SAN BERNARDINO COUNTY
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APNs:	0231-102-10	***USGS Quad:***	Fontana
Applicant:	Ross McCune Caisteal Builders, Inc. 3910 E. Coronado Street, #101 Anaheim, CA 92807	***T, R, Section:***	34°09' 49"N/117°48'84"W
Location	Between Cherry Avenue and Heather Avenue, north side of Merrill Avenue, in the Fontana.	***Thomas Bros***	
Project No:	P201700725	***Community Plan:***	N/A
Rep	Ross McCune	***LUZD:***	SD-COM
Proposal:	A Minor Use Permit for a 10,080 sq. ft. warehouse and office building, with a Major Variance to reduce the following setbacks: Front yard setback along Merrill Avenue for parking and landscaping from 25 feet to 10' 8"; the side yard setback along Heather Avenue for building, parking, and landscaping from 25 feet to between 6' 2" and 14' 0", and; building, parking, and landscaping setback along Cherry Avenue between 0' and 5' feet on approximately 0.53 acres.	***Overlays:***	Biotic Overlay, Hazards Overlay

PROJECT CONTACT INFORMATION:

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

Contact person: Jim Morrissey, Contract Planner
Phone No: (909) 387-4234 ***Fax No:*** (909) 387-3223
E-mail: Jim.Morrissey@lus.sbcounty.gov

Project Sponsor Ross McCune
Caisteal Builders, Inc.
3910 E. Coronado Street, #101
Anaheim, CA 92807

PROJECT DESCRIPTION:

Summary

The application is a Minor Use Permit to establish a 10,080 sq. ft. warehouse and office building, with a Major Variance to reduce the front yard setback along Merrill Avenue and the side yard

setback along Cherry Avenue and Heather Avenue. The Major Variance involves the following setback distances:

Table No. 1 Major Variance Distances

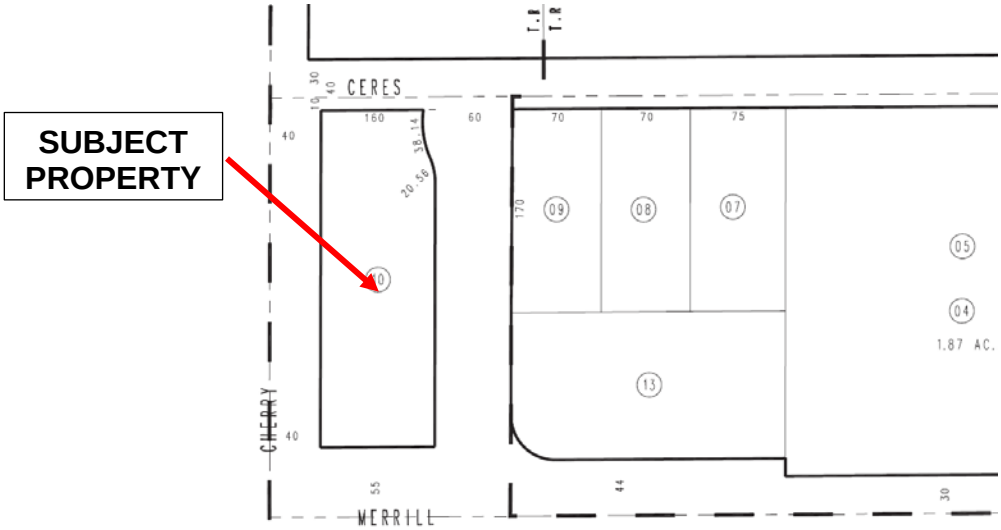
	Merrill Avenue Front Yard		**Heather Avenue Side Yard**			**Cherry Avenue Side Yard**		
	L and P	Bldg.	L	P	Building	L	P and Paving	Building
Proposed Setback Distance	10’ 2” to 10’ 11”	N/A	6’ 2”’ to 14’ 0”	9’ 6”	6’ 2” to 14’ 0”	0’ to 5’	0’ to 5’ 0”	4’ 0”
Required Setback Distance	25 feet	25 feet	25 feet	25 feet	25 feet	25 Feet	25 Feet	25 Feet

L – Landscaping
P – Parking

The subject property is approximately 290 feet deep and 90 feet wide and surrounded by Cherry Avenue to the west, Heather Avenue to the east, and Merrill Avenue to the south. Heather Avenue transitions to Ceres Avenue at the north end of the property with a 90 degree turn to the east. Cherry Avenue is along the westerly property line, but significantly raised above the property due to its transition to a bridge structure over the railroad lines to the north.

In addition several other features of the Cherry Avenue design affect the property. First, Cherry Avenue angles away from the property starting at the Merrill Avenue intersection. As such, the closest improved roadway section to the property is between 40 and 60 feet from the property line. Second, the street centerline is not located within the improved street section. The centerline reflects the previous location of the road and not the constructed roadway. As such, setback distances measured from property line do not bare a relationship to the improved roadway. Third, Cherry Avenue is significantly higher than the subject property due to its increased height to allow trains to run underneath. This raises the roadway between 10 feet and 22 feet above the south and north ends subject property, respectively. As such, the Project site is significantly separated from the Cherry Avenue roadway by distance and elevation and is partially obscured due to these factors.

The existing Merrill Avenue half-width right of way along the property frontage is 55 feet, but decreases further to the east. The master planned half width, based upon the County’s Secondary Highway standard, is 44 feet. Thus the existing width is 11 feet greater than necessary. In addition, the extension of Ceres Avenue to the west along the rear of the property further reduces its length/depth 10 feet. (See the County Assessor’s Map below.) It is infeasible for Ceres Avenue to intersect with Cherry Avenue due to the significant difference in roadway elevation caused by the Cherry Avenue Bridge necessary to cross over the railroad tracks, approximately 300 feet north of the property. As such, no improvement to Ceres Avenue is required and will remain unusable property.



The Project site has no discernable vegetation due to the constant use of the property and the type of operation. The property is flat and currently used for trailer storage. No permanent use of the property has been undertaken that would have caused specific site improvements. Aerial photography, utilizing NETRonline display what seems to be a storage operation in 2002 and 2005, but subsequent photos from 2009, 2010 and 2012 do not display anything on the property.

Surrounding Land Uses and Setting

Existing Land Use and Land Use Zoning Districts		
Location	**Existing Land Use**	**Land Use District**
Project Site	Unimproved, storage	SD-COM (Special Development – Commercial)
North	Vacant	SD-COM (Special Development – Commercial)
South	Industrial, Truck and Trailer Sales	SD-COM (Special Development – Commercial)

Project Site Location, Existing Site Land Uses and Conditions

The site is predominately flat with little topographic variation. The surrounding roadways are elevated above the property, which provides the impression the site is below grade. The adjoining slopes are predominately within the existing street rights of way.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.
State of California: None.
County of San Bernardino: Land Use Services Department-Building and Safety, Planning, Land Development; Public Health-Environmental Health Services; County Fire, and; Public Works.
Regional: Regional Water Quality Control Board.
Local: None

Site Photographs

Looking southeast from Cherry Avenue across subject property.

Looking southeast from Cherry Avenue across subject property.

Looking east from Cherry Avenue across northerly portion of subject property.

Figure 1 Land Use of the Property

Figure 2 Project Vicinity Map

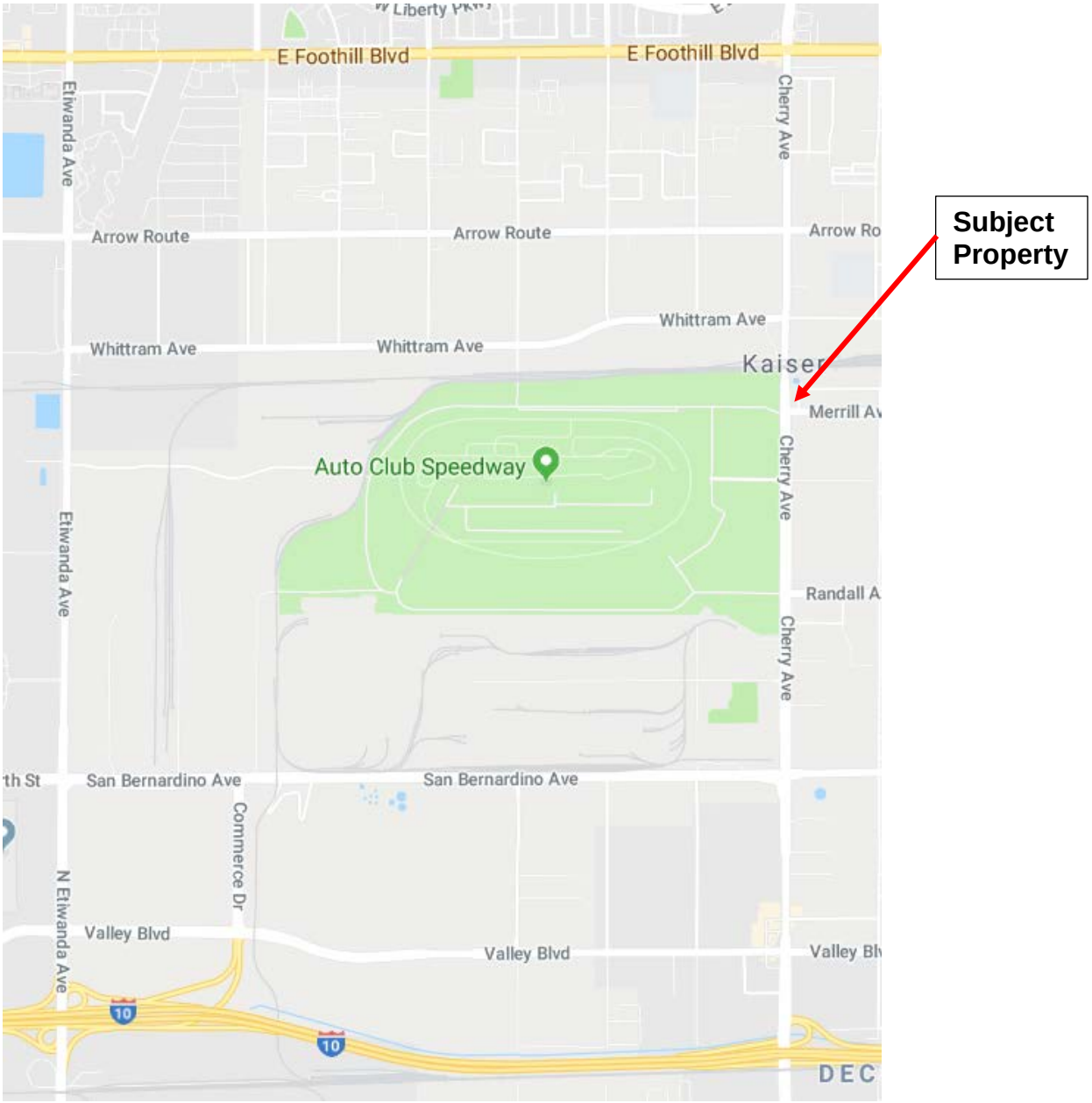
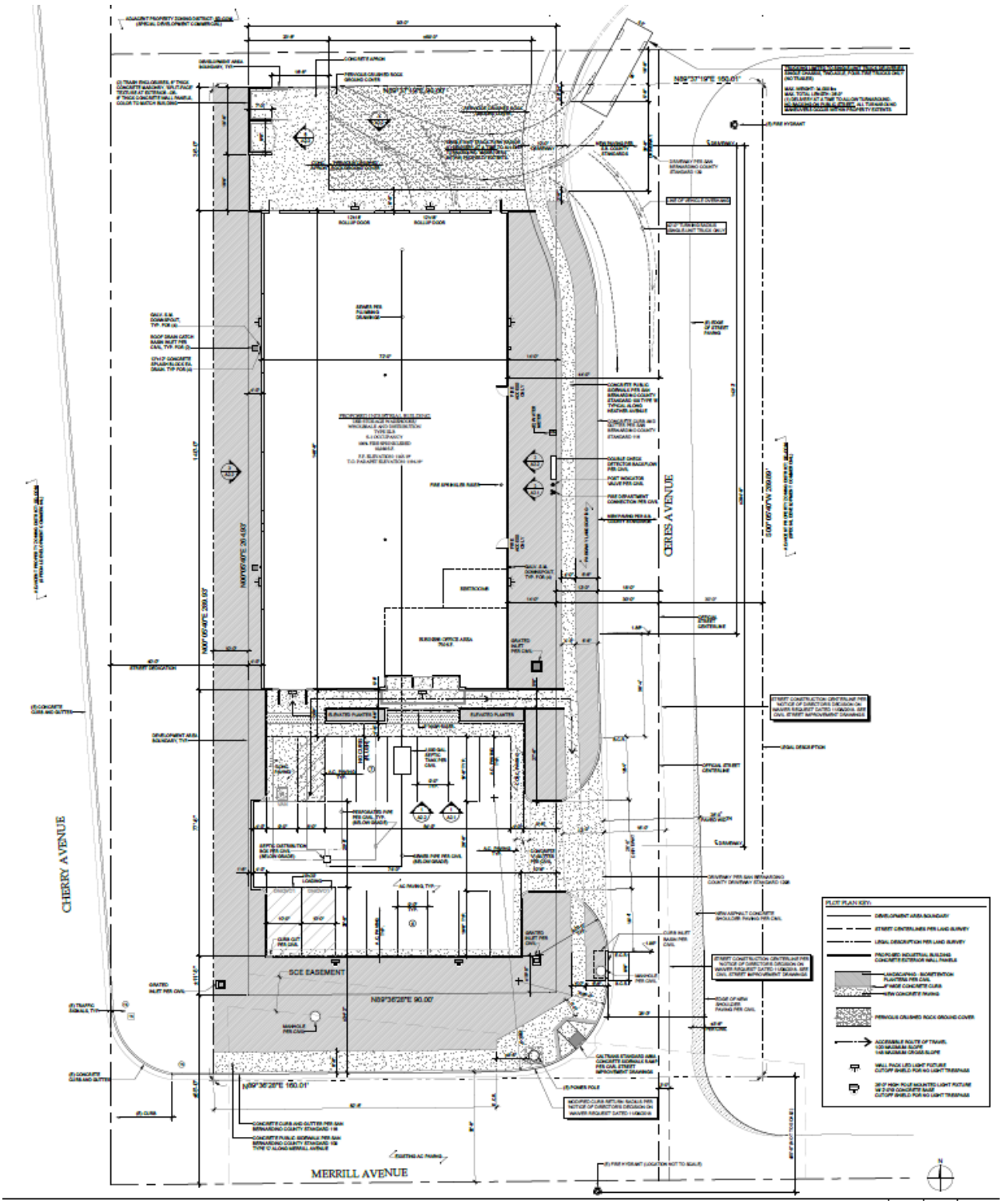


Figure 3 Site Plan



CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentially, etc.?

Notices were mailed to various Tribes and the following comments were received:

- Morongo Band of Mission Indians, letter dated April 6, 2018.
- Soboba Band of Luiseno Indians, letter dated April 16, 2018.
- Kizh Nation, letter dated March 23, 2018.
- San Manuel Tribe of Mission Indians, e-mail dated March 23, 2018.

Comments were provided by the Kizh and San Manuel Tribes as noted in Section V, Cultural Resources, and included as both mitigation measures and conditions of approval. Neither Tribe identified significant issues, but were concerned about inadvertent finds as part of construction activities. The Morongo Tribe subsequently indicated they did not need consultation and the Soboba Tribe indicated consultation was desired, but did not respond to repeated requests for comment or direct discussions extending over a 15-month period.

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

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

☐	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
☒	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
☐	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but 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 — 9/13/19
Signature: (prepared by Jim Morrissey , Planner) — Date

Chris Warrick — 9-13-2019
Signature:(Chris Warrick , Supervising Planner) — Date

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
I.	***AESTHETICS*** – Except as provided in Public Resources Code Section 21099, would the project:				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d)	Create a new source of substantial light or glare, which will 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):* ***References include the San Bernardino County General Plan, 2007. No additional relevant materials were submitted.***

a) **Less Than Significant Impact.** The proposed Project site is located on a parcel that is relatively flat. Merrill Avenue and Cherry Avenue adjoin the property to the south and west, respectively, and are elevated above the site. Heather Avenue is at the same approximate grade as most of the subject property. Views to the west are hindered by the elevated portion of Cherry Avenue, which extends up to 22 feet above the proposed finished floor of the warehouse building. Views to the north are across a vacant property that abuts the BNSF Railroad line and other industrial uses. Distant views of the San Bernardino mountains would be maintained from surrounding properties due to the separation of those properties from the Project site by the adjoining streets.

The proposed building is approximately 31 feet in height and would not obstruct views from surrounding properties. The proposed building height, design or materials would be consistent with County Development Code requirements.

b) **No Impact.** The proposed Project would not conflict with existing zoning for agricultural use or a Williamson Act contract. The proposed Project area is not under a Williamson Act contract, based upon a review of the San Bernardino County Williamson Act FY 2015/2016, Sheet 2 of 2 map for this area, prepared by the California Department of Conservation. In addition, no such areas are designated in this portion of the County.

c) **No Impact**. Forest Land, as defined in Section 12220 of the Public Resources Code, is "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." Timberland as defined in Section 4526 of the Public Resources Code as "land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis."

The subject property is privately owned and utilized for trailer truck storage. The proposed use is not related to timber production or management of forest resources. No forest areas exist near the project site.

d) **No Impact**. The proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use, since none exists.

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
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 the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

SUBSTANTIATION: *(Check ☐ if project is located in the Important Farmlands Overlay) References.* ***References include the San Bernardino County General Plan, 2007*** **and** ***California Department of Conservation Farmland Mapping and Monitoring Program. No additional relevant Project materials were submitted.***

a) **No Impact**. The California Department of Conservation, Farmland Mapping and Monitoring Program, is responsible with mapping Prime Farmland, Unique Farmland, Farmland of Statewide Importance, and Farmland of Local Importance (Farmland) across the state. This site is improved and operates a nonagricultural land use. The San Bernardino County Important Farmland 2016 Map, Sheet 2 of 2, displays the project site as "Urban and Built-Up Land". The proposed Project would not convert Farmland to non-agricultural use, since the project site is not utilized nor designated for such use.

b) **No Impact**. The proposed Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. The proposed Project area is not under a Williamson Act contract, based upon a review of the San Bernardino County Williamson Act FY 2015/2016, Sheet 2 of 2 map for this area, prepared by the California Department of Conservation. In addition, no such areas are designated such in this portion of the County.

c) **No Impact**. Forest Land, as defined in Section 12220 of the Public Resources Code, is "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest

resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." Timberland as defined in Section 4526 of the Public Resources Code as "land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis."

The subject property is privately owned and utilized for trailer truck storage. The proposed use is not related to timber production or directly related to management of forest resources. No forest areas exist near the project site.

d) **No Impact**. The proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use, since none exists.

e) **No Impact.** The proposed Project would not result in the removal of trees from the subject property or the conversion of forest use to non-forest use.

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

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

SUBSTANTIATION:	*(Discuss conformity with the Mojave Desert Air Quality Management Plan, if applicable)* ***References include the San Bernardino County General Plan, 2007, Submitted Project Materials, and CalEEMod modeling.***

a) **Less Than Significant Impact.** A significant impact could occur if the proposed project conflicts with or obstructs the implementation of South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. A consistency review is presented below:

1. The proposed Project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD as demonstrated in Section IIIb of this Initial Study Checklist. Therefore, the proposed Project could not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

2. The proposed Project includes construction of 10,080 square foot warehouse building that includes approximately 750 square feet of interior office area. The proposed industrial building is consistent with the development and use standards specified in the County Development Code and San Bernardino County General Plan. The County General Plan was adopted in 2007 and has not been comprehensively updated since the 2016 AQMP was adopted, therefore, the land use projections used in the General Plan are assumed to be equivalent to the growth projections utilized in the 2016 AQMP.

Based on the consistency analysis presented above, the proposed project will not conflict with the 2016 AQMP.

b) **Less Than Significant Impact.** The Project area is designated as a non-attainment area for Ozone (State and Federal), PM2.5 (State and Federal), and PM10 (State). The Project would comply with the mandatory requirements of SCAQMD's Rule 403 (fugitive dust control) during construction, as well as all other adopted AQMP emissions control measures. The project is also required to comply with California Code of Regulations Title 13, Division 3, and specifically Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants, from In- Use Heavy-Duty Diesel-Fueled Vehicles" and Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling." Per SCAQMD rules and mandates, and California Code of Regulation requirements, as well as the CEQA requirement that significant impacts be mitigated to the extent feasible, these same requirements are imposed on all projects in the South Coast Air Basin.

In determining whether or not the project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors), the non-attainment pollutants of concern for this impact are ozone, PM2.5, and PM10. In developing the thresholds of significance for air pollutants disclosed above under Issue IIIb, SCAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. As shown in Tables 2, 3, and 4 below, the proposed Project does not exceed the identified significance thresholds. As such, emissions would not be cumulatively considerable.

Daily Emission Evaluation

The CEQA Guidelines indicate that a significant impact would occur if the proposed project would violate any air quality standard or contribute significantly to an existing or projected air quality violation. The applicable thresholds of significance for air emissions generated by the project are established by the South Coast Air Quality Management District (SCAQMD) and are described in Table 1.

Table 1. SCAQMD Significant Emission Thresholds

Criteria Pollutant	Daily Threshold (pounds)
Carbon Monoxide (CO)	550
Oxides of Nitrogen (NOx)	100/55*
Volatile Organic Compounds (VOC)	75/55*
Oxides of Sulphur (SOx)	150
Particulate Matter (PM10)	150
Particulate Matter (PM2.5)	55
Source: SCAQMD Air Quality Management District **Construction/Operation*	

Emissions were evaluated for both construction and operation using the California Emissions Estimator Model (CalEEMod). The results are shown in Tables 2 and 3 below and attached as part of this project.

Construction Emissions

Short-term criteria pollutant emissions will occur during site preparation, grading, building construction, paving, and painting activities. Emissions will occur from use of equipment, worker, vendor, and hauling trips, and disturbance of onsite soils (fugitive dust). To determine if construction of the proposed building could result in a significant air quality impact, the California Emissions Estimator Model (CalEEMod) has been utilized to

determine if emissions would exceed South Coast Air Quality Management District (SCAQMD) Thresholds. The results of the CalEEMod outputs are summarized below in Tables 2 (Maximum Daily Construction Emissions) and 3 (Construction Emission, Rule 401 and 403 Compliance). Based on the results of the model, maximum daily emissions from the construction of the project will not exceed SCAQMD Thresholds and no mitigation is required.

Table 2. Maximum Daily Construction Emissions (lbs./day) - Unmitigated

Maximum Daily Emissions	**VOC**	**NO_X**	**CO**	**SO_2**	**PM^{10}**	**$PM^{2.5}$**
	9.92	10.18	8.13	0.013	1.40	0.95
SCAQMD Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Source: SCAQMD and CalEEMod						

Table 3. Construction Emissions (Rule 401 & 403 Compliance)

Maximum Daily Emissions	**VOC**	**NO_X**	**CO**	**SO_2**	**PM^{10}**	**$PM^{2.5}$**
	9.92	10.18	8.13	0.013	0.93	0.7
SCAQMD Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Source: SCAQMD and CalEEMod						

Operational Emissions

Long-term criteria air pollutant emissions will result from the operation of the proposed project. 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 project site. The California Emissions Estimator Model (CalEEMod) was utilized to estimate mobile source emissions.

The results of the CalEEMod outputs are summarized in Table 4 (Operations Daily Emissions). Based on the results of the model, without control measures, maximum daily emissions from the operation of the project will not exceed SCAQMD Thresholds.

Table 4. Operational Daily Emissions (lbs./day)

Maximum Daily Emissions	VOC	NO_X	CO	SO_2	PM^{10}	$PM^{2.5}$
	0.26	0.18	0.52	1.92	0.15	0.04
SCAQMD Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Source: SCAQMD and CalEEMod						

Emission levels shall not exceed the levels permitted by the rules and regulations of the South Coast Air Quality Management District or the requirements of any Air Quality Plan or the Greenhouse Gas Emissions Reduction Plan adopted by the County of San Bernardino.

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

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

The nearest sensitive receptor to the project site is the single-family residence located near, but not adjacent to, the east side of the Project site. The following provides an analysis of the project's potential to expose sensitive receptors to substantial pollutant concentrations during project construction and long-term operation. The analysis is based on the applicable localized significance thresholds established by the South Coast Air Quality Management District.

Localized Significance Thresholds (LST) Analysis

A Localized Significance Thresholds (LST) analysis was conducted pursuant to SCAQMD methodology. LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOX), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM10) and particulate matter less than 2.5 microns in aerodynamic diameter (PM2.5).

LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

For this project, the appropriate Source Receptor Area (SRA) for the LST is the Fontana area. The SCAQMD produced *Mass Rate Look-Up Tables* for projects that disturb less than or equal to 1 acre in size was used in the analysis to determine impacts.

LST Construction and Operational Analysis

Table 5 below describes the results of the LST Construction Analysis.

Table 5. LST Analysis (1 acres - receptor @ 25 meters)

Pollutant	LST Significance Threshold Lbs./Day*	Project Emissions (mitigated)	Exceeds Threshold?
(NO_X) for Construction and Operation	118	10.19	**NO**
(CO) for Construction and Operation	667	8.14	**NO**
PM 10 for Operation	1	<0.01	**NO**
PM10 for Construction	4	0.93	**NO**
PM 2.5 for Operation	1	<0.01	**NO**
PM2.5 for Construction	3	0.70	**NO**
*Based on LST SRA #34 1-acre @ 25 meters			

As shown in Table 5 above, the emissions forecasted for the construction and operation would not to exceed the LST Significance Thresholds. No mitigation is required.

Carbon Monoxide (CO) Hotspot Analysis

CO Hot Spots are typically associated with idling vehicles at extremely busy intersections (i.e., intersections with an excess of 100,000 vehicle trips per day). There are no intersections in the vicinity of the project site which exceed the 100,000 vehicle per day threshold typically associated with CO Hot Spots. According to San Bernardino County Public Works Department traffic counts, north/south traffic totals along a portion of Cherry Avenue near the Project site is 26,369 (2012) and east/west traffic volumes of 5,926 (2013) along Merrill Avenue, near Cherry Avenue. In addition, the South Coast Air Basin has been designated as an attainment area for CO since 2007. Therefore, project-related vehicular emissions would not create a Hot Spot and would not substantially contribute to an existing or projected CO Hot Spot.

d) **Less Than Significant Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The proposed warehouse building is not anticipated to produce odors that would substantially affect the residential sensitive receptor to the east of the Project site. The Project is also required to comply with the provisions of South Coast Air Quality Management District Rule 402 "*Nuisance*." Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.

Adherence to this mandatory performance standard will ensure that the project will not create objectionable odors affecting a substantial number of people. As such, impacts are considered less than significant.

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*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 Wildlife 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 Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c)	Have a substantial adverse effect on state or federally protected wetlands (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: *(Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ☐)* ***References include the San Bernardino County General Plan, 2007; FEMA Flood Plain Mapping, and County Development Code. No additional relevant Project materials were submitted.***

a) **No Impact.** The proposed Project site is relatively flat with a decomposted granite surface. No vegetation, except for a few plants near the existing gated entrance, or potential habitat areas exists on-site due to previous site disturbances. The Project site is located in an intensive urban location, surrounded by development and roadways that are in active use. Although the adjoining property to the north is vacant, it is devoid of vegetation and previously contained a water storage tank, as evidenced by aerial photos extending back to 1948. The Project site is within the general boundary of burrowing owl, as displayed on the County's Biological Resources Overlay system. However, site disturbances and existing ground cover would preclude potential habitat.

b-d) **No Impact.** The proposed Project would modify a 0.53 acre parcel that is currently utilized as a trailer storage site. A review of the Fontana, CA USGS Map and site visit found no drainage courses traverse the property or adjoining vicinity. Topography of the surrounding area is relatively uniform and part of an alluvial fan. Most of the Project site is within a 500-year flood plain, based upon a review of FEMA Map Number 06071C8653J. A minimal amount of vegetation exists on-site, located at the project entrance.

e) **No Impact.** The County of San Bernardino Development Code includes Section 88.01.070 (Mountain Forest and Valley Tree Conservation) and Section 88.01.080 (Riparian Plant Conservation). Section 88.01.070 (b) Regulated Trees identifies the following:

(1) Native Trees. A living, native tree with a six inch or greater stem diameter or 19 inches in circumference measured 4.5 feet above natural grade level.
(2) Palm Trees. Three or more palm trees in linear plantings, which are 50 feet or greater in length within established windrows or parkway plantings, shall be considered to be heritage trees and shall be subject to the provisions of this Chapter regarding native trees.

No trees exist on-site that would be removed.

f) **No Impact.** The proposed Project will not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan, because no such plan exists for the area.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
V.	**CULTURAL RESOURCES** - Would the project:				
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c)	Disturb any human remains, including those 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) ***References include the San Bernardino County General Plan, 2007; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Historical/Archaeological Resources Survey Report***.

a) **No Impact**. Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

CEQA Guidelines §15064.5(a) clarifies that historical resources include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.

2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

The site is relatively flat and includes decomposed granite over a large portion of the property for trailer truck storage. The property has been heavily disturbed by human activities. The site was evaluated as part of a *Historical/Archaeological Resources Survey Report*, prepared by CRM TECH. The evaluation concluded there was no evidence of surface structures or features which meet the definition of a historic resource as described above. As such, there are no impacts to historic resources.

b) **Less Than Significant Impact With Mitigation Incorporated.**

Archaeological Resources

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains. In compliance with the requirements of AB 52 correspondence was sent to area Tribes and the South Central Coastal Information Center to provide information on potential archaeological resources. The Information Center indicated the site was not previously evaluated and the cultural sensitivity is unknown. The Center acknowledged the site is developed, but that the potential for prehistoric and historic resources exist. The Center recommends "…customary caution and a halt-work condition should be in place for any ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of potential cultural resources should not be attempted by project personnel. It is also recommended that the Native American Heritage Commission should be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area."

Materials were provided to local tribes, consistent with the requirements of AB 52, allowing them the opportunity to provide input on the proposed Project. Their comments are provided in the following section.

Tribal Cultural Resources

On July 1, 2015 AB 52 (Gatto, 2014) went into effect. According to its author:

"[*E]xisting laws lack a formal process for tribes to be involved in the CEQA process as tribal governments. CEQA projects that impact tribal resources have experienced uncertainty and delays as lead agencies attempt to work with tribes to address impacts*

on tribal resources. With this bill, it is the author's intent to "Set forth a process and scope that clarifies California tribal government involvement in the CEQA process, including specific requirements and timing for lead agencies to consult with tribes on avoiding or mitigating impacts to tribal cultural resources."

"Tribal cultural resources" are either of the following:
(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project. Materials were distributed to local tribes for their review and comment. Initial responses were received from the following Tribes:

- Morongo Band of Mission Indians, letter dated April 6, 2018.
- Soboba Band of Luiseno Indians, letter dated April 16, 2018.
- Kizh Nation, letter dated March 23, 2018.
- San Manuel Tribe of Mission Indians, e-mail dated March 23, 2018.

A phone consultation was also held with the Kizh Nation on May 14, 2019 and a follow-up e-mail was received from the San Manuel Tribe on June 12, 2019. San Manuel Band of Mission Indians and the Kizh Nation provided written conditions of approval. The conditions provided by the San Manuel Band of Mission Indians related to inadvertent finds, since the Tribe "does not have any concerns with the project's implementation, as planned, at this time." (e-mail from Jessica Mauck on March 23, 2018) Comments from the Kizh Nation requested a native American monitor during construction, procedures for inadvertent finds, and treatment measures.

Consultation was initially requested by the Morongo Tribe and a meeting was scheduled for August 8, 2019, but e-mail correspondence on that same date indicated a meeting was not necessary and consultation was therefore concluded. Consultation was also requested by the Soboba Tribe in their initial letter of April 16, 2018. A telephone call was made to the Tribal representative by County Staff on April 17, 2018 to provide additional information. The Tribal representative initially responded via e-mail on April 26, 2018, with an indication the County would be contacted within a week, but no contact occurred. A copy of the *Historical/Archaeological Resources Survey Report*, prepared by CRM TECH, was subsequently provided to the Soboba Tribe on June 11, 2019 and

comments were requested. A follow-up e-mail with the same study was again transmitted on July 26, 2019 and County Staff inquired whether the Tribe wished to undertake consultation. Since no responses to these inquiries have been received within over a year it is assumed that consultation with the Soboba Tribe has concluded.

San Manuel Tribal Measures

CUL-1 If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

CUL-2 In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input. The archaeologist shall complete an isolate/site record for the find(s) and submit this document to the applicant and Lead Agency for dissemination to the San Manuel Band of Mission Indians.

CUL-3 If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop an cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment.

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

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

Kizh Nation Mitigation Measures

CUL-4 Retain a Native American Monitor*:* The project Applicant will be required to obtain the services of a tribal monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation and will be present on-site during the construction phases that involve any ground disturbing activities. Ground disturbance is defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete monitoring logs on a daily basis that will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site has a low potential for archeological resources

CUL-5 Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

CUL-6 Unanticipated Discovery of Human Remains and Associated Funerary Objects: Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

CUL-7 Resource Assessment & Continuation of Work Protocol: Upon discovery, the tribal and/or archaeological monitor will immediately divert work at minimum of 50 feet and place an exclusion zone around the burial. The monitor(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the

coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).

CUL-8 Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

CUL-9 Treatment Measures: Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.

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

CUL-10 Professional Standards: Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be

taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

c) **Less Than Significant Impact.** No formal cemeteries are known to be located on the project site, based upon the completion of a *Historical/Archaeological Resources Survey Report*, June 6, 2019. Further disturbance of subsurface soils has the potential to uncover buried remains. If buried remains are discovered, the project proponent is required to comply with Section 5097.98 of the California Public Resources Code and Section 7050.5-7055 of the California Health and Safety Code, requiring halting of construction activities until a County coroner can evaluate the find and notify a Native American Representative if the remains are of Native American origin. Upon compliance with these regulations, impacts would be less than significant.

SIGNIFICANCE: Possible significant adverse impacts have been identified or are anticipated and the above referenced mitigation measures CUL-1 through CUL-10 are required as conditions of project approval to reduce these impacts to a level considered less than significant.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
VI.	**ENERGY** – Would the project:				
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

SUBSTANTIATION: ***References include the San Bernardino County General Plan, 2007, California Energy Commission, and California Building Code. No additional relevant Project materials were submitted.***

a) **Less Than Significant Impact**. The proposed Project will be required to meet the energy requirements to verify compliance with the 2016 Building and Energy Efficiency Standards. The California Energy Commission Web Site establishes the basis for the Building Energy Efficiency Standards – Title 24 by stating:

> "California's energy code is designed to reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings. The California Energy Commission updates the Building Energy Efficiency Standards (Title 24, Parts 6 and 11) every three years by working with stakeholders in a public and transparent process."

The Web Site addresses the specific topic of Energy Efficiency as meaning:

> "Adapting technology to meet consumer needs while using less energy. The California Energy Commission adopts energy efficiency standards for appliances and buildings, which reduces air pollution and saves consumers money."

The Project would also be required to adhere to the provisions of CALGreen, which established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

b) **Less Than Significant Impact.** Energy efficiency information is provided above. The County of San Bernardino General Plan Renewable Energy and Conservation Element RE Policy 1.1 states: "*Continue implementing the energy conservation and efficiency measures identified in the County of San Bernardino Greenhouse Gas Emissions Reduction Plan.* The County's *Greenhouse Gas Emissions Reduction* Plan is considered a "local plan" for renewable energy or energy efficiency." As noted in the analysis for Issue VIIIa-b, *Greenhouse Gas Emissions*, the Performance Standards for Commercial and Industrial Project pursuant to Appendix F of the County of San Bernardino *Greenhouse Gas Emissions Reduction Plan* will be included as Conditions of Approval for the Project.

The applicant also completed the Screening Table for the County's Greenhouse Gas [GHG] Reduction Measures for Commercial Development. Projects that achieve 100 or more points are found consistent with the County's GHG Plan. The proposed Project identified a score of 100 points for the building shell and 107 points for the office portion of the building, thus, providing consistency with the GHG Plan. As such, the Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Therefore, no impacts are identified or anticipated and no mitigation measures are required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
VII.	**GEOLOGY AND SOILS** - Would the project:				
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
	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 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect 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?	☐	☐	☐	☒
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

SUBSTANTIATION:	*(Check ☐ if project is located in the Geologic Hazards Overlay District):* ***References include the San Bernardino County General Plan, 2007 and Overlay Maps, California Building Code, and USDA Soils Survey. No additional relevant Project materials were submitted.***

a) i) **No Impact.** The proposed Project site is not located within an Alquist-Priolo Earthquake Fault Zone based upon a review of the County's Geologic Hazards Overlays Map for the subject area. While the potential for onsite ground rupture cannot be totally discounted (e.g., unmapped faults could conceivably underlie the project site), the likelihood of such an occurrence is considered low due to the absence of known faults within the property. There is no impact related to the exposure of persons or structures to rupture of a known earthquake fault.

ii) **Less Than Significant Impact.** The Project site is within a seismically active region and is potentially subject to strong ground acceleration from earthquake events along major regional faults in southern California. Known regionally active and potentially active faults could produce the most significant ground shaking at the site.

The design of any structures on-site would incorporate measures to accommodate projected seismic loading, pursuant to existing California Building Code (CBC) and local building regulations. Specific measures that may be used for the proposed Project include proper fill composition and compaction; anchoring (or other means for securing applicable structures); and the use of appropriate materials and flexible joints.

III) **Less Than Significant Impact.** Liquefaction is the phenomenon whereby soils lose shear strength and exhibit fluid-like flow behavior. The Project site is not identified as an area susceptible to liquefaction or subsidence on the County's Geologic Hazard Overlays exhibit for the area. As a standard measure, all construction activities are subject to the building standards of the California Building Codes with respect to potential liquefaction conditions with the Project site.

iv) **No Impact.** The Project site is relatively flat and adjacent to the Cherry Avenue bridge that spans the nearby railroad. The bridge is displayed in a 1994 aerial photo from NETRonline and would represent a manufactured slope as part of the bridge construction. The County's Geologic Hazard Overlays exhibit for the area does not display the area as susceptible to landslides. Landslides are the downslope movement of geologic materials. The stability of slopes is related to a variety of factors, including the slope's steepness, the strength of geologic materials, and the characteristics of bedding planes, joints, faults, vegetation, surface water, and groundwater conditions.

b) **No Impact.**

Topsoil

The *Soils Survey* from the Department of the Interior identifies the surface soils as silty fine to coarse sand (Tujunga (TvC) soil series). The proposed structure is not large and would not require extensive trenching.

Erosion

A Preliminary Water Quality Management Plan (PWQMP) has been prepared and accepted by the County Land Development Division for the Project site. The Plan identifies the method of retaining the incremental increase in stormwater runoff and reducing off-site erosion potential. Based upon this design, off-site discharge of stormwater runoff and associated pollutants would be properly controlled.

c, d) **No Impact.** The project is not identified as being located on a geologic unit or soil (Tujunga (TvC) soil series) that has been identified as being unstable or containing expansive soils as defined in Table 18-1-B of the California Building Code, based upon a review of previously referenced *Soil Survey* data for the area.

The Project site is not located in an area that is susceptible to liquefaction or subsidence. Adherence to the standards and requirements in the Building Code for design of the proposed structures would reduce potential adverse effects.

e) **Less Than Significant Impact.** An on-site septic systems is proposed and must meet the requirements of the County Environmental Health Division. Conditions of approval are proposed.

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
VIII.	**GREENHOUSE GAS EMISSIONS –** Would the project:				
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b)	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

SUBSTANTIATION: References include the San Bernardino County General Plan, 2007 and CalEEMod modeling program. No additional relevant Project materials were submitted.

a) **Less Than Significant Impact.** In December September 2011, the County of San Bernardino adopted the "*Greenhouse Gas Emissions Reduction Plan*" ("GHG Plan"). The purpose of the GHG Plan is to reduce the County's internal and external GHG

emissions by 15 percent below current (2011) levels by year 2020 consistent with State climate change goals pursuant to AB32. The GHG Plan has been designed in accordance with Section 15183.5 of the State CEQA Guidelines which provides for streamline review of climate change issues related to development projects when found consistent with an applicable greenhouse gas emissions reduction plan.

Section 5.6 of the GHG Plan identifies the procedures for reviewing development projects for consistency with the GHG Plan. The GHG Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related greenhouse gas emissions or otherwise comply with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines. The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalent ($MTCO_2E$) per year or more. Projects that do not exceed this threshold require no further climate change analysis but are required to implement mandatory reducing measures in the project's conditions of approval. A GHG emissions inventory was prepared utilizing the California Emissions Estimator Model (CalEEMod). The results of the emissions inventory are shown in Table 6 below.

Table 6. Project Greenhouse Gas Emissions (Metric Tons/Per Year)

Source		**GHG Emissions MT/yr**		
	N2O	**CO2**	**CH4**	**CO2e**
Mobile Sources	0.000	30.46	0.004	30.49
Area	0.000	0.0006	0.00	0.0006
Energy	0.00009	10.52	0.0004	10.57
Solid Waste	0.000	1.92	0.11	4.77
Water/Wastewater	0.0001	10.41	0.08	12.88
30-year Amortized Construction GHG				1.60
TOTAL				*60.31*
SCAQMD Threshold				**3,000**
Exceed Threshold?				**NO**

As shown in Table 6, the proposed Project is estimated to emit approximately 60 MTCO2e per year, which is below the 3,000 MTCO2E/YR screening threshold used by the County to determine, if greenhouse gas emissions require further analysis. As such, impacts are projected to be less than significant and no mitigation measures are required.

However, according to the *County of San Bernardino Greenhouse Gas Emissions Plan*, although the project is below the 3,000 MTCO2E/YR screening threshold for GHG emissions as shown in Table 6 and no further climate change analysis is necessary, the Project is required to implement mandatory reducing measures in the Project's conditions of approval as required by the *Greenhouse Gas Emissions, Development*

Review Processes, County of San Bernardino, California, Updated March 2015. Conditions of approval have been included consistent with this document.

b) **Less Than Significant Impact.** In September 2011, the County of San Bernardino adopted the "*Greenhouse Gas Emissions Reduction Plan*" (GHG Plan). The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current (2011) levels by year 2020 in consistency with State climate change goals pursuant to AB32. The specific objectives of the GHG Plan are as follows:

- Reduce emissions from activities over which the County has jurisdictional and operational control consistent with the target reductions of Assembly Bill (AB) 32 Scoping Plan;

- Provide estimated GHG reductions associated with the County's existing sustainability efforts and integrate the County's sustainability efforts into the discrete actions of this Plan;

- Provide a list of discrete actions that will reduce GHG emissions; and approve a GHG Plan that satisfies the requirements of Section 15183.5 of the California Environmental Quality Act (CEQA) Guidelines, so that compliance with the GHG Plan can be used in appropriate situations to determine the significance of a project's effects relating to GHG emissions, thus providing streamlined CEQA analysis of future projects that are consistent with the approved GHG Plan.

The GHG Plan identifies goals and strategies to obtain the 2020 reduction target. Reduction measures are classified into broad classes based on the source of the reduction measure. Class 1 (R1) reduction measures are those adopted at the state or regional level and require no additional action on behalf of the County other than required implementation. Class 2 (R2) reflect quantified measures that have or will be implemented by the County as a result of the GHG Plan. Class 3 (R3) measures are qualified measures that have or will be implemented by the County as a result of the GHG Plan.

As analyzed and discussed above in Section VIIa, the proposed Project is projected not exceed the 3,000 MTC2OE/YR screening threshold identified in the GHG Plan and will implement reduction measures that are consistent with the Screening Tables shown in the GHG Plan. The applicant also completed the Screening Table for the County's Greenhouse Gas Reduction Measures for Commercial Development. Projects that achieve 100 or more points are found consistent with the County's GHG Plan. The proposed Project identified a score of 107 points and, thus, consistent with the GHG Plan. Therefore, the Project is not in conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
IX.	**HAZARDS AND HAZARDOUS MATERIALS –** Would the project:				
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
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 or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

SUBSTANTIATION: ***References include the San Bernardino County General Plan, 2007. No additional relevant Project materials were submitted.***

a, b) **No Impact.** Equipment and vehicle maintenance servicing may produce waste oils, lubricants and solvents. It is projected that maintenance of processing equipment will

generally occur offsite, but occasionally it may take place onsite. When onsite maintenance does occur, all servicing of equipment will be performed consistent with San Bernardino County Department of Environmental Health Services regulations for draining/collecting waste oils and other hazardous materials. All collected waste oils, lubricants and solvents shall be placed in covered containers and stored within secondary containment structures while onsite. These collected materials will continue to be transferred to a County-approved hazardous waste handler for proper disposal or to an approved re-use facility. Ordinary refuse will continue to be collected in bins and disposed of at permitted landfills. Other chemicals or hazardous materials are not proposed during normal operations at the project site. No flotation, amalgamation, smelting, leaching or other processes are proposed throughout the life of the project.

c) **No Impact.** The operator must continue to comply with all applicable federal and state safety rules and regulations regarding hazardous materials. No school facilities or proposed school facilities are located within one-quarter mile radius of the Project site. The closest private school (Montessori) to the northwest and public school (Redwood Elementary School) to the northeast are approximately 1.6 miles and 0.44 mile from the site, respectively.

d) **No Impact.** Based upon a review of the Department of Toxic Substances data base, the Project Site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The operator would comply with all applicable federal and state safety rules and regulations regarding hazardous materials.

e) **No Impact.** The Project site is not located within the boundaries of an airport land use plan or within the vicinity of a private airstrip. The Project site is over five miles from both the Rialto and Ontario International Airports and is beyond their Airport Safety Review Areas. The Project site is not located within the vicinity of a private airstrip.

f) **No Impact.** Activities associated with the Project would not impede existing emergency response plans for the Project site and/or other land uses in the Project vicinity. Access to site will continued to be provided by Heather Avenue. Cherry Avenue and Merrill Avenue also abut the property, but due to its elevated grade separation and, in the case of Merrill Avenue, the narrow width of the lot, no vehicle accessibility is available.

g) **No Impact.** As shown on San Bernardino County General Plan, Hazards Overlay Map, the Project site is not located within a Fire Safety Overlay District. The proposed project is within an urban setting and not subject to the potential for wildfires.

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

SUBSTANTIATION: ***References include the San Bernardino County General Plan, 2007; Submitted Project Materials***

a) **Less than Significant Impact.** The Project will not violate any water quality standards or waste discharge requirements. During the construction period, potential erosion/sedimentation and construction materials impacts will be avoided or reduced

below a level of significance through conformance with Best Management Practices (BMPs) and the approved Water Quality Management Plan (WQMP) in effect to mitigate off-site waste discharges. Measures may include the installation of straw bale barriers, silt fences, stockpile coverings and other similar measures. All potentially hazardous materials would be contained, stored and used in accordance with the manufacturers' instructions and handled in compliance with the applicable standards and regulations.

Implementation of standard site design BMPs, and post-construction BMPs, would ensure no impacts would occur to water quality.

The proposed Project will utilize a new on-site subsurface septic system. This system would require approval from County Environmental Health Services (DEHS) as part of the standard review and approval process. Once approved it would then be sent to the Regional Water Quality Control Board for clearance.

b, e) **Less Than Significant Impact.** The proposed Project would not affect or deplete groundwater supplies or interfere with groundwater recharge. The proposed Project would utilize domestic water from the Fontana Water Company (Company). The Company provides service to most of the City of Fontana, and portions of the City of Rialto, City of Rancho Cucamonga, and unincorporated areas of San Bernardino County, encompassing approximately 52 square miles. The Water Company obtains water from groundwater wells, surface water flows and imported State Water Project via San Bernardino Valley Municipal Water District and Inland Empire Utilities Agency, which are water wholesale agencies. Groundwater is obtained from three adjudicated basins; Chino, Rialto, and Lytle, and; one un-adjudicated basin. The primary source of groundwater is the Chino Basin. According to the Company's *2010 Urban Water Management Plan*, "The Chino Basin Judgement provides groundwater management that allows use of groundwater supplies to meet overlying water demands and provides groundwater management that allows use of groundwater supplies to meet overlying water demands and provides a mechanism to fund purchases of untreated imported water to replenish the groundwater basin which supplements recharge with the local storm water." (p. 4-1) The other Basins also have pumping restrictions, with the exception of the un-adjudicated Basin (No Man's Land Basin). According to the *2010 Urban Water Management Plan*, the Company has not experienced water supply deficiencies.

Based upon Table 9 of the *2010 Urban Water Management Plan,* approximately 70% of the Company's current water supply is provided by groundwater. This is projected to decrease to approximately 65% by 2035. However, the projected usage in single and multiple dry years will increase the rate to greater than 70%. The Company has projected, as displayed in Table 13 of the *2010 Urban Water Management Plan*, to meet projected water demand during normal water demand periods, and single and multiple dry years. As such, the proposed Project would not deplete water supplies nor affect groundwater recharge.

c) i) **Less than Significant Impact.** The Project site is located adjacent to multiple improved roadways and currently has truck trailers storage on the property. The proposed Project would not 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 proposed Project does not propose an alteration to the existing drainage pattern. Based upon a review of the Fontana, CA USGS Map, no blue line streams are noted in the area. In addition, the San Bernardino County Hazards Overlay Map for the area does not display a specific water course, although a portion of the property is within a 500-year flood plain. The 500-year designation (Zone X) follows area roadways in a rectangular pattern within the area and encompasses the subject property. A retention basin is proposed within the landscape area adjacent to the south side of the parking lot and along the easterly property boundary. Based on the Project Specific Water Quality Management Plan (PWQMP), prepared by Blue Peak Engineering, implementation of the proposed drainage improvements for the site would not result in substantial erosion or siltation on- or off-site.

ii) **Less Than Significant Impact.** The proposed site design would not alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site, due to the installation of an on-site retention basin to capture the incremental increase in stormwater runoff caused through the addition of impervious surfaces. The current site condition is decomposed granite, which does reduce water absorption. The County Land Use Services has reviewed the proposed Project drainage and all necessary drainage improvements both on and off site have been required as conditions of the construction of the project.

iii) **Less Than Significant Impact.** The Project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, because the incremental increase in water runoff will be retained on site. All necessary drainage improvements will be required as conditions of Project construction. There will be adequate capacity in the proposed retention basin to retain the incremental increase in stormwater runoff so that downstream properties are not negatively affected by any increases or changes in volume, velocity or direction of stormwater flows originating from or altered by the Project.

iv) **No Impact.** As noted above, the proposed change in site improvements is not located within a FEMA Flood Hazard Area. However, FEMA Panel number 06071C8653J includes most of the subject property and identifies that portion subject to flooding as Zone X, where the potential chance of flooding is 0.2% per year (500-year flood plain). As such, the Project site is not within a 100-year flood plain.

The Project site and surrounding area is located outside of any designated dam inundation area. The Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, as no levee or dam is proposed as part of this Project nor located upstream of this site.

d) **No Impact.** The Project site and surrounding area is located outside of any designated dam inundation area. The Project would not expose people or structures to a significant

risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, as no levee or dam is proposed as part of this Project nor located upstream of this site.

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XI.	**LAND USE AND PLANNING** - Would the project:				
a)	Physically divide an established community?	☐	☐	☐	☒
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

SUBSTANTIATION: References include the San Bernardino County General Plan, 2007. No additional relevant Project materials were submitted.

a) **No Impact.** The proposed Project will not physically divide an established community, because the Project site is approximately 0.5 acre, surrounded by three paved streets and south of a parcel that has historically been used as a water reservoir.

b) **No Impact**. The proposed Project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect, because the Project is consistent with all applicable land use policies and regulations of San Bernardino County Code and General Plan.

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XII.	**MINERAL RESOURCES** - Would the project:				
a)	Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	☐	☐	☒	☐
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: *(Check ☐ if project is located within the Mineral Resource Zone Overlay):* ***References include the San Bernardino County General Plan, 2007. No additional relevant materials were submitted.***

a, b) **Less Than Significant Impact.** The Project would not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state, because there are no specifically identified important mineral resources on the project site, the site is very small and infeasible for resource recovery activities, and the site is not within a Mineral Resource Zone Overlay. No mineral extraction occurs on the property or within the surrounding area.

The subject property is currently designated MRZ-2, as displayed on the map exhibit entitled *Mineral Land Classification Map, Aggregate Resources Only, San Bernardino P-C regional, Fontana, CA of a Part of Southwestern San Bernardino County, The San Bernardino Valley Area, California (West)*, 1995. The MRZ-2 Zone, as noted on the map legend, states "Areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists." Although resources may be present, the proposed Project change would not affect existing resources based upon the proposed type of use that would result in permanent improvements that would remove the potential for extracting potential resources in the future.

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

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

SUBSTANTIATION: *(Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐):* ***References include the San Bernardino County General Plan, 2007. No additional relevant materials were submitted.***

a) **Less Than Significant Impact With Mitigation Incorporated.** Noise generated at the project site under existing conditions is almost mil due to its unimproved condition and use as a truck trailer storage site that is only periodically utilized. As such, there are no known unusual or loud noises that occur on the property on a regular basis. Primary noise sources near the site include vehicle noise from the surrounding roadways, primarily Cherry Avenue located to the west of the Project site. Development of the Project site has the potential to expose persons to or result in elevated noise levels from both near-term construction activities and under long-term operational conditions.

Construction Noise

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

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

attenuation structures. As shown on Table 8 below, noise levels generated by heavy construction equipment can range from approximately 68 dBA to 99 dBA when measured at 50 feet.

Table 8. Typical Construction Equipment Noise Levels

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

Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during the grading phase. A likely worst-case construction noise scenario during grading assumes the use of construction equipment operating across the street from the nearest sensitive receptor, which is approximately 90 feet from building location.

The noise provisions contained in the County's Development Code exempt temporary construction noise undertaken between the hours of 7:00 a.m. and 7:00 p.m. However, this exemption does not apply on Sundays and national holidays. As such, if construction operations were to occur on Sundays, noise levels would be required to comply with adopted County noise levels.

Construction activities on the property, especially those involving heavy equipment, would initially create intermittent, short-term noise increases affecting sensitive receptors in the vicinity of the project site, representing a temporary effect on ambient noise levels. Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels at 50 feet have the potential to reach 90 dBA Leq and 92 dBA Lmax at the nearest sensitive receptors during grading. Noise levels for the other construction phases would be lower and range between 85 to 90 dBA.

Although short-term project construction activities on the project site would be consistent with the San Bernardino County noise regulations and impacts would be less than significant, implementation of Mitigation Measure NOI-1 below ensures that additional noise attenuation measures are incorporated into the project's construction plans to

minimize the noise exposure to nearby sensitive receptors to the maximum extent feasible consistent with CEQA practice.

Mitigation Measure NOI-1. Construction Noise. Prior to grading permit issuance, the County shall verify that the following mitigation measures are included on the Grading and Building plans:

"Note 1: Construction Equipment Controls. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. 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."

"Note-2: Noise Ordinance. To minimize potential impacts to adjacent sensitive receptors, project construction shall only be performed during the hours construction activities are exempt from the County of San Bernardino noise standards: Temporary construction, maintenance or demolition activities shall only be conducted between the hours of 7:00 a.m. and 7:00 p.m. However, this exemption does not apply on Sundays and national holidays.

"Note-3: Equipment Staging. 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."

Operational Noise

Operational noise will result from vehicle traffic generated by the project as well as on-site operational noise from loading and unloading activities, landscape maintenance, and human activity. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible. Therefore, an increase of more than 5 dBA is considered significant.

The provisions in Section 83.01.080 of the County of San Bernardino County Development Code establish standards concerning acceptable noise levels for both noise-sensitive land uses and for noise-generating land uses. Adherence to these mandatory standards will ensure that the proposed Project will not create a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the project. As such, impacts are considered less than significant.

b) **Less Than Significant Impact.** Construction equipment may result in vibration levels at nearby sensitive receptors that is considered annoying when the most vibration causing equipment is within 100 feet. As a standard condition of approval, the Project will be conditioned to comply with the vibration standards of the County Development Code.

c) **No Impact**. The Project site is not 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. The Project site is not within the vicinity or approach/departure flight path of a private airstrip. The Project site is over five miles from both the Rialto and Ontario International Airports and is beyond their Airport Safety Review Areas. The Project site is not located within the vicinity of a private airstrip. As such, the proposed Project would not expose people residing or working in the project area to excessive noise levels.

SIGNIFICANCE: Possible significant adverse impacts have been identified or are anticipated and the above referenced mitigation measure NOI-1 is required as a condition of project approval to reduce these impacts to a level considered less than significant.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XIV.	**POPULATION AND HOUSING** - Would the project:				
a)	Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SUBSTANTIATION: References include the San Bernardino County General Plan, 2007. No additional relevant materials were submitted.

a) **Less than Significant Impact.** The proposed Project would not directly result in population growth because it does not propose any residential dwelling units. The proposed Project is for a 10,080 square foot warehouse. A facility of this size or type of operation would be responsive to residential develop, not induce such development.

Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities. The proposed Project will not require the extension of any new roads. Water lines will be extended to serve the Project, but such services currently exist in the area. No

connection to an existing public sewage disposal system is required, due to the use of on on-site septic system.

b) **No Impact.** The proposed use will not displace substantial numbers of existing housing units nor people, necessitating the construction of replacement housing, because the site is currently vacant and utilized for trailer truck storage.

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

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XV. 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: References include the San Bernardino County General Plan, 2007. No additional relevant materials were submitted.

a) **Less Than Significant Impact.**

Fire Protection: Fire protection for the proposed Project would be provided by San Bernardino County Fire Department. The nearest fire station is County Fire Station #73 located approximately one mile, measured in a direct line, to the northwest at 8143 Banana Avenue, Fontana. To offset the increased demand for fire protection services, the proposed Project would be conditioned to provide a minimum of fire safety and support fire suppression activities, including compliance with applicable State and local fire codes, fire sprinklers, a fire hydrant system, and paved access.

Police Protection: The San Bernardino County Sheriff Department provides the police protection for unincorporated areas of San Bernardino County. The appropriate station

for dispatch of personnel is the Fontana Patrol Station at 17780 Arrow Boulevard, Fontana, approximately four miles from the Project site, measured in a direct line. The proposed Project's demand on police protection services would not be significant on a direct basis as the proposed Project site is a small warehouse facility on a major roadway within a developed area and would not create the need to construct a new police station or physically alter an existing station.

Schools: The Project site is located in the Fontana Unified School District. A warehouse facility of this type would not create an additional need for housing that would directly increase the overall population of the District's attendance area, since the proposed use is not residential. However, the project would be required to contribute fees to the San Bernardino City Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Non-residential school fees would be applied to the proposed project. According to the District Web Site per square foot fees for Industrial Parks/Warehousing is $1.76. Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for project related impacts to school services.

Parks: The proposed Project will not create a demand for additional park service in that the project is a warehouse and no housing is proposed.

Other Public Facilities: As noted above under Issue XIV above, Population and Housing, development of the Project would not result in a direct increase in the population of the project area. As such, the Project would not increase the demand for public services, including public health services and library services, which would require the construction of new or expanded public facilities.

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

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XVI.	**RECREATION**				
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will 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: ***References include the San Bernardino County General Plan, 2007. No additional relevant materials were submitted.***

a) **No 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, because the project will not generate new residential units and the impacts generated by the employees of this Project will be negligible.

b) **No Impact.** The proposed Project is a small warehouse and does not include recreational facilities open to the public or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XVII.	**TRANSPORTATION** – Would the project:				
a)	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	☐	☐	☒	☐
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d)	Result in inadequate emergency access?	☐	☐	☒	☐

SUBSTANTIATION:	***References include the San Bernardino County General Plan, 2007 and Transportation Impact Study Guidelines. No additional relevant materials were submitted.***

a) **Less Than Significant Impact.** The proposed Project is located adjacent to three roadways: Cherry Street (Major Highway, 104' right of way), Merrill Street (Secondary Highway, 88' right of way), and Heather Avenue (Local Street, 60' right of way), which are all paved roadways. Merrill Street and Heather Avenue are required to be improved by the Project. Cherry Avenue is a major north/south corridor. Therefore, improvements required for these roadways, including its potential use for public transit, bicycle, and pedestrians are included within the design specifications of the County Standards.

The study area is currently served by Omnitrans, which primarily serves the unincorporated portions of County of San Bernardino and 15 surrounding cities. Omnitrans offers multiple services such as Local Fixed Route Buses, Freeway Express Routes, OmniGo, sbX Rapid Transit, and Access ADA Service. No Omnitrans stops are located adjacent to the Project site or along that portion of Cherry Avenue near the property.

On July 9, 2019 the Board of Supervisors adopted *Transportation Impact Study Guidelines* to assess potential transportation impacts related to vehicle miles traveled (VMT), consistent with Senate Bill 743. The *Guidelines* include the use of a VMT analysis, while recognizing the value of utilizing level of service (LOS) evaluations, consistent with current and proposed General Plan policies. The proposed Project involves a warehouse with only two roll-up doors for trailer truck use and 750 square feet of office area, thereby generating a limited number of truck and vehicle trips from the site. As such, the limited size of the proposed Project did not warrant the preparation of a traffic study evaluating either VMT or LOS. In addition the *Guidelines* delineate a variety of projects that "…should not be required to complete a VMT assessment." (p. 18) This project list includes developments that generate less than 110 vehicle trips, including office areas up to 10,000 sq. ft., light industrial up to 15,000 sq. ft., and warehousing up to 63,000 sq. ft. The *Guidelines* contain a footnote that includes the following statement:

> "Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact." (p. 19)

b) **Less Than Significant Impact.** The proposed Project will not decrease the performance of existing transportation facilities or be in conflict with the policies, plans, or programs supporting various types of transportation methods, based upon the analysis provided in item a) above.

c) **No Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses, because the project site is adjacent to Heather Avenue and Merrill Avenue and improvements consistent with County Standards are proposed for both roadways. In addition, the proposed Project is a commercial/industrial related use typically associated with the support needs of residential uses, the design of which would not create a design hazard or establish an incompatible use (e.g., farm equipment).

d) **Less Than Significant Impact.** The proposed Project will be accessible via Heather Avenue. The proposed site plan provides adequate emergency access both entering the site and within the site. Therefore, the proposed Project would adequately provide for emergency access, thereby resulting in a less than significant impact related to emergency access.

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

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XVIII. TRIBAL CULTURAL RESOURCES				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☒	☐

SUBSTANTIATION:	***References include the San Bernardino County General Plan, 2007; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Historical/Archaeological Resources Survey Report***.

a) **No Impact.** As noted in the response in Section V, Cultural Resources, the site is relatively flat and includes decomposed granite over a large portion of the property for trailer truck storage. The property has been heavily disturbed by human activities. The site was evaluated as part of a *Historical/Archaeological Resources Survey Report*, prepared by CRM TECH. The evaluation concluded there was no evidence of surface structures or features which meet the definition of a historic resource as described above. As such, there are no impacts to historic resources or any resources eligible for listing on the California Historical Register.

b) **Less Than Significant Impact.** Section 5024.1 (c) of the Public Resources Code provides that an historical resource can be listed in the California Register if it meets any of the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Is associated with the lives of persons important in our past.
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Has yielded, or may be likely to yield, information important in prehistory or history.

Due to the Project site's use for trailer truck storage, the resulting site disturbance and improvements, no historical resources were identified. Contact with Local Tribes indicated the potential for Tribal resources to exist due to known Tribal activity in the area. However, due to previous improvements such surface level resources were not identified. Mitigation measures were included in Section V, Cultural Resources, in the event resources are found during the construction of the Project (inadvertent finds).

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

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

SUBSTANTIATION: ***References include the County of San Bernardino General Plan 2007. No additional relevant materials were submitted.***

a) **Less Than Significant Impact.** The relocation or construction of new water, wastewater, storm water drainage facilities, electric power, and telecommunications facilities are required to serve the Project. Drainage is designed to traverse through the southerly portion of the property and connect to an existing pipe in the adjoining right of way for conveyance through the Cherry Avenue/Merrill Avenue intersection. The existing concrete electrical power pole at the intersection of Merrill Avenue and Heather Avenue will remain, thus not requiring changes to other electrical facilities in the area. In typical circumstances the power pole would have been relocated to meet the required curb return radius. However, due to the shift in the centerline of Heather Avenue to

accommodate truck turning movements, the power pole can remain. The installation of required facilities as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study. In instances where significant impacts have been identified, Mitigation Measures have been required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study would not be required.

b) **Less Than Significant Impact.** As noted in Section X, Hydrology and Water Quality, the Water Company has projected that is can meet projected water demand during normal water demand periods, and single and multiple dry years. As such, the proposed Project would not deplete water supplies nor affect groundwater recharge.

c) **No Impact.** The proposed Project will utilize an on-site septic system and not connect to an existing wastewater sewer system. As such, treatment plant capacity would not be affected.

d) **Less Than Significant Impact.** Waste generated during the construction phase of the Project would primarily consist of discarded materials from the construction of streets, infrastructure installation, and other project-related construction activities.

Waste generated during the operation of the Project is estimated to be 9.5 tons per year based on the California Emissions Estimator Model (CalEEMod) which is a statewide land use emissions computer model which can be used to estimate solid waste generation rates for various types of land uses for analysis in CEQA documents

Solid waste generated in the Fontana area is generally transported to the Mid-Valley Landfill. According to the Cal Recycle Facility/Site Summary Details website accessed on February 14, 2019 the Mid-Valley Landfill has a maximum capacity of 101,300,000 CY and is not anticipated to reach capacity until 2033 (CalRecycle, 2019). As such, the Project will not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

e) **No Impact.** The California Integrated Waste Management Act established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the Act established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the San Bernardino County Board of Supervisors adopted the *County of San Bernardino Countywide Integrated Waste Management Plan* which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of California Integrated Waste Management Act and its diversion mandates.

The Project operator(s) will be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in

applicable local, regional, and State programs. Recyclable materials that would be recycled by the commercial facility include paper products, glass, aluminum, and plastic. Additionally, the Project's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the facility are reduced in accordance with existing regulations.

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

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

SUBSTANTIATION: References include the County of San Bernardino General Plan 2007. No additional relevant materials were submitted.

a) **No Impact.** The Project site is adjacent to three improved streets. Due to the configuration of the property and topography of some of the adjoining streets, access is only available to Heather Avenue on the easterly side of the property. However, due to the proximity of the property to those adjoining streets, which provide multiple points

of access for emergency vehicles or as evacuation routes from the property, emergency response or evacuation plans would not be affected.

b) **Less Than Significant Impact**. The Project site is within a highly urbanized area of the County and not susceptible to wildland fires. Wildland fires in the nearby mountains would be located greater than five miles from the subject property and it is possible that prevailing winds could distribute the smoke over the subject site due to the configuration of the air basin which generally provides offshore winds at night, onshore winds during the day, and Santa Ana winds from the north. However, recent fires in the general area last summer did not exhibit a notable increase in pollutant levels or wind patterns that affected employees or residents in the area.

c) **Less Than Significant Impact**. The Project site is within an urbanized area with adjoining residential development to the east, commercial/industrial related uses to the south, and the Cherry Avenue bridge to the west. The property to the north was previously used as a water reservoir and is currently vacant. Utilities and infrastructure improvements exist around the property and will be extended to the site. These improvements would not generate a significant fire risk or adversely affect the environment.

d) **Less Than Significant Impact**. The subject property is relatively flat and not susceptible to landslides. The area is within Zone X for flooding, which is the mapped FEMA 500-year flood zone. No additional off-site discharge from the property will occur as a result of planned site improvements due to the installation of adequate on-site retention facilities to retain on-site the incremental increase in stormwater runoff caused by those improvements.

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XXI.	**MANDATORY FINDINGS OF SIGNIFICANCE:**				
a)	Does the project have the potential to substantially 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, substantially 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 would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

a) **Less Than Significant Impact.** In instances where significant impacts have been identified, Mitigation Measures CUL-1 through CUL-10 are required to reduce impacts to less than significant levels. Therefore, Project does not have impacts which would 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) **Less Than Significant Impact.** In instances where impacts have been identified, Mitigation Measures CUL-1 through CUL-10 and NOI-1 are required to reduce impacts to less than significant levels. Therefore, the Project does not have impacts that are cumulatively considerable.

c) **Less Than Significant Impact.** All potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further ensure that no potential for adverse impacts will be introduced by construction activities or future land uses authorized by the project approval.

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

XVIII. MITIGATION MEASURES

(Any mitigation measures, which are not 'self-monitoring', shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval. Condition compliance will be verified by existing procedure. (CCRF)

Section V Cultural Resource Mitigation Measures:

San Manuel Tribal Measures:

CUL-1 *If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.*

CUL-2 *In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input. The archaeologist shall complete an isolate/site record for the find(s) and submit this document to the applicant and Lead Agency for dissemination to the San Manuel Band of Mission Indians.*

CUL-3 *If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop an cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment.*

a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).
b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.

Kizh Nation Mitigation Measures:

CUL-4 Retain a Native American Monitor: *The project Applicant will be required to obtain the services of a tribal monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation and will be present on-site during the construction phases that involve any ground disturbing activities. Ground disturbance is defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete monitoring logs on a daily basis that will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site has a low potential for archeological resources.*

CUL-5 Unanticipated Discovery of Tribal Cultural and Archaeological Resources: *Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.*

CUL-6 Unanticipated Discovery of Human Remains and Associated Funerary Objects: *Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.*

CUL-7 Resource Assessment & Continuation of Work Protocol*: Upon discovery, the tribal and/or archaeological monitor will immediately divert work at minimum of 50 feet and place an exclusion zone around the burial. The monitor(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).*

CUL-8 Kizh-Gabrieleno Procedures for burials and funerary remains: *If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to,*

the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

CUL-9 Treatment Measures: *Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.*

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

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

Section XIII Noise Mitigation Measures:

NOI-1. Construction Noise: *Prior to grading permit issuance, the County shall verify that the following mitigation measures are included on the Grading and Building plans:*

"Note 1: Construction Equipment Controls. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. 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."

"Note-2: Noise Ordinance. To minimize potential impacts to adjacent sensitive receptors, project construction shall only be performed during the hours construction activities are exempt from the County of San Bernardino noise standards: Temporary construction, maintenance or demolition activities shall only be conducted between the hours of 7:00 a.m. and 7:00 p.m. However, this exemption does not apply on Sundays and national holidays.

"Note-3: Equipment Staging. 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."

GENERAL REFERENCES

California Department of Water Resources

CEQA Guidelines, Appendix G

County of San Bernardino Development Code, 2007

County of San Bernardino General Plan, 2007

County of San Bernardino General Plan Renewable Energy and Conservation Element, amended February 28, 2019.

County of San Bernardino Greenhouse Gas Emissions, Updated March 2015

County of San Bernardino Hazard Overlay Map

Environmental Impact Report, San Bernardino County General Plan, 2007

Farmland Mapping and Monitoring Program, California Resources Agency.

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

Guidelines for Classification and Designation of Mineral Lands, as prepared by the California State Mining and Geology Board

Mineral Land Classification Map, Aggregate Resources Only, San Bernardino P-C regional, Fontana, CA of a Part of Southwestern San Bernardino County, The San Bernardino Valley Area, California (West), 1995

NETRonline Website, https://www.historicaerials.com/

Soil Survey, San Bernardino County Southwestern Part, California, prepared by the U.S. Department of Agriculture, 1980.

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

State of California CalRecycle Website, https://www.calrecycle.ca.gov/

2010 Urban Water Management Plan; Fontana Water Company.

PROJECT-SPECIFIC REFERENCES

CalEEMod data sheets, KPC EHS Consultants, August 11, 2019.

Historical/Archaeological Resources Survey Report, CRM TECH, June 7, 2019.