☐

SUBSTANTIATION *The following summaries are based in part on the project Air Quality and Climate Change Assessment prepared by MIG | Hogle-Ireland in February 2015.*

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

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

Implementation of the County's GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new development is required to quantify the project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO2e) per year is used to identify and mitigate project emissions. Based on a CalEEMod statistical analysis, warehouse projects that exceed 53,000 square feet typically generate more than 3,000 MTCO2e. For projects exceeding 3,000 MTCO2e per year of GHG emissions, the developer may use the GHG Plan Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance finding. Projects that

garner 100 or more points in the Screening Tables do not require quantification of project-specific GHG emissions. The point system was devised to ensure project compliance with the reduction measures in the GHG Plan such that the GHG emissions from new development, when considered together with those from existing development, will allow the County to meet its 2020 target and support longer-term reductions in GHG emissions beyond 2020. Consistent with the CEQA Guidelines, such projects are consistent with the Plan and therefore will be determined to have a less than significant individual and cumulative impact for GHG emissions.

The proposed project garnered 106 points on the Screening Tables through the application of Energy Efficient Reduction measures, Renewable Fuel/Low Emissions Vehicles Measures, Construction Debris Diversion Measures, Efficient Irrigation and Landscaping systems and use of recycled water, and Per Capita Water use Reductions, and as a result, the project is considered to be consistent with the GHG Plan and is therefore determined to have a less than significant individual and cumulative impact for GHG emissions. The GHG reduction measures proposed by the developer through the Screening Tables Review Process have been included in the project design or will be included as Conditions of Approval for the project.

Table 4
Screening Table for Implementation of GHG Reduction Measures

Feature	Descriptions	Assigned Point Values	Project Points
Reduction Measure R2E7: Energy Efficiency for Commercial Development			
Building Envelope			
Insulation	Title 24 standard (required) Modestly Enhanced Insulation (5%>Title 24) Enhanced Insulation (15%>Title 24) Greatly Enhanced Insulation (20%>Title 24)	0 points 4 points 8 points 12 points	8
Windows	Title 24 standard (required) Modestly Enhanced Window Insulation (5%>Title 24) Enhanced Window Insulation (15%>Title 24) Greatly Enhanced Window Insulation (20%>Title 24)	0 points 4 points 8 points 12 points	8
Doors	Title 24 standard (required) Modestly enhanced Insulation (5%>Title 24) Enhanced Insulation (15%>Title 24) Greatly Enhanced Insulation (20%>Title 24)	0 points 4 points 8 points 12 points	4
Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage. Title 24 standard (required) Modest Building Envelope Leakage (5%>Title 24) Reduced Building Envelope Leakage (15%>Title 24) Minimum Building Envelope Leakage (20%>Title 24)	0 points 4 points 8 points 12 points	8
Thermal Storage of Building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water		--

	storage tanks, and thick masonry walls. Thermal storage designed to reduce heating/cooling by 5ºF within the building Thermal storage to reduce heating/cooling by 10 ºF within the building Note: Engineering details must be provided to substantiate the efficiency of the thermal storage device.	6 points 12 points	
Indoor Space Efficiencies			
Heating/Cooling Distribution System	Title 24 (required) Modest Distribution Losses (5%>Title 24) Reduced Distribution Losses (15%>Title 24) Greatly Reduced Distribution Losses (15%>Title 24)	0 points 4 points 8 points 12 points	4
Space Heating/Cooling Equipment	Title 24 standard (required) Efficiency HVAC (5%>Title 24) High Efficiency HBAC (15%>Title 24) Very High Efficiency HBAC (20%>Title 24)	0 points 4 points 8 points 12 points	4
Building Envelope			
Commercial Heat Recovery Systems	Heat recovery strategies employed with commercial laundry, cooking equipment, and other commercial heat sources for reuse in HVAC air intake or other appropriate heat recovery technology. Point values for these types of systems will be determined based upon design and engineering data documenting energy savings.	TBD	--
Water Heaters	Title 24 standard (required) Efficiency Water heater (Energy Star Conventional that is 5%>Title 24) High Efficiency Water Heater (Conventional water heater that is 15%>Title 24) High Efficiency Water Heater (Conventional water heater that is 20%>Title 24) Solar Water Heating System (commercial only-this reduction feature also implements R2E10)	0 points 4 points 8 points 12 points 14 points	8
Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours. All peripheral rooms within building have at least one window or skylight All rooms within building have daylight (through use of windows, solar tubes, skylights, etc.) such that each room has at least 800 lumens of light during a sunny day All rooms daylighted to a least 1,000 lumens.	1 point 5 points 7 points	7
Artificial Lighting	Title 24 standard (required) Efficient Lights (5%>Title 24) High Efficiency Lights (LED, etc. 15%>Title 24) Very High Efficiency Lights (LED, etc. 20%>Title 24)	0 points 4 points 6 points 8 points	8
Appliances	Title 24 standard (required) Efficient Appliances (5%>Title 24) High Efficiency Energy Star Appliances (15%>Title 24) Very High Efficiency Appliances (20%>Title 24)	0 points 4 points 8 points 12 points	8
Miscellaneous Commercial Building Efficiencies			

Building Placement	North/South alignment of building or other placement such that the orientation of the buildings optimizes conditions for natural heating, cooling, and lighting	4 points	--
Other	This allows innovation by the applicant to provide design features that increases the energy efficiency of the project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	TBD	--
Existing Commercial Building Retrofits	The applicant may wish to provide energy efficiency retrofit projects to existing residential dwelling units to further the point value of their project. Retrofitting existing commercial buildings within the unincorporated County is a key reduction measure that is needed to reach the reduction goal. The potential for an applicant to take advantage of this program will be decided on a case by case basis and must have the approval of the San Bernardino County Land Use Services Department. The decision to allow applicants the ability to participate in this program will be evaluated based upon, but not limited to the following: Will the energy efficiency retrofit project benefit low income or disadvantaged communities? Does the energy efficiency retrofit project fit within the overall assumptions in Reduction Measure R2E4? Does the energy efficiency retrofit project provide co-benefits important to the County? Point value will be determined based upon engineering and design criteria of the energy efficiency retrofit project.	TBD	--
Photovoltaic	Solar Photovoltaic panels installed on commercial buildings or in collective arrangements within a commercial development such that the total power provided augments: Solar Read Roofs (study roof and electric hookups) 10 percent of the power needs of the project 20 percent of the power needs of the project 30 percent of the power needs of the project 40 percent of the power needs of the project 50 percent of the power needs of the project 60 percent of the power needs of the project 70 percent of the power needs of the project 80 percent of the power needs of the project 90 percent of the power needs of the project 100 percent of the power needs of the project	2 points 7 points 13 points 19 points 25 points 31 points 37 points 43 points 49 points 55 points 60 points	--
Wind turbines	Some areas of the County lend themselves to wind turbine applications. Analysis of the areas capability to support wind turbines should be evaluated prior to choosing this feature. Wind turbines as part of the commercial development such that the total power provided augments:		--

	10 percent of the power needs of the project 20 percent of the power needs of the project 30 percent of the power needs of the project 40 percent of the power needs of the project 50 percent of the power needs of the project 60 percent of the power needs of the project 70 percent of the power needs of the project 80 percent of the power needs of the project 90 percent of the power needs of the project 100 percent of the power needs of the project	7 points 13 points 19 points 25 points 31 points 37 points 43 points 49 points 55 points 60 points	
Off-site renewable energy project	The applicant may submit a proposal to supply an off-site renewable energy project such as renewable energy retrofits of existing residential that will help Implement R2E1, existing commercial/industrial that will help Implement R2E2, or the Warehouse Renewable Energy incentive Program (R2E4). These off-site renewable energy retrofit project proposals will be determined on a case by case basis accompanied by a detailed plan documenting the quantity of renewable energy the proposal will generate. Point values will be based upon the energy generated by the proposal.	TBD	--
Other Renewable Energy Generation	The applicant may have innovative designs or unique site circumstances (such as geothermal) that allow the project to generate electricity from renewable energy not provided in the table. The ability to supply other renewable energy and the point values allowed will be decided based upon engineering data documenting the ability to generate electricity.	TBD	--
Reduction Measures R2E7: Warehouse Renewable Energy Incentive Program			
Warehouse Photovoltaic	This measure is for warehouse projects and involves partnership with Southern California Edison and California Public Utilities Commissions to develop an incentive program for solar installation on new and retrofit existing warehouses. A mandatory minimum solar requirement for new warehouse space. Solar Photovoltaic panels installed on warehouses or in collective arrangements within a logistics/warehouse complex such that the total power provided augments: Solar Ready Roof (sturdy roof and electric hookups) 10 percent of the power needs of the project 20 percent of the power needs of the project 30 percent of the power needs of the project 40 percent of the power needs of the project 50 percent of the power needs of the project 60 percent of the power needs of the project 70 percent of the power needs of the project 80 percent of the power needs of the project 90 percent of the power needs of the project 100 percent of the power needs of the project	2 points 4 points 5 points 7 points 9 points 11 points 13 points 15 points 17 points 19 points 21 points	--
Reduction Measure R2WC-1: Per Capita Water Use Reduction Goal			
Irrigation and Landscaping			
Water Efficient Landscaping	Limit conventional turf to <20% of each lot (required) Eliminate conventional turf from landscaping Eliminate turf and only provide drought tolerant	0 points 3 points 4 points	3

	plants xeriscaping that requires no irrigation	6 points	
Water Efficient Irrigation Systems	Drip irrigation Smart irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use)	1 point 5 points	5
Recycled Water	Greywater (purple pipe) irrigation system on site	5 points	5
Storm water Reuse systems	Innovative on-site stormwater collection, filtration and reuse systems are being developed that provide supplemental irrigation water and provide vector control. These systems can greatly reduce the irrigation needs of a project. Point values for these types of systems will be determined based upon the design and engineering data documenting the water savings	TBD	--
Potable Water			
Showers	Title 24 standard (required) EPA High Efficiency Showerheads (15%>Title 24)	0 points 3 points	3
Toilets	Title 24 standard (required) EPA High Efficiency Toilets/Urinals (15%>Title 24) Waterless Urinals (note that commercial buildings having both waterless urinals and high efficiency toilets will have a combined point value of 6 points)	0 points 3 points 3 points	3
Faucets	Title 24 standard (required) EPA High Efficiency faucets (15%>Title 24)	0 points 3 points	3
Commercial Dishwashers	Title 24 standard (required) EPA High Efficiency dishwasher (20% water savings)	0 points 4 points	--
Commercial Laundry Washers	Title 24 standard (required) EPA High Efficiency Laundry (15% water savings) EPA High Efficiency laundry equipment that captures and reuses rinse water (30% water savings)	0 points 3 points 6 points	--
Commercial Water Operations Program	Establish an operational program to reduce water loss from pools, water features, etc., by covering pools, adjusting fountain operational hours, and using water treatment to reduce draw down and replacement of water. Point values for these types of plans will be determined based upon design and engineering data documenting the water savings	TBD	--
Reduction Measure R2T1: Anti-Idling Enforcement			
Commercial Vehicle Idling Restrictions	All commercial vehicles are restricted to 5-minutes or less per trip on site and at loading docks (required of all commercial projects)	1 point	1
Reduction Measure R2T2: Employment Based Trip and VMT Reduction Policy			
Compressed Work Week	Reduce the number of days per week that employees need to be on site will reduce the number of vehicle trips associated with commercial/industrial development. Compressed work week such that full time employees are on site: 5 days per week 4 days per week on site 3 days per week on site	 0 points 4 points 8 points	--
Car/Vanpools	Car/vanpool program Car/vanpool program with preferred parking Car/vanpool with guaranteed ride home program Subsidized employee incentive car/vanpool program	1 point 2 points 3 points 5 points 6 points	2

	Combination of all the above		
Employee Bicycle/Pedestrian Programs	Complete sidewalk to residential within ½ mile Complete bike path to residential within 3 miles Bike lockers and secure racks Showers and changing facilities Subsidized employee walk/bike program Note combine all applicable points for total value	1 point 1 point 1 point 2 points 3 points	2
Shuttle/Transit Programs	Local transit within ¼ mile Light rail transit within ½ mile Shuttle service to light rail transit station Guaranteed ride home program Subsidized Transit passes Note combine all applicable points for total value	1 point 3 points 5 points 1 point 2 points	1
CRT	Employer based commute trip reduction (CRT). CRTs apply to commercial, offices, or industrial projects that include a reduction of vehicle trip or VMT goal using a variety of employee commutes trip reduction methods. The point value will be determined based upon a TIA that demonstrates the trip/VMT reduction. Suggested point ranges: Incentive based CRT programs (1-8 points) Mandatory CRT programs (5-20 points)	TBD	--
Other Trip Reductions	Other trip or VMT reduction measures not listed above with TIA and/or other traffic data supporting the trip and/or VMT for the project	TBD	--
Reduction Measure R2T4: Signal Synchronization and Intelligent Traffic Systems			
Signal Improvements	Signal Synchronization-1 point per signal Traffic signals connected to ITS	1 point/signal 3 points/signal	--
Reduction Measure R2T5: Renewable Fuel/Low Emissions Vehicle			
Electric Vehicle Recharging	Provide circuit and capacity in garages/parking areas for installation of electric vehicle charging stations. Install electric vehicle charging stations in garages /parking areas	2 points/area 8 points/station	--
Reduction Measure R2T6: Vehicle Trip Reduction Measures			
Mixed Use	Mixes of land uses that complement one another in a way that reduces the need for vehicle trips can greatly reduce GG emissions. The point value of mixed use projects will be determined based upon traffic studies that demonstrate trip reductions and/or reductions in vehicle miles traveled	TBD	--
Local Retail Near Residential (commercial only projects)	Having residential developments within walking and biking distance of local retail helps to reduce vehicle trips and/or vehicle miles traveled. The point value of residential projects in close proximity to local retail will be determined based upon traffic studies that demonstrate trip reductions and/or reduction in vehicle miles traveled	TBD	--
Reduction Measure R2W5: construction and demolition debris diversion program			
Recycling of Construction/ Demolition Debris	Recycle 2% of debris (required) Recycle 5% of debris Recycle 8% of debris Recycle 10% of debris Recycle 12% of debris Recycle 15% of debris Recycle 20% of debris	0 point 1 point 2 points 3 points 4 points 5 points 6 points	6
Reduction Measure R2W6: 75 Percent Solid Waste Diversion Program			

Recycling	County initiated recycling program diverting 75% of waste requires coordination with commercial development to realize this goal. The following recycling features will help the County fulfill this goal:		
	Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pick-up	2 points	5
	Provide commercial/industrial recycling programs that fulfills an on-site goal of 75% diversion of solid waste	5 points	
Total Points Earned by Commercial/Industrial Project:			**106**

VII b) The proposed project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. In January of 2012, the County of San Bernardino adopted a Greenhouse Gas Emissions Reduction Plan (GHG Plan). The proposed project is consistent with the GHG Plan in that 100 or more points were garnered through the Screening Table Analysis as described in Section a) above.

	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?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

SUBSTANTIATION *This section was in prepared in part on the information provided in the project Phase I Environmental Site Assessment prepared by Blackstone Consulting in January 2015.*

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.

Warehouse operations do not require use of a substantial amount of hazardous materials in the storage of products for distribution to retail facilities. Should hazardous materials be used on-site, use and storage will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. Sections 2729 through 2732 of the California Code of Regulations (CCR) provide requirements for the reporting, inventory, and release response plans for hazardous materials. These requirements establish procedures and minimum standards for hazardous material plans, inventory reporting and submittal requirements, emergency planning/response, and training. In addition, all regulated substance handlers are required to register with local fire or emergency response departments per the California Accidental Release Prevention Program. Locally, this is overseen by the San Bernardino County Fire Department Hazardous Materials Division. The division reviews and approves an Emergency/Contingency Plan for regulated facilities.

The plan outlines precautions and procedures necessary to protect the facility from accidental release of hazardous materials, and provides emergency remediation to minimize effects should an accidental spill occur. Annual updates and review of the plan are required to ensure compliance and adequacy. The San Bernardino County Fire Department Hazardous Materials Division administers the California Accidental Release Prevention (CalARP) Program in the area. The CalARP Program was established to prevent accidental release of substances that pose the greatest risk of immediate harm to the public and the environment.[3] The Program requires facilities to proactively prevent and prepare for chemical accidents. The proposed facility will be subject to Program requirements for regulated substances including preparation of a risk management plan (RMP) to include an off-site consequence analysis, compliance audit, certified program elements, and a seismic assessment. Existing risk management and response requirements will ensure potential risks associated with accidental releases of hazardous materials are minimized.

Widely used hazardous materials common at any warehouse land use include paints and other solvents, cleaners, automobile fluids, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used motor oil, dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Use of common household hazardous materials and their disposal does not present a substantial health risk to the neighborhood. Impacts associated with the routine transport, use of hazardous materials or wastes will be less than

significant.

VIII b) **Less Than Significant Impact**. The project proponent will adhere to California Division of Occupational Safety and Health (Cal/OSHA) standards for Asbestos Standards in Construction (8 CCR Section 1529). All materials for construction will be used within regulation of state and federal law. The project Phase I Environmental Site Assessment (ESA) did not identify any *recognized environmental conditions* on the project site.

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 use of hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.

Because the initial portions of the on-site greenhouse and nursery was constructed in the 1970s, demolition of the structure may pose a hazard with regard to asbestos containing materials (ACM) and lead-based paints. ACM were used on a widespread basis in building construction prior to and into the 1980s. Asbestos generally does not pose a threat when it remains intact. When asbestos is disturbed and becomes airborne, such as during demolition activities, significant impacts to human health could occur. Construction workers completing demolition activities, as well as surrounding uses, have the potential to be exposed to airborne asbestos emissions due to the potential presence of ACM.

SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities) requires work practices that limit asbestos emissions from building demolition and renovation activities, including the removal and disturbance of ACM.[4] This rule is generally designed to protect uses and persons adjacent to demolition or renovation activity from exposure to asbestos emissions. Rule 1403 requires surveys of any facility being demolished or renovated for the presence of all friable and Class I and Class II non-friable ACM. Rule 1403 also establishes notification procedures, removal procedures, handling operations, and warning label requirements, including HEPA filtration, the *glovebag* method, wetting, and some methods of dry removal that must be implemented when disturbing appreciable amounts of ACM (more than 100 square feet of surface area).

Exposure of construction workers to lead-based paint during demolition activities is also of concern, similar to exposure to asbestos. Exposure of surrounding land uses to lead from demolition activities is generally not a concern because demolition activities do not result in appreciable emissions of lead.[5] The primary emitters of lead are industrial processes. Any lead-based paint utilized on the exterior and interior of the existing structures would generally remain inside the structure or close to the exterior of the building. Improper disposal of lead-based paint could contaminate soil and subsurface groundwater in and under landfills not properly equipped to handle hazardous levels of this material. If lead-based paint exists, 8 CCR Section 1532.1 (California Construction Safety Orders for Lead) is applicable to the demolition of all existing structures requiring exposure assessment and compliance measures to keep worker exposure below action levels. The project is also subject to Title 22 requirements for the disposal of solid waste contaminated with excessive levels of lead. Impacts will be less than significant with implementation of existing regulations.

VIII c) **No Impact**. The project site is not located within 0.25 miles of any school. The nearest school is Live Oak Elementary School located approximately 0.42 miles northeast of the project site. No impact will occur.

VIII d) **No Impact**. The project site is not included on the list of hazardous materials sites pursuant to Government Code No. 65962.5 that is compiled of the following lists:

- List of Hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code.[6]
- Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor Database.[7]
- Leaking Underground Storage Tanks Sites by County.[8]
- Solid Waste Disposal sites indentified by Water board with Waste constituents above hazardous waste levels outside the Waste management unit. [9]
- List of "active" CDO and CAO from the Water Board

No Impact will occur.

VIII e) **No Impact**. The project site is not located within an Airport Safety Review Area as designated by the San Bernardino County Land Use Plan Hazard Overlay. No impact will occur.

VIII f) **No Impact**. The project site is not within the vicinity or approach/departure flight path of a private airstrip. No impact will occur.

VIII g) **Less Than Significant Impact**. The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The interior drive lanes will be a minimum width of 28 feet, greater than the 26 feet required by the California Fire Code. The project will not result in any 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 will include adequate emergency access via Redwood Avenue. Impacts will be less than significant.

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 and is not located in a fire hazard zone. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
IX. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structure that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including				

flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

SUBSTANTIATION

IX a) **Less Than Significant Impact**. The project will not violate any water quality standards or waste discharge requirements, because the project's design will incorporate measures to diminish impacts to water quality to an acceptable level as required by state and federal regulations. The project requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) to determine the project's potential impacts on water quality caused by storm event runoff. Since project construction would encompass an area greater than an acre, the project would be subject to a General Construction Permit under the NPDES permit program of the federal Clean Water Act. As required under the General Construction Permit, the project applicant (or contractor) would prepare and implement a SWPPP. The SWPPP requires submittal of a Notice of Intent (NOI) to the Santa Ana RWQCB prior to construction activities. Implementation of the SWPPP would begin with the commencement of construction and continue though the completion of the project. The objectives of a SWPPP are to identify pollutant sources (such as sediment) that may affect the quality of storm water discharge and to implement Best Management Practices (BMPs) to reduce pollutants in storm water. The project applicant and/or its construction contractor would use BMPs as described in the WQMP. These BMPs would be used to prevent the degradation of water quality in the construction area and during operation of the project. The project is not subject to individual wastewater discharge requirements or other water quality standards. Impacts will be less than significant with implementation of existing regulations.

IX b) **Less Than Significant Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project is served by an existing water purveyor with sufficient capacity in the existing water system to serve the anticipated needs of this project. In addition, the proposed warehouse operation does not require a significant amount of water and would replace an existing nursery operation. The project will continue existing site conditions with impervious surfaces due to paving and building construction. Pursuant to drainage standards, runoff must be reduced to pre-development conditions and therefore the project will not interfere with downstream potential for groundwater recharge. Impacts to groundwater levels will be less than significant.

IX c) **Less Than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, because the project does not affect any existing drainage pattern, stream or river and the project is required to submit and implement an erosion control plan with the submittal of final grading plans. Impacts will be less than significant.

IX d) **Less Than Significant Impact.** Pursuant to NPDES and County drainage requirements, no increase in runoff will be permitted from the project, thus the drainage design of the project will ensure that on- or off-site flooding impacts will not occur. Impacts will be less

than significant.

IX e) **No Impact**. Pursuant to NPDES and County drainage requirements, no increase in stormwater runoff will be permitted; therefore, no increase in flows in local or regional storm drains or flood control facilities will occur. No impact will occur.

IX f) **No Impact**. The project will not otherwise substantially degrade water quality. No impact will occur.

IX g) **No Impact**. 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, because the project does not propose any housing. No impact will occur.

IX h) **No Impact**. The project will not place any structure within a 100-year flood hazard area structures that could impede or redirect flood flows, because the site is not within an identified FEMA designated flood hazard area. No impact will occur.

IX i) **No Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation. No impact will occur.

IX j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water or within an area subject to the potential of seiche or tsunami. Based on the responses to Sections VI.a and VI.b of this Initial Study, the project site is not located in an area prone to landslides. No impact will occur.

	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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

SUBSTANTIATION

X a) **No Impact.** The project will not physically divide an established community, because the project is within an urbanized and fully developed area. The property is currently developed with a building of similar size to the proposed structure. No impact will occur.

X b) **No Impact.** The project includes no amendment or design feature that would circumvent County policies and standards designed to protect the environment. The project will comply with all land use regulations designed to protect the environment. No impact will occur.

X c) **No Impact**. The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because no habitat conservation plan or natural community conservation plan exists within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

	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?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

SUBSTANTIATION :

XI a) **No Impact.** The project site is located within an area where the significance of mineral resources has been undetermined (MRZ-3). Mining would be incompatible with the area's current and future land uses. No mining operations are currently located on site or in the project vicinity. No impact will occur.

XI b) **No Impact.** The County of San Bernardino General Plan does not identify any locally important mineral resources in the area. No impact will occur.

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

SUBSTANTIATION *The analysis provided in this section is based in part on the Noise Study prepared by MIG | Hogle-Ireland in February 2015.*

XII a) **Less Than Significant Impact**. Current noise levels for most of the surrounding area exceed County standards for residential uses, 60 dBA. The project will not notably change the existing noise levels. As such, projected noise levels would not expose persons to or generate noise levels significantly higher than ambient levels or increase them to such an extent as to be noticeable. Those areas that do not exceed noise ordinance standards would continue to remain below 60 dBA. Operation of the proposed warehouse will not exceed allowable stationary noise levels established by the County at neighboring uses. Therefore, no substantial impacts will occur. The project has been conditioned to comply with the noise standards of the County Development Code. Impacts will be less than significant.

XII b) **Less Than Significant Impact**. Vibration is the movement of mass over time. It is described in terms of frequency and amplitude and unlike sound; there is no standard way of measuring and reporting amplitude. Vibration can be described in units of velocity (inches per second) or discussed in decibel (dB) units in order to compress the range of numbers required to describe vibration. Vibration impacts to buildings are generally discussed in terms of peak particle velocity (PPV) that describes particle movement over time (in terms of physical displacement of mass). For purposes of this analysis, PPV will be used to describe all vibration for ease of reading and comparison. Vibration can impact people, structures, and sensitive equipment.[10] The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Vibration with high enough amplitudes can damage structures (such as crack plaster or destroy windows). Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Common sources of vibration within communities include construction activities and railroads.

Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack hammering, and demolition-related activities. Next to pile driving, grading activity has the greatest potential for vibration impacts if large bulldozers, large trucks, or other heavy equipment are used.

According to the Caltrans vibration manual, large bulldozers, vibratory rollers (used to compact earth), and loaded trucks utilized during grading activities can produce vibration, and depending on the level of vibration, could cause annoyance at uses within the project vicinity or damage structures. Caltrans has developed a screening tool to determine if vibration from construction equipment is substantial enough to impact surrounding uses. The Caltrans vibration manual establishes thresholds for vibration impacts on buildings and humans. Construction activities that use vibratory rollers and bulldozers are repetitive sources of vibration; therefore, the *continuous* threshold is used. Single family residences to the south and east were built in the 1970s to 1990s. Therefore, the *older residential structures* threshold is used. Construction of the project does not require rock blasting, pile driving, or the use of a jack hammer, but will use a vibratory roller, small and large bulldozer, and loaded trucks. Based on the threshold criteria, vibration from use of heavy construction equipment for the proposed project would be below the thresholds to cause damage to nearby structures and result in less than *barely perceptible* vibration at the ten receptors analyzed in the project noise study. Furthermore, construction activities will be limited to the hours of 7:00 AM to 7:00 PM Mondays through Saturdays. With regard to long-term operational impacts, activities associated with the project will not result in any vibration-related impacts to adjacent or on-site properties. Impacts will be less than significant.

XII c) **Less Than Significant Impact**. A substantial increase in ambient noise is an increase that is *barely perceptible* (3 dBA). Operationally, the proposed project will result in periodic landscaping and other occasional noise generating activities. These activities are common in commercial districts and do not represent a substantial increase in periodic noise in consideration that the project site is located in a generally industrialized area and that a commercial greenhouse currently operates on site. Due to the number of residences in the area it is recognized that an increase in existing noise levels could adversely affect their

environment and quality of life. However, traffic noise levels will not increase more than 3 dBA as a result of the proposed project as detailed in the project noise study. Additionally, the ambient noise measurements at the eastern boundary of the project site are generally consistent with the modeled roadway noise levels with project. Impacts will be less than significant.

XII d) **Less Than Significant With Mitigation Incorporated**. Construction noise levels were estimated using the FHWA Roadway Construction Noise Model (RCNM). Temporary noise increases will be greatest during the demolition and grading phases. The model indicates that the use of construction equipment such as graders, tractors, dozers, and excavators could expose the single family residence located approximately 355 feet to the west of the center of the project site to a combined noise level of 72.6 dBA $L_{max.}$ Construction equipment could expose the single family residences located 410 feet, 413 feet, and 470 feet to the east to a combined noise level of 71.3 dBA L_{max}, 71.2 dBA L_{max}, and 70.1 dBA L_{max}, respectively. Although construction noise is exempt pursuant to the municipal code, Mitigation Measure XII-1 has been incorporated to reduce the impact to neighboring uses during construction.

Per Section 83.01.080(g) of the San Bernardino County Development Code, construction activities occurring between the hours of 7:00 AM and 7:00 PM on Mondays through Saturdays are exempt from noise standards. Because noise levels construction are anticipated to exceed the City's standards for stationary noise sources, mitigation measures will be necessary to minimize noise levels at nearby receptors. Mitigation Measure XII-1 will be incorporated to minimize noise associated with general construction activities. Mitigation Measure XII-1 requires preparation of a construction noise reduction plan to reduce temporary noise impacts by minimum of 20 dBA which is a feasible performance standard based on available technology. Engineered controls include retrofitting equipment with improved exhaust and intake muffling, disengaging equipment fans, and installation of sound panels around equipment engines. These types of controls can achieve noise level reductions of approximately 10 dBA.[11] [12] Sound curtains and other noise barriers can be used for general construction noise and achieve reductions of up to 20 dBA.[13] Implementation of Mitigation Measure XII-1 will reduce temporary noise impacts by a minimum of 20 dBA, resulting in a maximum construction noise level of 57.3 dBA at the commercial use to the west of the project site. Therefore, with implementation of Mitigation Measure XII-1, construction noise will feasibly be reduced to unsubstantial levels. Impacts will be less than significant with mitigation incorporated.

<u>Mitigation Measures</u>

XII-1 Construction Noise. The "developer" shall submit and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce noise impacts during construction by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:

a. During the project site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with the manufactures standards.

b. The construction contractor shall place all stationary construction equipment so

that emitted noise is directed away from the noise sensitive receptors nearest the project site.

c. *The construction contractor shall limit all construction-related activities that would result in high noise levels between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday excluding holidays.*
d. *The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.*
e. *The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.*
f. *Prior to issuance of grading permits, the Applicant shall submit a mitigation plan prepared by a qualified engineer or other acoustical expert for review and approval by the Planning Division that identifies noise control measures that achieve a minimum 20 dBA reduction in construction related noise levels at the residential uses to the west, south, and east of the project site. The mitigation plan may include use of vibratory pile drivers or other pile driving noise controls, sound curtains, engineered equipment controls, or other methods. Noise control requirements shall be noted on project construction drawings and verified by the Building Department during standard inspection procedures.*
[Mitigation Measure XII-1] - Prior to Grading Permit/Planning

XII-2 Operational Noise. The County shall verify that the following notes shall be cited on the CUP Site Plan that:

a) *The building occupant shall place all stationary noise generating equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.*

XII e) **No Impact**. The project site is not located within the noise contours of any airport nor is located within the boundary of a County Airport Safety Review Area as designated by the San Bernardino County Land Use Plan Hazard Overlay. No impact will occur.

XII f) **No Impact.** The project is not located within two miles of a private airstrip and therefore will not expose persons to excessive noise levels from aircraft operations from private airstrips.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XIII. POPULATION AND HOUSING - Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SUBSTANTIATION

XIII a) **Less Than Significant Impact.** The project will not induce substantial population growth in the area either directly or indirectly. The project will generate new jobs and employment opportunities. The project proposes a new warehouse facility, however, no tenant has been proposed so the number of employees cannot be determined at this time. Based on the Southern California Association of Governments (SCAG) Employment Density Study for San Bernardino County, the project could accommodate up to 180 employees. This may generate a need for housing for new employees; however, adequate housing stock is available to meet the needs of a variety of income levels as specified in the County General Plan Housing Element. The project includes no infrastructure improvements that could entice additional development beyond that proposed as part of the project. Impacts will be less than significant.

XIII b) **No Impact.** The project site is currently developed with a commercial greenhouse and no housing will be removed to accommodate the project. No impact will occur.

XIII c) **No Impact.** The project site is currently developed with a commercial greenhouse and no people would be displaced to accommodate the project. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XIV. 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?	☐	☐	☒	☐
Police Protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other Public Facilities?	☐	☐	☒	☐

SUBSTANTIATION

XIV a) **Less Than Significant Impact.** The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities. The project is located within the existing service areas of applicable service providers and will not require additional facilities to be constructed or services to be extended. Construction of the project will increase property tax revenues and is subject to the County's Regional Transportation Fee Program to provide a funding source to offset any project-related traffic improvements. demand for public services. Impacts will be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XV. 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?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

SUBSTANTIATION

XV a) **Less Than Significant Impact.** The proposed 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 or be accelerated because the project is a commercial/industrial use and will not generate any new residential units and the impacts to parks generated by the employees of this project will be nominal. Impacts will be less than significant.

XV b) **No Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XVI. TRANSPORTATION/TRAFFIC - Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards 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 regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

SUBSTANTIATION *The following summaries are based in part on the project Traffic Study prepared by Kunzman Associates in January 2015.*

XVI a) **Less Than Significant Impact.** The project will result in the addition of 474 total trips per day (in passenger car equivalents [PCE]), 32 PCE occurring during the morning peak hour and 34 PCE occurring during the evening peak hour on roadways in the project vicinity. The project traffic study prepared by Kunzman Associates included traffic projections based on anticipated opening year (2017) conditions. For the *Opening Year (2017) With Ambient and Cumulative and Project Intersection* conditions, all study area intersections are projected to operate within acceptable levels of service. No off-site improvements are required to meet applicable level of service requirements. Impacts will be less than significant.

XVI b) **Less Than Significant Impact With Mitigation Incorporated.** 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. The project is subject to the Regional Transportation Development Impact Fee (DIF) to offset incremental increases on regional transportation facilities. This fee has been incorporated as mitigation herein. Impacts will be less than significant with mitigation incorporated.

Mitigation Measure:

XVI-1 Regional Transportation Facilities Fee. This project falls within the Regional Transportation Development Mitigation Plan. The applicable fee shall be paid by a cashier's check to the Department of Public Works Business Office prior to issuance of a building permit.
[Mitigation Measure XVI-1] Building Permits/Public Works

XVI c) **No Impact.** The project includes no feature that could cause changes in air traffic patterns. No impact will occur.

XVI d) **Less Than Significant Impact.** The project includes no off-site improvements or roadway construction that could result in hazardous travel conditions. Line of sight distances will be calculated prior to issuance of building/occupancy permits to ensure that landscaping or other design features do not interfere with the line of sight of exiting vehicles. There are no incompatible uses proposed by the project that could impact surrounding land uses. Impacts will be less than significant.

XVI e) **No Impact.** The project will not result in inadequate emergency access because emergency access is provided via two driveways onto Redwood Avenue with minimum 28-foot drive aisles and full building access to emergency vehicles. No impact will occur.

XV f) **Less Than Significant Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). The project is not located adjacent to or near an existing bike path or pedestrian facilities, nor does the County have adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities that apply to the proposed project site. Impacts will be less than significant.

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

SUBSTANTIATION

XVII a) **Less Than Significant Impact.** The proposed project is a warehouse use that generates nominal wastewater from restrooms, kitchens, and potentially employee showers. No industrial wastewater will be discharged from the facility that would require special permitting or treatment facilities. Wastewater discharges will be treated by the Inland Empire Utilities Agency (IEUA) at Regional Water Recycling Plant No. 1 (RP-1). The Santa Ana Regional Water Quality Control Board (RWQCB) issued the latest wastewater discharge requirements (WDRs) for RP-1 in 2009 via Order R8-2009-0021. The facility is authorized to process 44 million gallons of wastewater per day (mgd) and treats an average of 28 mgd, based upon information on the Agency's website. No changes to RP-1 WDRs will be required to serve the project. The project is not subject to individual WDRs. Impacts will be less than significant.

XVII b) **Less Than Significant Impact.** The project will not require construction of any new water service mains or sewer to serve the project. Typical water service connection and lateral sewer connection will be required resulting in the need for nominal trenching, pipe installation, and connection appurtenances during grading activities. Impacts will be less than significant.

XVII c) **No Impact.** Pursuant to NPDES and County Low Impact Development (LID) requirements, no increase in stormwater runoff will be permitted from the project site. Any increases in stormwater runoff will be required to be retained on-site. No impact to local storm drains or flood control facilities will occur.

XVII d) **Less Than Significant Impact.** The project will be served by the Fontana Water Company (FWC). FWC water supply sources include groundwater, local surface water, and imported surface water. According to the 2010 Urban Water Management Plan (UWMP), FWC will be able to meet service demand of 44,613 acre-feet per year (AFY) in 2020 and 53,741 AFY in 2035. The Fontana Water District has the ability to serve the project from existing water supplies. No new entitlements or supplies will need to be secured to serve the project. Impacts will be less than significant.

XVII e) **Less Than Significant Impact.** As discussed in Section XVII.a, project wastewater will be treated at IEUA RP-1 in Ontario. The project is estimated to discharge 0.11 mgd of wastewater (80 percent of indoor water demand). This is within the design flow capacity of 44 mgd, with a daily average of 28 mgd. No increase in treatment capacity will be required to serve the project. Impacts will be less than significant.

XVII f) **Less Than Significant Impact.** The City of Fontana disposed of 137,290 tons of solid waste in 2013 at 15 different facilities with approximately 83 percent being disposed at the Mid-Valley Sanitary Landfill (Mid-Valley SLF). An additional 710 tons was transformed at the Commerce Refuse-To-Energy Facility and an additional 12,054 tons was used as alternative daily cover (ADC). According to the California Department of Resources Recycling and Recovery (CalRecycle) Facility Information Toolbox (FacIT), San Bernardino County will have adequate disposal capacity through 2025. Annual disposal limits between 2017 and 2025 will be permitted at an estimated 7.4 million tons. A maximum of 1.8 million tons will be disposed of annually. Based on the FacIT information, adequate capacity is available to serve the project. Impacts will be less than significant.

XVII g) **No Impact.** The proposed project will comply with all pertinent federal, state, and local statutes and regulations related to solid waste and includes no policy or design feature that would conflict with implementation of such requirements. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly Or indirectly?	☐	☒		☐

SUBSTANTIATION

XVIII a) **Less Than Significant Impact**. The project does not have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population 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. There are no rare or endangered species or other species of plants or animals or habitat identified as being significantly and negatively impacted by this project. There are no identified historic or prehistoric resources identified on this site. If any archaeological or paleontological resources are identified during project construction, the project is conditioned to stop and identify appropriate authorities, who would properly record and/or remove any such finds for classification.

XVIII b) **Less Than Significant With Mitigation Incorporated**. The project does not have impacts that are individually limited, but cumulatively considerable. The projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts. In addition, the analysis in this Initial Study Checklist demonstrated that the project is in compliance with all applicable regional plans including but not limited to, water quality control plan, air quality maintenance plan (with mitigation incorporated), and plans or

regulations for the reduction of greenhouse gas emissions. Compliance with these regional plans serves to reduce impacts on a regional basis so that the project would not produce impacts, when considered with the effects of other past, present, and probable future projects, would be cumulatively considerable.

XVIII c) **Less Than Significant With Mitigation Incorporated.** The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of other sources or by other agencies.

Increases in air quality emissions, noise, and traffic will be created by the implementation of the project. These potential impacts have been thoroughly evaluated and impacts related to air quality, noise, and traffic were determined to be less than significant with adherence to mandatory requirements and incorporation of mitigation measures.

Implementation of mitigation measures and adherence to mandatory requirements and standard conditions will ensure that impacts from the project are neither individually significant nor cumulatively considerable in terms of any adverse affects upon the region.

XIX. 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)

MITIGATION MEASURES: (Condition compliance will be verified by existing procedure)

III-1 Coating Restriction Plan. The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a condition that the contractors adhere to the requirements of the CRP. The CRP measures shall be following implemented to the satisfaction of County Building and Safety:

a. Interior architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than zero g/l.
b. Exterior architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 125 g/l.
c. Architectural coating volume shall not exceed the significance threshold for ROC, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
d. High-Volume, Low Pressure (HVLP) spray guns shall be used to apply coatings.
e. Precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings shall be used, if practical.
f. Comply with SCAQMD Rule 1113 on the use or architectural coatings.
[Mitigation Measure III-1] Building Permits/Planning

III-2 AQ/Operational Mitigation. The "developer" shall implement the following air quality mitigation measures, during operation of the approved land use: All on-site equipment and vehicles (off-road/ on-road), shall comply with the following:

a. County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)]b) Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.
b. All engines shall not idle more than five minutes in any one-hour period on the project site. This includes all equipment and vehicles.
c. Engines shall be maintained in good working order to reduce emissions.
d. Ultra low-sulfur diesel fuel shall be utilized.
e. Electric, CNG and gasoline-powered equipment shall be substituted for diesel-powered equipment, where feasible.
f. On-site electrical power connections shall be made available, where feasible.
g. All transportation refrigeration units (TRU's) shall be provided electric connections, when parked on-site.
[Mitigation Measure III-2] General Requirements/Planning

III-3 AQ-Dust Control Plan. The "developer" shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:

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

b. *During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.*
c. *Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.*
d. *Storm water control systems shall be installed to prevent off-site mud deposition.*
e. *All trucks hauling dirt away from the site shall be covered.*
f. *Construction vehicle tires shall be washed, prior to leaving the project site.*
g. *Rumble plates shall be installed at construction exits from dirt driveways.*
h. *Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.*
i. *Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles.*
j. *Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.*

[Mitigation Measure III-3] Grading Permits/Planning

III-4 AQ - Construction Mitigation. The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:

a. *Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.*
b. *Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.*
c. *Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.*
d. *All gasoline-powered equipment shall have catalytic converters.*
e. *Provide onsite electrical power to encourage use of electric tools.*
f. *Minimize concurrent use of equipment through equipment phasing.*
g. *Provide traffic control during construction to reduce wait times.*
h. *Provide on-site food service for construction workers to reduce offsite trips.*
i. *Implement the County approved Dust Control Plan (DCP)*
j. *Suspend use of all construction equipment operations during second stage smog alerts.*

NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).
[Mitigation Measure III-4] Grading Permits/Planning

III-5 AQ – Installation. The developer shall submit for review and obtain approval from County Planning of evidence that all air quality mitigation measures have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/ procedures include the following:

a. *Dust Control Plan (DCP)*
b. *Coating Restriction Plan (CRP)*

[Mitigation Measure III-5] Final Inspection/Planning

XII-1 Construction Noise. The "developer" shall submit and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce noise impacts during construction by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:

a. *During the project site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with the manufactures standards.*
b. *The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.*
c. *The construction contractor shall limit all construction-related activities that would result in high noise levels between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday excluding holidays.*
d. *The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.*
e. *The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.*
f. *Prior to issuance of grading permits, the Applicant shall submit a mitigation plan prepared by a qualified engineer or other acoustical expert for review and approval by the Planning Division that identifies noise control measures that achieve a minimum 20 dBA reduction in construction related noise levels at the residential uses to the west, south, and east of the project site. The mitigation plan may include use of vibratory pile drivers or other pile driving noise controls, sound curtains, engineered equipment controls, or other methods. Noise control requirements shall be noted on project construction drawings and verified by the Building Department during standard inspection procedures.*
[Mitigation Measure XII-1] - Prior to Grading Permit/Planning

XII-2 Operational Noise. The County shall verify that the following notes shall be cited on the CUP Site Plan that:

a) *The building occupant shall place all stationary noise generating equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.*

XII-2 In the event that roadway improvements are necessary, the Applicant shall ensure that vibration associated with the use of a vibratory roller will not exceed the vibration damage potential for older residential structure of 0.30 PPV and the vibration annoyance potential of 0.04 PPV (distinctly perceptible) established by Caltrans. Supplemental analysis shall be performed and submitted for the review and approval of the Planning Division prior to the start of construction activities.
[Mitigation Measure XII-2] Occupancy Permits/Planning

XVI-1 Regional Transportation Facilities Fee. This project falls within the Regional Transportation Development Mitigation Plan. The applicable fee shall be paid by a cashier's check to the Department of Public Works Business Office prior to issuance of a building permit.
[Mitigation Measure XVI-1] Building Permits/Public Works

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

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MIG | Hogle-Ireland. *Noise Study.* February 2015

Kunzman Associates. *Traffic Impact Analysis.* January 2015

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1 Sacramento Metropolitan Air Quality Management District. CEQA Guide. May 2011
2 TvC - USGS Geologic Map of the San Bernardino 30' x 60' Quadrangle, California
3 California Emergency Management Agency. CalARP Program Administering Agency Guidance. January 2005
4 South Coast Air Quality Management District. Rule 1403: Asbestos Emissions from Demolition/Renovation Activities. Amended October 5, 2007
5 California Department of Toxic Substances. *Draft Lead Report.* June 2004
6 Cal/EPA Sites Indentified with Waste Constituents above Hazardous Waste Levels. http://www.calepa.ca.gov/sitecleanup/corteselist/CurrentList.pdf [February 2015]
7 California Department of Toxic Substances Control EnviroStor. Hazardous Waste and Substances Site List "Cortese List" http://www.calepa.ca.gov/sitecleanup/corteselist/ [February 2015]
8 California State Water Resources Control Board GeoTracker. Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker Database. https://geotracker.waterboards.ca.gov/ [February 2015]
9 California State Water Resources Control Board GeoTracker. Cleanup and abatement order (CAO)and Cease and Desist Order List (CDO)
10 California Department of Transportation. Transportation- and Construction-Induced Vibration Guidance Manual. June 2004

[11] United States Bureau of Mines. Mining Machinery Noise Control Guidelines. 1983
[12] United States Bureau of Mines. Noise Abatement Techniques for Construction Equipment. August 1979
[13] Sound Seal. Sound Seal Sound Curtains Exterior Grade Noise Control. http://www.soundcurtains.com/exterior-grade-noise-control.pdf [October 2014]