

**SAN BERNARDINO COUNTY
INITIAL STUDY ENVIRONMENTAL CHECKLIST ORM**

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

PROJECT LABEL:

APN:	0231-021-24, 25, 32, 48, 54, 55, 57, 76, 82, 83, 84
APPLICANT:	TEC Equipment, Inc.
COMMUNITY:	Fontana Sphere of Influence
LOCATION:	NE corner Randall Ave. and Cherry Ave.
STAFF:	Aron Liang, Senior Planner
REP(S):	David O. Thompson, TEC Equipment, Inc.
PROPOSAL:	Minor Use Permit for development of a 169,260 square feet two-story building for truck sales, service/repair, and parts sales dealership with outdoor vehicle display and storage on approximately 14.13-acre site, in the SD-COM zoning district.

USGS Quad: Fontana
Lat/Long: 34° 5' 8.34" N, 117° 29' 13.10" W
T, R, Section: T1 R6W Sec.1 NW
S 4 1/4
Thomas Bros.: Page 604, Sections C-4
OLUD: Special Development – Commercial (SD-COM)
Overlays: Burrowing Owl

PROJECT CONTACT INFORMATION:

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

Contact person: Aron Liang, Senior Planner

Phone No.: (909) 387-0235

Fax No. (909) 909-387-3223

E-mail: Aron.Liang@lus.sbcounty.gov

Project Sponsor: TEC Equipment, Inc.
750 NE Columbia Blvd.
Portland, Oregon 97211

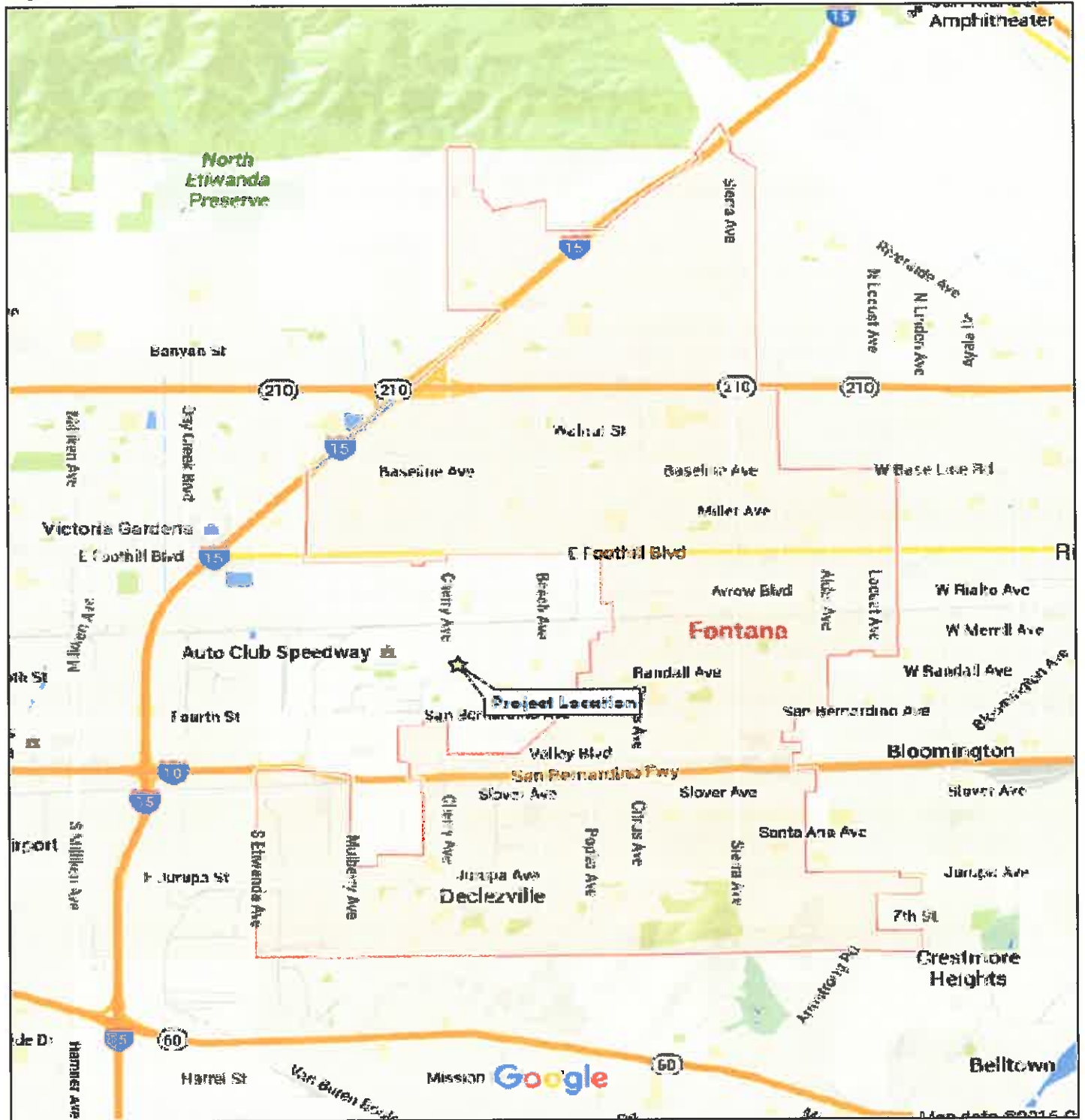
Consultant: Lilburn Corporation
1905 Business Center Drive
San Bernardino, CA 92408

PROJECT DESCRIPTION:

The Proposed Project is an Application for a Minor Use Permit to allow the construction and operation of a truck sales, service/repair, and parts sales dealership on an approximate 14.13-acre site located in an unincorporated portion of San Bernardino County, near the City of Fontana (See Figure 1). Specifically, the Project Site is on the northeast corner of Randall Avenue and Cherry Avenue (See Figure 2). The Proposed Project includes the construction and operation of a two-story building with a total of approximately 169,260 square feet that would provide retail, office, parts/service/warehouse areas, and a 79-bay truck repair area. Discretionary actions on the part of the County to approve the project include approval of the Project Site

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Figure 1



REGIONAL LOCATION

TEC Equipment, Inc. Initial Study
San Bernardino County, CA

FIGURE 1

Figure 2



PROJECT LOCATION

TEC Equipment, Inc. Initial Study
San Bernardino County, CA

FIGURE 2

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Plan to ensure compatibility with the County's General Plan and Development Code, and issuance of a Minor Use Permit.

The Proposed Project would include improvements to the curb return at the northeast corner of Cherry Avenue and Randall Avenue, which would require the relocation of two traffic signal poles and related mast-arms, traffic sign controller box, three pull boxes and associated infrastructure and underground connections.

As shown on Figure 3, Site Plan, the Project Applicant proposes to construct a truck sales, service/repair, and parts sales dealership on an approximately 14.13-acre site that consist of 11 parcels; APN's 0231-021-24, 25, 32, 48, 54, 55, 57, 76, 82, 83, and 84. The parcels will be consolidated into one large parcel and development of the Proposed Project will use conventional construction methods consisting of a structural steel building with a maximum height of 40 feet. The repair area will accommodate 79 repair bays. Proposed parking includes 202 employee parking spaces, 259 tractor repair parking spaces, and 22 company support vehicle parking spaces. The parking spaces provided are inclusive of nine parking stalls for the disabled of which two will be van-accessible.

Figure 4, Architectural Elevations, depicts the proposed architectural elevations of the Proposed Project with finished elevations at a maximum height of 40 feet. Approximately 71,719 square feet, equivalent to approximately 11.63% of the Project Site would be landscaped.

Construction Activities and Schedule

The Proposed Project would be developed in one phase including installation of landscaping.

Construction activities for the Proposed Project would occur in the following stages: (1) site preparation; (2) grading and excavation; (3) construction of drainage, utilities, and subgrade infrastructure; (4) building construction; (5) paving and application of architectural coatings; and (6) landscaping.

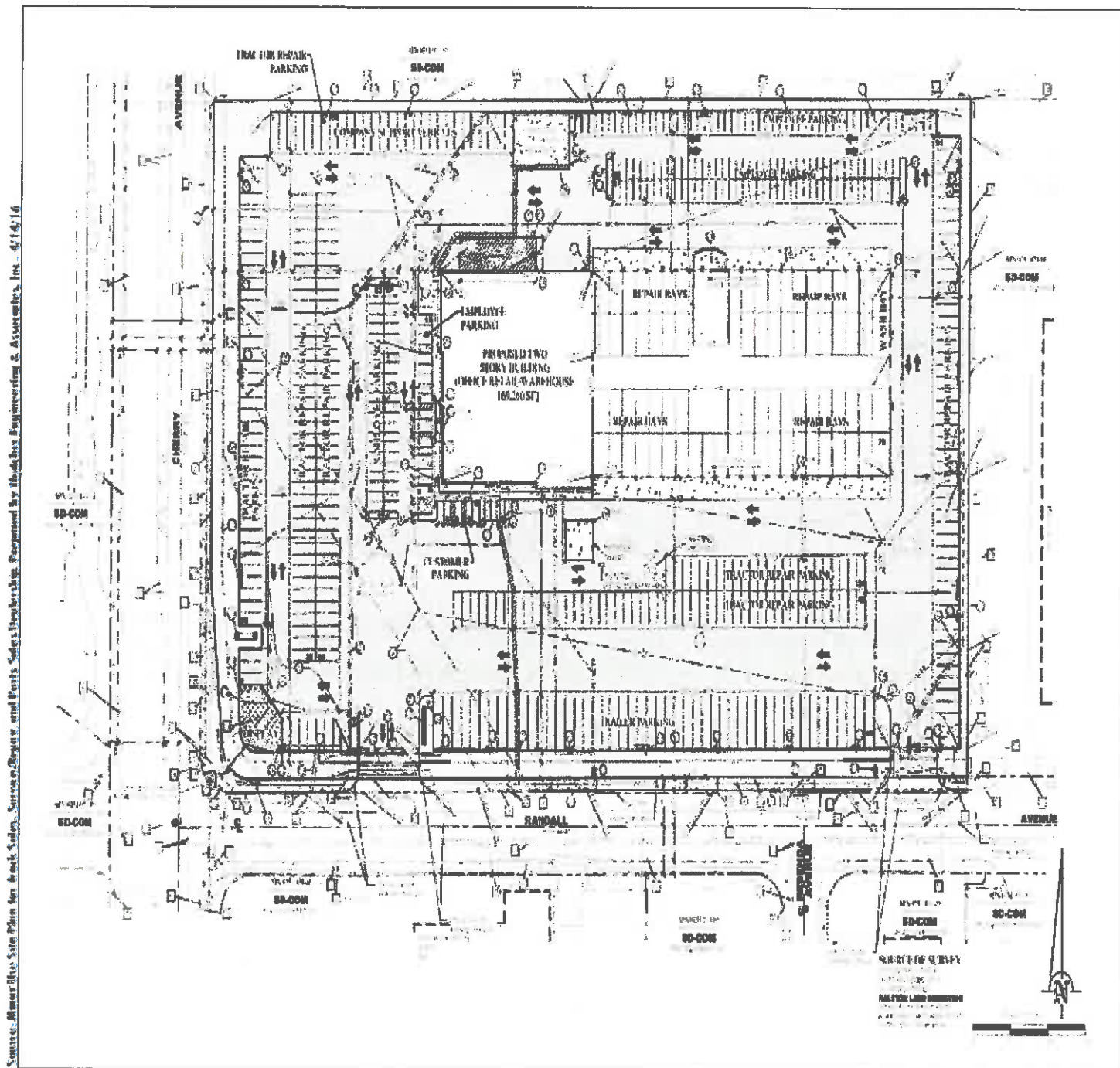
Initial site preparation will include clearing of debris and weeds.

Based on the relatively level site topography, grading of the Project Site is anticipated to entail approximately 17,400 cubic yards of cut material (excavation) and 18,300 cubic yards of fill. Table 1 shows the anticipated construction schedule and effort for the Proposed Project. Construction activities are anticipated to begin in late early/late summer of 2016, with completion anticipated by the winter of 2017.

Table 1
Construction Stages and Duration

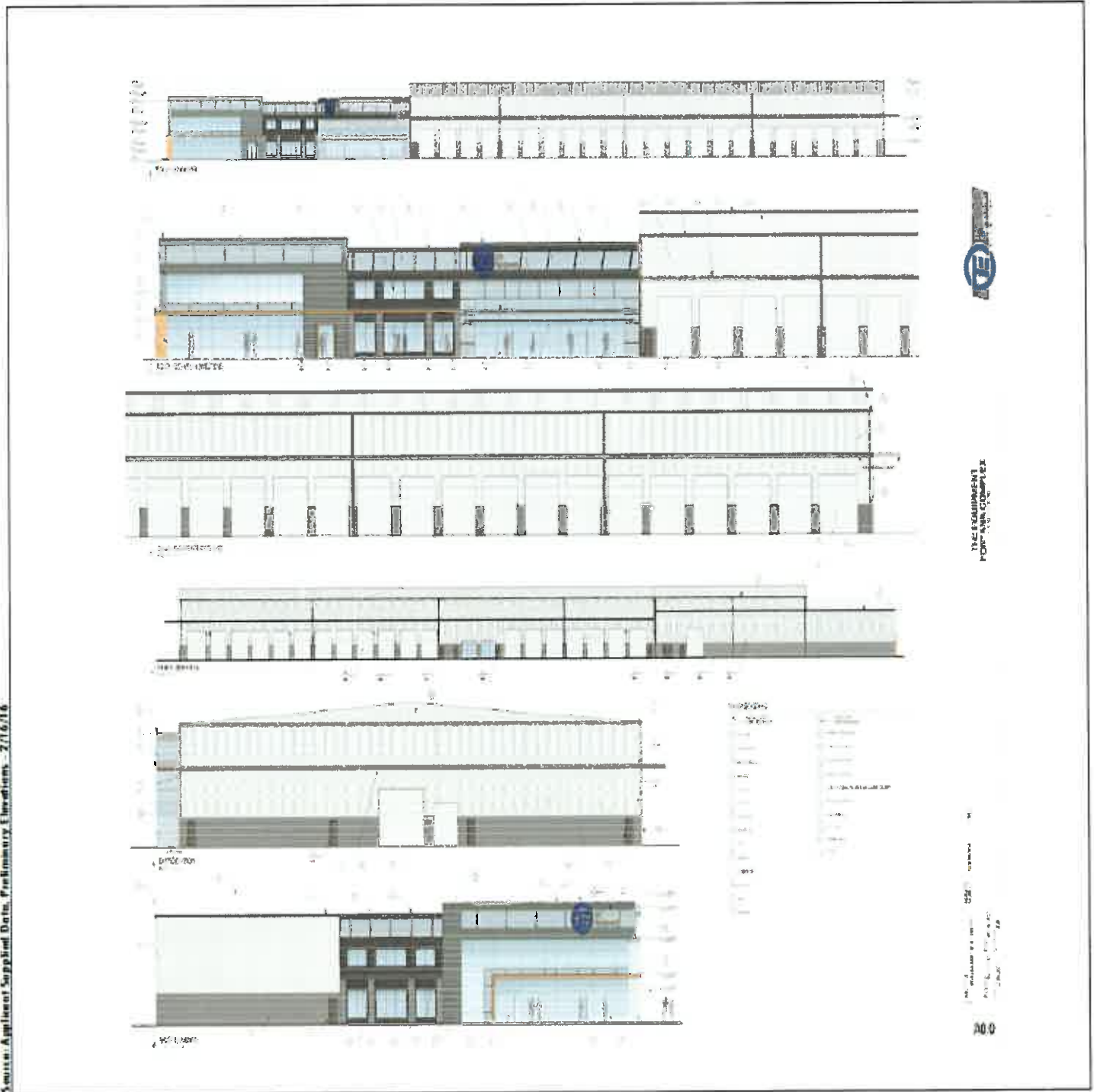
Construction Stage	Workers (Max.)	Duration
Site Preparation	10	21 days
Grading/Excavation	10	1 month
Drainage/Utilities/Sub-Grade	10	1 months
Building Construction	50	3 months
Paving and Architectural Coating	25	1 months
Landscaping	10	21 days

Figure 3 Site Plan



Source: Alameda City Site Plan for Truck Sales, Service/Repair and Parts Sales/Workshop. Prepared by Alameda Engineering & Associates, Inc. 4/14/16

Figure 4 Architectural Elevation



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ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The Project Site is currently vacant and undeveloped. The Project Site topography is a downward inclination toward the southwest at an average gradient of approximately 1.0 percent. The total on-site relief is approximately 15 feet with the minimum and maximum elevation of approximately 1,118 and 1,133 feet above mean sea level. Land uses on the Project Site and surrounding parcels are governed by the County's Development Code. The following table lists the existing land uses and zoning districts.

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
SITE	Vacant and undeveloped	Special Development – Commercial (SD-COM)
North	Master Halco – Industrial/warehouse	Special Development – Commercial (SD-COM)
South	Vermeer Pacific Sales Service Parts Rentals – Industrial/warehouse	Special Development – Commercial (SD-COM)
East	Great Pacific Equipment, Inc. – Industrial/warehouse	Special Development – Commercial (SD-COM)
West	Auto Club Speedway	Special Development – Commercial (SD-COM)

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

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

COUNTY: Land Use Services-Building and Safety and Land Development, County Fire; Public Health-Environmental Health Services (DEHS), Public Works, AND

LOCAL: Fontana Water Company

PROJECT SITE LOCATION, EXISTING SITE LAND USES AND CONDITIONS:

The Project Site consists of eleven parcels of land; APN's 0231-021-25 and 0231-02-57 were previously developed with single-family residential units; the units have been demolished and the parcels are vacant with some remnants of the building foundations still on-site. The foundations will be demolished and removed to accommodate the proposed project. Vegetation is limited to annual non-native and native grasses and some remnant ornamental trees associated with the previous residential development.

EVALUATION FORMAT

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

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

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

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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.

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

DETERMINATION (To be completed by the Lead Agency)

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

- Options for determination: 1) The proposed project COULD NOT have a significant effect... 2) Although the proposed project could have a significant effect... 3) The proposed project MAY have a significant effect... 4) The proposed project MAY have a "potentially significant impact"... 5) Although the proposed project could have a significant effect...

Signature: prepared by Aron Liang, Senior Planner
David Prusch

Signature: David Prusch, Supervising Planner

MAY 18, 2016
Date
MAY 18, 2016
Date

I. AESTHETICS

Would the project:

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

SUBSTANTIATION: (Check if project is located within a view-shed of any Scenic Route listed in the General Plan): The proposed project is not located within a designated Scenic Corridor. The proposed project is architecturally compatible with the visual character of the surrounding development to the north, south and west.

- a) **No impact.** The Project Site is located in an unincorporated area of San Bernardino County within the City of Fontana Sphere of Influence. The immediate vicinity of the Project Site is characterized by industrial and commercial development. The County of San Bernardino General Plan identifies the lower San Gabriel Mountains and the Jurupa Hills as visually prominent topographic features that provide scenic vistas from mobile and stationary viewing locations throughout the community. The San Gabriel Mountains are a prominent geographic feature visible from the Project Site. The scale of the proposed structure is consistent with the existing commercial and industrial structures in the vicinity and a less than significant impact is expected. No mitigation measures are recommended.
- b) **No impact.** Cherry Avenue and Randall Avenue are not designated scenic routes in the County’s General Plan or in the California Scenic Highway Mapping System. Under existing conditions the Project Site is vacant and undeveloped. The property appears to be regularly disked for weed abatement and supports little vegetation with the exception of some annual non-native and native grasses and some remnant ornamental trees. Implementation of the Proposed Project would not damage scenic resources, including but not limited to trees, rock, outcroppings, and historic buildings within a scenic highway. No impact is identified, and no mitigation measures are recommended.
- c) **No impact.** Under existing conditions the Project Site is vacant and undeveloped. Remnant concrete slabs and ornamental trees occur on the portion of the property previously developed with residential uses. The Proposed Project would develop the 14.13-acre site with a new truck sales, service/repair, and parts sales dealership. A single structure is proposed on the site; the approximate 169,260square-foot structure would have a maximum elevation of approximately 40 feet consistent with the scale of the adjacent commercial warehouse developments located to the north, east, and south. Visually, the Proposed Project would be consistent with the existing surrounding development. No impact is identified, and no mitigation measures are recommended.

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- d) **Less than significant.** As shown on the Site Plan, the Proposed Project would include lighting on the outside perimeter of the parking lot. As shown, light would be oriented towards the property and boxed. Distance between light poles ranges from approximately 88 feet on the Randall Avenue frontage to approximately 185 feet along the eastern Project Site boundary. The Project would also include wall lights at approximately 50 to 60 foot intervals on the perimeter of the proposed structure. Subject to Section 83.07.030(a) of the San Bernardino County Development Code outdoor lighting of commercial or industrial land uses must be fully shielded to preclude light pollution or light trespass on abutting residential uses and on the public right of way. No conflicts with the Development Code are expected as there are no abutting residential uses and all proposed lighting would be oriented away from the public right-of-way. No impact is expected, and no mitigation measures are recommended.

II. AGRICULTURE AND FORESTRY RESOURCES

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

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

SUBSTANTIATION: (Check if project is located in the Important Farmlands Overlay): The Project site is not identified on any Agricultural Preserve map or identified as land under Williamson Act contract, and is not mapped as prime or unique farmland or farmland of local importance. There are no farmlands or agricultural uses located on the Project site or in its vicinity.

- a) **No impact.** The Project Site is identified as “Urban and Built-Up” as identified in the California Department of Conservation, Farmland Mapping and Monitoring Important Farmland Finder (March 11, 2016). The Project Site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project Site is not designated for agricultural use and implementation of the Proposed Project would not convert Farmland to a non-agricultural use.
- b) **No impact.** The Project Site is identified as “Urban and Built-Up” land in the San Bernardino County Williamson Act FY 2014/2015 Sheet 2 of 2 map published by the California Department of Conservation’s Division of Land Resource Protection (2015). No land under Williamson Act Contract occurs at the Project Site and no impacts will occur.

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- c) **No impact.** The Project Site has a land use designation of Special Designation – Commercial in the County’s General Plan and a designation of “Light Industrial” in the City of Fontana General Plan. Implementation of the Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production because these designations do not occur at the Project Site. No impact is identified and no mitigation measures are required.
- d) **No impact.** The Project Site is vacant and undeveloped. Implementation of the Project would not result in loss of forest land or conversion of forest land to non-forest use. No impact is identified and no mitigation measures are required.
- e) **No impact.** Implementation of the Project would not result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impact is identified and no mitigation measures are required.

III. AIR QUALITY

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Discuss conformity with the South Coast Air Quality Management Plan, if applicable): De Novo Planning Group prepared an *Air Quality and Greenhouse Gas Analysis for the Fontana TEC Equipment Truck Dealership Project* (November 2015). This report inadvertently identified the Proposed Project as being located in the City of Fontana, and subject to the City of Fontana General Plan and its associated Air Quality Element, Goals and Policies. The Proposed Project is in fact located in an incorporated area of San Bernardino County and subject to the County’s General Plan and its associated Goals and Policies. This clarification does not change the results of any air quality modeling, conclusions, or necessary mitigation. The findings of the report are summarized herein.

- a) **No impact.** The Project Site is located in the SCAB. The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB.

The Proposed Project is the development of a 14.13-acre site into a new truck sales, service/repair, and parts sales dealership. The Proposed Project is expected to employ a total of approximately 160 people. The operating hours are expected to be M-F 7AM-midnight, Saturday 8AM-4:30 PM, and Sunday 8AM-4PM. As noted in the County’s General Plan, continued development throughout the County would contribute to the further degradation of the ambient air quality of the SCAB. The County’s most recent General Plan update, when viewed as a whole project, is expected to generate emissions levels that would exceed the AQMD thresholds for criteria pollutants, resulting in a significant unavoidable adverse air quality impact. Air quality was addressed in the 2007 General Plan EIR with a Statement of

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Overriding Considerations. Approval of the redevelopment project would not conflict with the Air Quality Management Plan. No impact is anticipated.

- b) **Less than significant impact with mitigation.** The Proposed Project would be a direct and indirect source of air pollution in that it would generate and attract vehicle trips in the region (mobile source emissions) and it would increase area source emissions and energy consumption. The mobile source emissions would be entirely from vehicles, while the area source emissions would be primarily from the use of landscape fuel combustion, consumer products, and architectural coatings. The California Emission Estimator Model (CalEEMod)TM (V.2013.2.2) was used to estimate project-level operational emissions for the Proposed Project. Table 2 shows the emissions, which include mobile source, area source, and energy emissions of criteria pollutants that would result from operations of the Proposed Project.

Table 2
Operational Emissions (Unmitigated Maximum Daily lbs/day)

	VOC	NO _x	PM ₁₀	PM _{2.5}
Summer				
Area	10.0712	5.1000e-4	1.9000e-004	1.9000e-004
Energy	0.0969	0.8811	0.0670	0.0670
Mobile	2.1235	4.3650	2.3233	0.6562
Total	13.2916	5.2466	2.3904	0.7234
Threshold	55 lbs/day	55 lbs/day	150 lbs/day	55 lbs/day
Exceeds Threshold?	NO	NO	NO	NO
Winter				
Area	11.0712	5.100e-4	1.9000e-004	1.9000e-004
Energy	0.0969	0.8811	0.670	0.0670
Mobile	2.0642	4.5328	2.3237	0.6566
Total	13.2323	5.4143	2.3909	0.7238
Threshold	55 lbs/day	55 lbs/day	150 lbs/day	55 lbs/day
Exceeds Threshold?	NO	NO	NO	NO

As shown on Table 1 operation of the Proposed Project does not exceed SCAQMD thresholds.

Construction activities would result in temporary short-term emissions associated with vehicle trips from construction workers, operation of construction equipment, and the dust generated during construction activities. These temporary and short-term emissions would generate additional ozone precursors (ROG and NO_x) as well as PM₁₀ and PM_{2.5}. The CALEEMODTM (v.2013.2.2) was used to estimate construction emissions for the Proposed Project. Modeled emissions resulting from construction are summarized in Table 3.

Table 3
Construction Impact Analysis

Year	ROG	NO _x	PM ₁₀	PM _{2.5}
2016 (summer)	6.5655	74.9183	21.2076	12.6890
2016 (winter)	6.5603	74.9255	21.2076	12.6890
2017 (summer)	86.1789	34.1262	25.9628	15.2441
2017 (winter)	86.1689	34.3693	4.7562	2.5561

Threshold	75 lbs/day	100 lbs/day	150 lbs/day	55 lbs/day
Exceeds Threshold?	YES	NO	NO	NO

As shown on Table 3 above, the construction emissions over the course of the Proposed Project’s construction schedule would not exceed the SCAQMD thresholds of significance, except for ROG emissions. These emissions are expected to be above the 75 lbs/day threshold established by SCAQMD due to the application of interior and exterior architectural coatings during the construction phase. Architectural coatings contain VOCs that are similar to ROGs and are part of the O3 precursors. Compliance with SCAQMD Rule 1113 would require the use of low-VOC coatings during construction activities. Incorporation of Mitigation Measure AQ-1 would ensure that the Proposed Project would be compliant with SCAQMD Rule 1113 and construction ROG emissions would remain less than the 75 lbs/day threshold established by SCAQMD.

AQ-1: Prior to issuance of building permits, construction drawings shall indicate the types of architectural coatings proposed to be used in interior and exterior applications on the proposed buildings and verification that daily applications will conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings will not exceed the daily emission thresholds established by the South Coast Air Quality Management District. The performance standard may be met through use of low-volatile organic compound coatings (e.g. equivalent to 150 g/L of VOC), scheduling or other means that may be identified on the construction drawings. Construction drawing shall specify use of High-Volume, Low Pressure (HVLP) spray guns for application of coatings.

Fugitive Dust and Compliance with SCAQMD Rules 402 and 403

Construction emissions can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors. The Proposed Project as with all projects constructed within the SCQAMD’s jurisdiction is required to comply with SCAQMD Rules 402 and 403 to control fugitive dust. The Proposed Project shall comply with Rules 402 nuisance and 403 fugitive dust rules which require the implementation of Best Available Control Measures (BACM) for each fugitive dust source; and the AQMP which identifies Best Available Control Technologies (BACT) for area sources and point sources, respectively. This would include, but not be limited to the following BACMs and BACTs:

1. The project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 - (a) The project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
 - (b) The project proponent shall ensure that all disturbed areas are treated to prevent erosion.
 - (c) The project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

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Exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO_x and PM₁₀ levels in the area. Although the Proposed Project would not exceed SCAQMD thresholds during construction, the Project Applicant/District will be required to implement the following conditions as required by SCAQMD:

2. To reduce emissions, all equipment used in earthwork must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
4. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
5. The operator shall comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Implementation of dust suppression techniques as a condition of approval reduces fugitive dust generation (and thus PM₁₀). Compliance with AQMD rules would further reduce impacts on nearby sensitive receptors, as a result impacts would be less than significant.

- c) **Less than significant impact with mitigation.** The Proposed Project is located in a non-attainment area for both ozone and particulate matter (MP_{2.5} and PM₁₀). Construction and operation of cumulative projects will further degrade the local air quality, as well as the quality of the SCAB. The greatest cumulative impact on the quality of the regional air basin will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQM D methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.

The SCAQMD has developed regional and localized significance thresholds for other regulated pollutants, as summarized on Tables 2 and 3. The SCAQMD's CEQA Air Quality Significance Thresholds indicate that any projects in the Basin with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

The Proposed Project would not result in any exceedances of localized significance thresholds for regulated pollutants, except for ROG. However, with the incorporation of Mitigation Measure AQ-1, this impact would be less than significant. The Project's cumulative emissions would not exceed the SCAQMD threshold.

- d) **Less than significant impact.** The Proposed Project is surrounded by industrial type uses, north, south, and west. The proposed use will not manufacture any products. As shown in Table 1 and Table 2, the worst

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case scenario would not exceed SCAQMD thresholds. Therefore, air quality impacts to sensitive receptors are anticipated to be less than significant, and no mitigation measures are recommended.

- e) **Less than significant impact.** The Proposed Project would not generate emissions causing objectionable odors that would affect a substantial number of people. Surrounding land uses include industrial type uses, north, south, and. The proposed use will not manufacture any products. As shown in Table 1 and Table 2, the worst case scenario would not exceed SCAQMD thresholds. Impacts are anticipated to be less than significant, and no mitigation measures are recommended.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if project is located in the Biological Resources Overlay or Contains habitat for any species listed in the California Natural Diversity Database): The project site is located in the Biotic Resources Overlay. Although the project site is located in the Biotic Resources Overlay, the site has been previously disturb and is developed with a single-family structure with two accessory structures. The site also contains moderate vegetation consisting of non-native grasses and weeds.

a) **No impact.** The Project Site is located in an urbanized area of unincorporated San Bernardino County within the City of Fontana Sphere of Influence. Industrial/Commercial development occurs immediately adjacent to the Project Site on the north, east, south, and west. The Project Site is vacant and undeveloped; the easternmost parcels (APNs 0231-021-24, 25, 32, 54, and 55) were previously developed with single-family residential units but the all structures have been demolished. The Project

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Site appears to be regularly disked and vegetation is limited not non-native grasslands, ornamental trees that remain in the portion of the Project Site previously developed with residential uses, and a row of eucalyptus trees serving as a windbreak along the north property boundary. Species at the Project Site include mostly non-native species such as wild oat, brome, Mediterranean schismus, castor bean, red stemmed filaree, mustard as well as some native wildflowers such as fiddleneck and some remnant ornamental trees.

A California Natural Diversity Database (CNDDDB) records search of the Fontana and Guasti USGS Quadrangles indicates that no sensitive biological resources have been recorded at the Project Site or in its immediate vicinity. The Project Site is located within the burrowing owl overlay of the County's General Plan Biotic Overlay. Burrowing owls are a protected species under the federal Migratory Bird Treaty Act and are designated by the California Department of Fish and Wildlife as a species of special concern. According to the City of Fontana General Plan, the species has been observed within the City along its southwestern boundaries and on abandoned agricultural lands. No burrows suitable for the species were observed during a site visit conducted on March 31, 2016. No impacts to sensitive species are anticipated and no mitigation measures are recommended.

- b) **No impact.** The Project Site does not support riparian habitat or a sensitive natural community. Additionally, the Project Site is not identified in local plans, policies, and regulations of the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. Development of the Project Site as proposed would not result in impacts to riparian vegetation or to a sensitive natural community because these resources do not occur on the Project Site. No impact is identified, and no mitigation measures are recommended.
- c) **No impact.** No federally protected wetlands as defined by Section 404 of the Clean Water Act occur on the Project Site; none are identified in the U.S. Fish and Wildlife Service National Wetlands Inventory. The Project Site is graded and predominately vegetated by annual non-native and native grasses and some remnant ornamental from previous land uses. There are no drainage/wash resources on the property and the Project Site supports no riparian habitat. No impact is identified, and no mitigation measures are recommended.
- d) **No impact.** The Project Site is located in an urbanized built up area. The Project Site is surrounded by industrial and commercial development to the north, east, south, and west. Due to the surrounding land uses, the Project Site does not provide for a wildlife corridor. No impact is identified, and no mitigation measures are recommended.
- e) **No impact.** The Project Site appears to be regularly disked for weed abatement and vegetation is described as annual non-native and native grasses and some remnant ornamental trees. The Project Site has remnant ornamental trees associated with previous residential development of the site and eucalyptus trees presumably planted as a windbreak along the northern property boundary. The trees are not native and do not qualify as regulated trees under Section 88.01.070(b) of the County's Development Code. No impact is identified, and no mitigation measures are required.
- f) **No impact.** The Project Site is located in an urbanized area of unincorporated County of San Bernardino within the City of Fontana Sphere of Influence. The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat plan. No impact is identified, and no mitigation measures are required.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial change in the significance of a Tribal Cultural Resources as defined in §21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if project is located in the Cultural or Paleontologic Resources overlays or cite results of cultural resource review): The proposed project is not located in a Cultural or Paleontologic Resources Overlay area. A Cultural Resources Investigation was prepared for this area by McKenna et al. on January 19, 2016. The Cultural Resources Investigation was reviewed and approved by the San Manuel Band of Mission Indians on May 2016.

a-b) **Less than significant with mitigation.** As indicated in Figure 9-5 of the City of Fontana General Plan, the Project Site is not located in an area of high sensitivity for prehistoric archaeological resources or in a defined area or relative concentration of historic-era buildings. A Phase I cultural resources investigation and report was completed by McKenna et al. (January 2016). Based on the results of a standard archaeological record search conducted at the California State University, South Central Coastal Information Center in Fullerton, California McKenna identified a minimum of 35 cultural investigations in the immediate area of the Project Site and a minimum of 15 resources and four (4) isolated artifacts recorded as a result of those investigation; none of the resources occur within the subject Project Site.

As identified, the four isolated finds are prehistoric artifacts indicative of the Millingstone Period. Six resources are historic road alignments; two are railroad alignments; five are single-family residences; one is a commercial complex (Sinclair Commercial Block); and one is an education institution (U.S. Rabbit Experimental Station). Of these, the Sinclair Commercial Block is a California Point of Historical interest and the U.S. Rabbit Experimental Station is a California Historical Landmark. Accordingly, McKenna determined that the Project Site has a Low to Moderate sensitivity to yield evidence of prehistoric occupation use. The Project Site has a Moderate sensitivity for the presence of historic archaeological resources, but no built environments are anticipated, as all structures have been

demolished. No evidence was found to suggest the presence of historical landscapes and/or ethnic properties.

No evidence of prehistoric archaeological resources or historic archaeological resources was identified during a field survey of the Project Site and it was determined that the Project Site is considered only slightly sensitive for buried resources. Therefore McKenna determined that while archaeological monitoring is not warranted, an on-call archaeologist is recommended during earthwork and site preparation. The following mitigation measure is recommended to reduce potential impacts to a level less than significant should buried resources be encountered.

CR-1 Cultural Resources. The following notes shall be included on the grading plan and in the grading contract: In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria.

a. If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

b. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.\

CR-2 Cultural Resources. If human remains are encountered, State Health and Safety Code Section 7050.5 states that work shall stop immediately and that no further disturbance shall occur in the vicinity until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037 or (909) 387-2543.

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- c) **No impact.** The Project Site is located on an alluvial fan consisting of deep deposits of recent alluvium – in some areas estimated to be hundreds of feet deep. McLeod (2015) concluded that the project area is not sensitive for paleontological resources, but extremely deep excavation impacting the older alluvium may yield such resources. The proposed improvements do not require excavations at a scale that would disturb older alluvium. Paleontological resources are not anticipated to be encountered during construction of the Proposed Project improvements and no mitigation measures are recommended.
- d) **Less than significant impact.** Implementation of the Proposed Project would require grading and other ground disturbing activities on an approximately 14.13-acre area. There is no evidence that the Project Site is located within an area that is likely to contain human remains, and the discovery of human remains during earthmoving activities is not anticipated. In the unlikely event of an accidental discovery of any human remains Health and Safety Code 7050.5, CEQA 1564.5(e), and Public Resources Code 5097.98 mandate the process to be followed. If human remains are encountered on the property, then the San Bernardino County Coroner's Office must be contacted within 24 hours of the find, and all work should be halted until a clearance is given by that office and any other involved agencies. A less than significant impact is identified and no mitigation measures are recommended.
- e) **Less than significant impact.** In accordance with AB 52, a records search at California State University Fullerton was initiated to obtain potential tribal research, cultural resources that may occur at the Project Site on December 2015. Further, McKenna et al. conducted cultural resources investigations and contacted all the tribes, pursuant to the Native American Contact List dated January 15, 2015 provided by the Native American Heritage Commission that have knowledge of cultural resources in the project area. The County of San Bernardino submitted the Cultural Resources Investigation Report prepared by McKenna et al. to tribes that have requested project consultation for AB 52 compliance. Potentially significant impacts are not anticipated based on prior research, approval of the Cultural Resources Investigation Report by the San Manuel Band of Mission Indians on May 2016 and mitigation measures presented above.

VI. GEOLOGY AND SOILS

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

- a) i) **Less than significant impact.** The City of Fontana straddles the junction between two major southern California geologic provinces, the Transverse Ranges to the north, and the Peninsular Ranges to the south, with the base of the San Gabriel Mountains (and the Cucamonga Fault zone) marking the boundary. More specifically, the City of Fontana including its Sphere of Influence is located in the central part of the Upper Santa Ana River Valley, a province characterized by northwest-trending geologic structural grain aligned with the San Andreas Fault system, and represented by northwest-trending mountains and valleys stretching all the way to the Mexican border.

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As identified in the City of Fontana General Plan, three faults have been mapped at depth within the portion of the valley floor encompassed by the City of Fontana and its Sphere of Influence. The faults act to various degrees as impediments to the movement of groundwater in the deep alluvial aquifers underlying the area. The faults do not have surface expression and are only approximately located based largely on hydrological evidence. As shown in Figure 11-1 of the City of Fontana General Plan, the Project Site may be underlain by an inferred fault that trends across the center of the city in a northeast direction. The fault has been mapped based on a pronounced concentration of microearthquakes (referred to as the "Fontana Seismic Trend") that have been reported along the line for many years. The fault is not identified as an Alquist-Priolo earthquake fault study zone by the California Department of Conservation Division of Mines and Geology. Development of the Proposed Project would be subject to safety provisions in the Uniform Building Code to reduce potential of ground shaking hazards to a less than significant level. No mitigation is recommended.

ii) **Less than significant impact.** The Project Site is subject to geologic hazards such as earthquakes that occur from time to time in the Southern California area. A maximum magnitude earthquake on any of the three faults in the region (Cucamonga, San Jacinto, or San Andreas) has the potential to generate significant damage to wood-frame, reinforced concrete and steel structures, and to mobile homes. Development of the Proposed Project would be subject to safety provisions in the Uniform Building Code to reduce potential of ground shaking hazards to a less than significant level. No mitigation is recommended.

iii) **Less than significant impact.** Liquefaction is a phenomenon in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking. The Project Site is not located in an area with identified liquefaction susceptibility in the San Bernardino County General Plan Geologic Hazard Overlay (Map FH29). A Geotechnical/Geologic Study, (Hilltop Geotechnical, Inc. March 24, 2016) found that the liquefaction potential at the Project Site is very low due to an estimated depth of groundwater of 50 feet or greater beneath the existing ground surface of the site (Hilltop Geotechnical, Inc. 2016).

In addition to liquefaction, loose sandy soils subject to moderate to strong ground shaking can experience settlement leading to structural distress. Based on the results of the Geotechnical/Geologic Study, the Project Site is underlain at depth by dense to very dense, consolidated deposits that should not be prone to a significant degree of seismic settlement. Where applicable, near-surface alluvial soils and undocumented fills should be removed and re-compacted to uniform high densities to mitigate both settlement and consolidation potentials. The Geotechnical/Geologic Study is subject to review and approval by the County as part of the plan review process; recommendations included in the report would be incorporated into the Project as conditions of approval. Conformance with standard building practices would reduce impacts to less than significant; no additional mitigation is recommended.

iv) **No impact.** The Project Site is not located within a designated area as having landslide susceptibility as shown in the San Bernardino County General Plan Geologic Hazard Overlay (Map FH29). The Project Site and immediate vicinity are generally flat with no prominent geologic features. On-site landsliding or debris flows sourced from higher elevations are not considered a geologic constraint at the Project Site. No impact is identified and no mitigation measures are recommended.

b) **Less than significant impact.** During the development of the Project Site, which would include disturbance of approximately 14.13 acres, project-related dust may be generated due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event.

Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. A less than significant impact is identified, and no mitigation measures are required.

- c) **Less than significant with mitigation.** The Geotechnical/Geologic Study (Hilltop Geotechnical, Inc., 2016) concludes that development of the site can occur without adverse impact onto or from adjoining properties providing the recommendations contained within the Report are adhered to during project design and construction. Earthwork preparation of the Project Site consistent with the recommendations of the Geotechnical/Geologic Study would ensure that impacts related to unstable soil conditions are less than significant. The following mitigation measure is recommended to reduce potential impacts to geology and soils to a level less than significant impact:

G&S-1: All recommendations contained within the Geotechnical/Geologic Study prepared by Hilltop Geotechnical Inc., as approved by the County as part of the plan review process shall be incorporated prior to initiating ground disturbing activities.

- d) **Less than significant impact.** As reported in the Geotechnical/Geologic Study, field observations indicate that up to 2.0 feet of material present on the Project Site is undocumented fill material. The artificial fills on the site are considered loose and compressible and not suitable for support of structural fills, slopes, foundations, slab-on-grade floor slabs, hardscape, and/or pavement. The Geotechnical/Geologic Study includes recommendations for earthwork preparation of the site. Implementation of recommendation measures would ensure that suitable fill material and soil preparations occur. Implementation of Mitigation Measure G&S-1 will ensure potential impacts associated with geology and soils will be reduced to a less than significant level. No additional mitigation measures are recommended.

- e) **Less than significant impact.** Previous land uses on the Project Site have historically utilized on-site septic systems for wastewater, and on-site soils are anticipated to meet percolation requirements established by the County of San Bernardino Division of Environmental Health Services and/or the Santa Ana Regional Water Quality Control Board. However, percolation tests will not be undertaken until final engineering design is completed. To confirm the soils are capable of supporting an on-site septic system the following mitigation measure is recommended to reduce potential impacts to soils is reduced to a level less than significant level:

G&S-2: Prior to issuance of grading permits the Project Applicant shall complete all required soil percolation tests and obtain all necessary septic system permits from the County of San Bernardino Department of Environmental Health Services and/or the Santa Ana Regional Water Quality Control Board. If subsequent soil testing demonstrate that the soils are incapable of supporting a septic system, and/or the Project Applicant cannot obtain the necessary septic system permits and approvals, the Project shall be required to either extend sewer service to the Project Site or install septage holding tanks in accordance with County of San Bernardino Department of Environmental Health Services requirements.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

SUBSTANTIATION: De Novo Planning Group prepared an Air Quality and Greenhouse Gas Analysis for the Fontana TEC Equipment Truck Dealership Project (November 2015) and inadvertently identified the Proposed Project as being located in the City of Fontana, and subject to the City of Fontana Climate Action Plan. The Proposed Project is in fact located in an unincorporated area of San Bernardino County, and subject to the County of San Bernardino Greenhouse Gas Reduction Plan (September 2011). This clarification does not change the results of any greenhouse gas modeling, conclusions, or necessary mitigation.

a-b) **Less than significant impact.** Implementation of the Proposed Project would contribute to increases of GHG emissions that are associated with global climate change. Estimated GHG emissions attributable to future development would be primarily associated with increases of CO₂ and other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O), from mobile sources and utility usage.

The Proposed Project’s short-term construction-related and long-term operational GHG emissions were estimated using the California Emission Estimator Model (CalEEMod)TM (v.2013.2.2). CalEEMod is a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify GHG emissions from land use projects. The model quantifies direct GHG emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. Emissions are expressed in annual metric tons of CO₂ equivalent units of measure (i.e., MTCO₂e), based on the global warming potential of the individual pollutants.

Short-Term Construction GHG Emissions: Estimated increases in GHG emissions associated with construction of the Proposed Project are summarized in Table 4.

**Table 4
Construction GHG Emissions (Unmitigated metric tons/year)**

	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
2016	0.0000	763.7202	763.7202	0.1148	0.0000	766.1311
2017	0.0000	325.0847	325.0847	0.0416	0.0000	325.9580
	0.0000	1,088.8049	1,088.8049	0.1564	0.0000	1,092.0891

As presented in the table, short-term construction emissions of GHG associated are estimated to be 1,092.0891 MTCO₂e. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change in the long-term. Over a 30-year amortization, the Proposed Project’s construction-related GHG emissions would be

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approximately 36 MTCO₂e/year. Due to the size of the Proposed Project, the Project's estimated construction-related GHG contribution to global climate change would be considered negligible.

Long-Term GHG Emissions: The long-term operational GHG emissions estimate for the Proposed Project incorporates the project's potential area source and vehicle emissions, and emissions associated with utility and water usage, and wastewater and solid waste generation.

The Proposed Project's operational GHG emissions were evaluated in order to determine the project's annual emissions. Table 5 presents the Project's net annual operational GHG emission estimated to be approximately 1,362 MTCO₂e.

Table 5
Operational GHG Emissions (Unmitigated metric tons/year)

	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Area	0.0000	0.0129	0.0129	4.0000e-005	0.0000	0.0136
Energy	0.0000	627.9935	627.9935	0.0242	7.5200e-003	630.8314
Mobile	0.0000	475.8989	475.8989	0.0191	0.0000	476.3003
Waste	77.8592	0.0000	77.8592	4.6014	0.0000	174.4875
Water	3.6846	65.9078	69.5925	0.3815	9.5600e-003	80.5679
Total	81.5438	1,169.8131	1,251.3569	5.0262	0.0171	1,362.2007

The Proposed Project would not exceed SCAQMD's threshold for industrial projects of 10,000 MTCO₂e/year.

Overall, short-term construction activities result in a one-time release of GHGs and are not expected to significantly contribute to global climate change over the lifetime of the Proposed Project. Additionally, operational GHG emissions associated with the Proposed Project would not exceed the SCAQMD threshold of 10,000 metric MTCO₂e/year. Therefore, the Proposed Project would not hinder the State's ability to reach the GHG reduction target nor conflict with any applicable plan, policy, or regulation related to GHG reduction, and impacts related to GHG emissions and global climate change would be considered less than significant. No mitigation measures are recommended.

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

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SUBSTANTIATION: The County of San Bernardino Redevelopment Agency initially purchased the subject property as part of a redevelopment project and completed a series of Phase I Environmental Site Assessments (ESA) for the various subject parcels. Findings from the following Phase I ESAs as appropriate are summarized herein.

Report	Date	Parcels
Phase I Environmental Site Assessment Report – 14600 Randall Avenue, Fontana, California 92335	May 2008	0231-021-76
Phase I Environmental Site Assessment – 14580 Randall Avenue, Fontana, California 92335	February 5, 2009	0231-021-48
Phase I Environmental Site Assessment – Undeveloped Property 14532 and 14544 Randall Avenue Fontana, California	July 2, 2009	0231-021-82, 0231-021-83, and 0231-021-84 (comprised of former parcels 0231-021-28 and 0231-021-81)
Phase I Environmental Site Assessment – Parcel 1 14636 Randall Avenue, Fontana, California	April 26, 2011	0231-021-57
Phase I Environmental Site Assessment – Parcel 2 14624 Randall Avenue Fontana, California	May 25, 2011	0231-021-24, 0231-021-32, 0231-021-54, 0231-021-55
Phase I Environmental Site Assessment – Parcel 3 14616 Randall Avenue Fontana, California	May 27, 2011	0231-021-25
Site Remediation Summary Report – 14636 Randall Avenue, Fontana California	May 16, 2012	0231-021-57

- a) **Less than significant impact.** Hazardous materials, including but not limited to chemical reagents, solvents, fuels, paints, and cleanser would be utilized and stored on-site related to the proposed land uses. As such, TEC Equipment, Inc. would be required to obtain applicable permits and file applicable plans with the Certified Unified Program Agency (CUPA)/Hazardous Material Division of the San Bernardino County Fire Department. Compliance with the requirements of the CUPA as required by local and state policy would reduce potential impacts associated with the transport and use of hazardous materials to a level less than significant. No additional mitigation measures are recommended.
- b) **Less than significant impact.** CUPA permit requirements as described in a) above would include measures and protocols to address accidental releases. Compliance with the requirements of the CUPA as required by local and state policy would reduce potential impacts associated with the transport and use of hazardous materials to a level of less than significant. No additional mitigation measures are recommended.
- c) **No impact.** The Project Site is not located within ¼ - mile of a school or proposed school. No impact is identified and no mitigation measures are required.
- d) **Less than significant with mitigation.** Pursuant to California Government Code Section 65962.5, the California Department of Toxic Substances Control (DTSC) compiles the Cortese List and updates it at least annually. The Cortese List includes hazardous waste facilities subject to corrective action, land designated as hazardous waste property or border zone property, sites included in the abandoned site assessment program, and qualifying sites pursuant to Section 25356 of the Health and Safety Code. A

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copy of the most recent Cortese List was retrieved from DTSC EnviroStor online database on March 21, 2016; the Project Site is not identified on the list.

A series of Phase I ESAs were completed by the County of San Bernardino Redevelopment Agency as part of a redevelopment acquisition processes and subsequently sold the property to TCE Equipment, Inc.; the ESAs were completed from 2008 to 2011 and their conclusions summarized below.

Phase I ESA for 14600 Randall Avenue Fontana, California:

The property was vacant and used for heavy equipment storage at the time of the ESA field survey. The site was previously developed with a single family residential structure; it was unknown whether the associated septic system was removed when the structure was demolished.

Phase I ESA for 14580 Randall Avenue Fontana, California:

At the time of the ESA survey the property was vacant and undeveloped with the exception of some concrete and asphalt pavement. Staining was observed in the pavement areas and attributed to parked cars. The condition was noted as *de minimis* and no further action was recommended.

Phase I ESA for 14532 and 14544 Randall Avenue Fontana, California

At the time of the ESA survey the property was described as undeveloped and supporting grass and soil. Piles of tires, household trash, rocks, soil, masonry bricks, blocks, asphalt, and green waste were recorded on-site. Two structures were noted as demolished in 2004 and associated septic systems were reported as removed. No hazardous materials were observed on the property.

Phase I ESA for Parcel 1 14636 Randall Avenue Fontana, California:

The ESA identifies RECs related to three "dilapidated" houses on the property. The houses were unoccupied at the time of the ESA survey and the property appeared to be used for storage of construction materials. The houses were dated to 1947 and 1948 and RECs related to asbestos and lead paint were identified. Additional RECs were identified related to septic systems servicing the homes, near surface soils pesticides associated with pre-1938 agricultural use of the property, and ten areas of staining associated with unlabeled containers. Clean-up and remediation of the site was completed per the ESAs recommendations as reported in the May 16, 2012 letter report from Environmental Logistics listed above. Environmental Logistics did not recommend further excavation or sampling following clean up.

Phase I ESA for Parcel 2 14624 Randall Avenue Fontana, California:

The ESA identifies RECs related to an office structure built in 1974, to a septic tank associated with the office structure, to potential use of pesticides associated with pre-1938 use of the property as an orchard, and to a diesel underground storage tank.

Phase I ESA for Parcel 3 14616 Randall Avenue Fontana, California:

The ESA identifies RECs related to a single family residential house and outhouse structure constructed in 1946 and occupied at the time of the field survey. Additional RECs were identified related to the structures septic system and to near surface soils pesticides associated with pre-1938 use of the property as an orchard.

Based upon the REC's identified in the Phase I ESAs prepared for the Project Site, the following mitigation measure is recommended to reduce potential impacts to a level less than significant should buried septic systems remnants be encountered.

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HAZ-1: The Project Applicant as part of the land clearing activities shall ensure that no remnants of former septic systems identified as REC's remain on the Subject Site. If remnants are found, they shall be removed/remediated in accordance with the County of San Bernardino Division of Environmental Health Services regulations.

- e) **No impact.** The Project Site is not within an airport safety review area as identified in the San Bernardino County General Plan – Hazard Overlay Map FH29B and is not located within two miles of a public airport or public use airport. Implementation of the Project would not result in a safety hazard for people working the Project area. No impact is identified, and no mitigation measures are recommended.
- f) **No impact.** The Project Site is not located in the vicinity of a private airstrip. No impact is identified, and no mitigation measures are recommended.
- g) **No impact.** The Proposed Project is not anticipated to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Adequate on-site access for emergency vehicles would be verified during the County's plan review processes. No impact is identified, and no mitigation measures are proposed.
- h) **No impact.** The Project Site is not located in a fire safety overlay as identified in Figure FH29B of the County's General Plan. The Project Site is located in an urbanized area and there are no adjacent wildlands or urban-wildland interfaces. No impact is identified and no mitigation measures are recommended.

IX. HYDROLOGY AND WATER QUALITY

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

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

SUBSTANTIATION: A Preliminary Drainage Study was prepared for this project by Thatcher Engineering and Associates, Inc. on November 2015. The project is not located in a Flood Hazard Overlay District or Flood Zone.

- a) **Less than significant.** The Proposed Project will utilize an on-site septic system that is subject to review and approval by the County of San Bernardino Division of Environmental Health Services and/or the Santa Ana Regional Water Quality Control Board for wastewater generated within the retail, office, parts/service/warehouse areas. In accordance with U.S. EPA regulations, the 79-bay truck repair area will not include floor drains or sinks as the facility operations will utilize “Dry Shop” BMPs that minimize the use of water to clean service bays. These BMPs require the use of absorbents and vacuums to pick up spills and drips, and dispose of these materials according to State guidelines and regulations. All used vehicle fluids will be collected in individual containers for proper off-site management. The activities in wash bay would be limited to standard truck washing for pre-delivery and wastewater generated from this area water will be directed through both an Old Castle 3-stage oil-water clarifier as well as a Contech Stormwater cartridge filter before entering the septic system. Utilization of this system is anticipated to ensure the Proposed Project will not violate any water quality standards or waste discharge requirements, and will have a less than significant impact on the environment and no mitigation measures are recommended.
- b) **No impact.** Under existing conditions the 14.13-acre Project Site is vacant and undeveloped with the exception of concrete slab remnants on the portion of the property previously developed with residential units. The proposed development of the site includes the construction of a 60,000 cubic-foot underground infiltration basin. Flows on the developed site would be directed to the southeast as they have been historically via proposed ribbon gutter and curb, and gutter around the proposed building. As determined by Thatcher Engineering & Associates, Inc. in their Preliminary Drainage Study (November 2015), the infiltration basin provides enough capacity for volumes in excess of the 100-year storm event. Therefore, development of the site is not expected to result in a net change to its infiltration capacity. No impact is identified and no mitigation measures are required.
- c) **No impact.** The Project Site currently drains from northeast to southwest at an approximate grade of 1.3%. The frontage along Cherry Avenue is currently improved with curb and gutter that directs flows to the south. The frontage along Randall Avenue is mostly unimproved with the exception of the frontage along APN 0231-021-48 which consists of curb and gutter. Flows from Randall Avenue are direct to the west along a flowline on the road shoulder and join the flows from Cherry Avenue. Flows from the intersection continue south to an existing channel that runs along the north side of the Interstate 10 freeway. From there flows continue westward to the San Sevaine Channel and eventually to the Santa Ana River. The Proposed Project is designed to capture all flows generated on-site in a 60,000 cubic-foot underground infiltration basin at the site’s southwest corner. Flows in excess of the 100-year storm event would be allowed to leave the site via an under-sidewalk drain to Randall Avenue and continue to flow as they have done historically. The Proposed Project would not alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on- or off-site. No impact is identified and no mitigation measures are recommended.

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- d) **No impact.** Development of the Proposed Project would not alter the existing drainage pattern of the site through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The Proposed Project includes the development of a 60,000 cubic-foot underground infiltration basin designed to capture flows generated on the Project Site. As determined by Thatcher Engineering & Associates, Inc. in their Preliminary Drainage Study (November 2015), the infiltration basin provides enough capacity for volumes in excess of the 100-year storm event. The study also determined that post-development flows leaving the site will be less than pre-development flows. Therefore, no impact related to on-site or off-site flooding is anticipated. No impact is identified and no mitigation measures are recommended.
- e) **No impact.** A Preliminary Drainage Study was prepared by Thatcher Engineering & Associates, Inc. (November 2015). The purpose of the study was to analyze the flows to and through the site, both pre-development and post-development, and to demonstrate that the post-development flows leaving the site will be less than pre-development flows. As demonstrated in the Preliminary Drainage Study the potential run-off volume associated with a 100-year event at the Project Site total 55,330 cubic feet; therefore, it is anticipated that all flows will be mitigated by an onsite underground infiltration basin that has been sized for water quality purposes, holding 60,000 cubic feet. In the case of back to back 100-year events, storm flows would be allowed to leave the site via an underground sidewalk drain near the Project Site's southwest corner. Development of the Proposed Project would not create or contribute runoff water which would exceed the capacity of the existing storm water drainage system because it is anticipated that all flows would be contained by the proposed underground infiltration basin. No impact is identified and no mitigation measures are recommended.
- f) **Less than significant.** Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. A less than significant impact is identified, and no mitigation measures are recommended.
- g) **No impact.** The Project Site is mapped within the "other flood area" (Zone X shaded) designation as identified in the Federal Emergency Management Agency Flood Insurance Rate Map Panel (Map Number 06071C8653H). "Other flood areas" are defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. The Project Site is not identified within a flood plain safety overlay district within the County's General Plan Hazards Overlay Map (FH29B). The Proposed Project is a commercial/industrial use; therefore, no impacts to housing from potential flooding are anticipated and no mitigation measures are recommended.
- h) **Less than significant impact.** The Project Site is mapped by the Federal Emergency Management Agency within the "other flood area" designation. The Proposed Project would build a 169,260 square foot building within an area identified to have a 0.2% annual chance flood, 1% annual chance flood with average depths of less than 1 foot, or with drainage areas less than 1 square mile. The project includes the construction of a 60,000 cubic-foot underground infiltration basin that has been sized for water quality purposes to capture all flows expected to be generated on the site from a 100-year event. Excess

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flows would be allowed to leave the site via an under-sidewalk drain near the site's southwest corner. Development of the proposed structure is not expected to impede or redirect flood flows, no mitigation measures are recommended.

- i) **No impact.** The Project Site is not located within a dam inundation area as identified in the County's General Plan Hazard Overlay Map (FH29B). No impact is identified and no mitigation measures are recommended.

- j) **No impact.** The Project Site is not located in a coastal area. No large bodies of water or water storage facilities exist within the area; therefore, impacts from a seiche and tsunami are not anticipated. No impact is identified, and no mitigation measures are recommended.

X. LAND USE AND PLANNING

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

SUBSTANTIATION:

- a) **No impact.** The Proposed Project is located in an area of unincorporated San Bernardino County within the City of Fontana Sphere of Influence that is developed with predominantly commercial and industrial uses. The Proposed Project is the development of a new truck sales dealership with associated service/repair bays and parts sales facility. The project is consistent with the surrounding industrial/commercial uses located to the north, east, and south. The Exotic Racing School Los Angeles is located to the east of the Project Site and the Auto Club Speedway is located to the west. The Proposed Project is consistent with the existing surrounding land uses and development of the Project would not result in land use conflicts that would divide an established community. No impact is identified and no mitigation measures are recommended.

- b) **Less than significant.** The Project Site has a land use designation of Special Development – Commercial in the County’s General Plan. The Special Development designation allows the intermixing of residential, commercial, and industrial land uses, provided that the review authority determines that there is a specific need for the special development standards. The “Commercial” suffix, indicates the focus of the particular Special Development zone. Section 82.06.040 of the County’s Development Code identifies auto and vehicle sales and rental, and vehicle services (major and minor maintenance and repair) as permitted uses within the Special Development – Commercial designation subject to a Minor Use Permit. The Proposed Project includes an application for a minor use permit. Subject to approval of the minor use permit, no conflicts with applicable land use plans or policies are expected to occur. No mitigation measures are recommended.

- c) **No impact.** The Project Site is not located within the planning areas of an adopted habitat conservation plan or natural community conservation plan as indicated in the County of San Bernardino General Plan. No impact is identified and no mitigation measures are required.

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XI. MINERAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) **Less than significant impact.** Gravel deposits in the alluvial fans of the San Bernardino County valley represent the most significant and widely spread mineral resource in the region. Aggregates are essential ingredients in construction materials such as concrete, plaster and mortar. Construction of the Proposed Project will demand aggregate resources. Steel, wood, and concrete will be required as part of the construction. These resources are commercially available in the southern California region without any constraint and no potential for adverse impacts to the natural resources base supporting these materials is forecast to occur over the foreseeable future. The project demand for mineral resources is less than significant due to the abundance of available local aggregate resources. A less than significant impact is identified, and no mitigation measures are recommended.
- b) **No impact.** As identified in the California Division of Mines and Geology Mineral Land Classification Map (Fontana Quadrangle, Special Report 143) the Project Site is not located within a delineated mineral resource zone. Development of the site would not result in the loss of availability of a locally important mineral resource recovery site delineated by the California Department of Conservation. No impact is identified and no mitigation measures are recommended.

XII. NOISE

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

SUBSTANTIATION: (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

a) **Less than significant impact.** The Project Site is not located within the Noise Hazard Overlay of the County’s General Plan as identified in Figure FH29B of the County’s General Plan. The Noise Hazard Overlay applies to areas where the Average Day-Night Sound Level (Ldn) is 65 decibels (65 dBA) or grater. Per the County’s Development Code acceptable noise at “Other Commercial” and “Industrial” land uses such as the Project Site range from 60 dB(A) to 70 dB(A) (83.01.080(c); exterior noise for areas of manufacturing, assembly, testing, warehousing, etc. may not exceed interior noise thresholds of 65dBA Ldn (83.01.080(h)). The proposed truck sales, service/repair, and parts sales dealership is consistent with the existing surrounding land uses and noise generation of the facility is not expected to be substantially different from existing ambient conditions. Additionally, there are no residential or other sensitive receptors in the immediate vicinity of the site that would be impacted. A less than significant impact is identified, and no mitigation measures are recommended.

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- b) **Less than significant impact.** Construction and post-construction activities of the Proposed Project would not require the use of equipment that would generate excessive ground borne vibration or ground-borne noise levels. Less than significant impacts are expected, and no mitigation measures are recommended.
- c) **Less than significant impact.** The Proposed Project is not expected to result in a permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The Proposed Project is the development of a new truck sales, service/repair, and parts sales dealership that is consistent with the existing surrounding land uses. There are no residential or other sensitive receptors in the immediate vicinity of the site that would be impacted. A less than significant impact is identified, and no mitigation measures are recommended.
- d) **Less than significant impact.** Temporary increases in noise, such as noise generated by construction activities are exempted for the County's Noise Ordinance in Section 83.01.080(g)(3) of the County's Development Code. Per Section 83.01.080(g)(3) of the County's Development Code "temporary construction, maintenance, repair, or demolition activities between 7:00 a.m. and 7:00 p.m. except Sundays and Federal holidays" are exempted from the regulations in chapter 83.01.080 of the Development Code. A less than significant impact is identified, and no mitigation measures are recommended.
- e) **No impact.** The Project Site is not within an airport safety review area as identified in the San Bernardino County General Plan – Hazard Overlay Map FH29B. No impact is identified and no mitigation measures are recommended.
- f) **No impact.** The Project Site is not located in the vicinity of a private airstrip. No impact is identified and no mitigation measures are recommended.

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XIII. POPULATION AND HOUSING

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

SUBSTANTIATION:

- a) **No impact.** The Proposed Project is located within an urbanized area developed with commercial and industrial land uses; the 14.13-acre Project Site is currently vacant and undeveloped. Implementation of the Proposed Project would not induce substantial population growth in the area; employees are anticipated to come from the local labor pool. No impact is identified and no mitigation measures are required.
- b) **No impact.** The Project Site is currently vacant and undeveloped. Implementation of the Proposed Project would not reduce the number of existing housing units or necessitate the construction of replacement housing elsewhere. No impact is identified and no mitigation measures are required.
- c) **No impact.** The Project Site is currently vacant and undeveloped. Implementation of the Proposed Project would not displace substantial numbers of people or necessitate the construction of replacement housing elsewhere. No impact is identified and no mitigation measures are required.

XIV. PUBLIC SERVICES

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

SUBSTANTIATION:

a) Fire Protection
Less than significant impact. The Project Site is located in the service area of the San Bernardino County Fire Department Division 1 (Valley). San Bernardino County Fire Station 73 is located approximately one mile north of the Project Site on Arrow Route, San Bernardino County Fire Station 72 is located approximately two miles southeast of the Project Site on San Bernardino Avenue. The Project Site is located in an urbanized area with development adjacent to the Project Site on all sides; it is not located within a fire safety overlay of the County’s General Plan. The proposed land uses are similar to existing surrounding development. The Proposed Project would comply with fire protection codes and regulations and implementation is not expected to result in substantial adverse physical impacts associated with the provision or new or physically altered fire service facilities. A less than significant impact is identified, and no mitigation measures are recommended.

Police Protection

Less than significant impact. The Project Site is located in the service area of the Fontana Station of the San Bernardino County Sheriff’s Department. The Fontana Station is located on the corner of Alder Avenue and Arrow Route, approximately five miles east of the Project Site. The Station is staffed by one secretary, five clerks, one motor pool assistant, one Sheriff’s Service Specialist, twenty-seven deputies, five detectives, seven sergeants, one lieutenant, and one captain. The Station services the County areas of Fontana, Bloomington, Rialto, Lytle Creek, Upland, Montclair, Ontario, Chino, and San Antonio Heights, and the Mt. Baldy wilderness. As such, working relationships are maintained with the surrounding agencies of Fontana Police, Rialto Police, Rancho Cucamonga Police, and the Riverside County Sheriff’s Department. The Auto Club Speedway, located on the west side of Cherry Avenue opposite the Project Site is identified as the major collateral responsibility of the Fontana Station. Large events at the Speedway create a larger than usual demand of manpower at the Fontana Station requiring supplemental staff from other Sheriff divisions. The Proposed Project is the development of a truck

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sales, service/repair, and parts sales Auto Club Speedway. The proposed land use is consistent with surrounding land uses in the vicinity and is not anticipated to significantly increase demand for police protection services. A less than significant impact is anticipated, and no mitigation measures are recommended.

Schools

Less than significant impact. The Proposed Project would not create a demand for public school services. Construction employees are anticipated to come from the local area and future employees (approximately 160) are expected to come from the local labor force. As such, the development itself would not generate any new school-aged children requiring public education. The Proposed Project is not expected to draw significant new residents to the region or indirectly generate additional school-aged children; thus, the Proposed Project would not result in the need to construct new school facilities or require physical alteration of existing facilities. No impact is identified and no mitigation measures are proposed.

Parks

No impact. The Proposed Project does not include any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreation facilities in the vicinity. Accordingly, implementation of the Proposed Project would not result in an increased use or substantial physical deterioration of an existing neighborhood or regional park. No impact is identified, and no mitigation measures are proposed.

Other Public Facilities

No impact. The Proposed Project is not expected to result in demand for other public facilities/services, such as libraries, community recreation centers, and/or animal shelters. Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Less than significant impacts are anticipated and no mitigation measures are recommended.

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XV. RECREATION

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

SUBSTANTIATION:

- a) **No impact.** Implementation of the Proposed Project does not include the development or residential or other land uses that would cause a substantial increase in the use of existing neighborhood and regional parks or other recreational facilities. Substantial physical deterioration of local recreational facilities is not anticipated as a result of the Proposed Project. No impact is identified, and no mitigation measures are recommended.

- b) **No impact.** The Proposed Project does not include recreation facilities or require the construction or expansion of recreation facilities, which might have an adverse physical effect on the environment. No impact is identified, and no mitigation measures are recommended.

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XVI. TRANSPORTATION/TRAFFIC

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION: The Proposed Project is subject to provisions of the Regional Transportation Development Mitigation Plan for the Fontana Subarea of the County of San Bernardino. As such, the Project Applicant is required to pay a fair-share contribution of regional congestions management program costs as required by the Congestion Management Program (CMP). A Traffic Impact Analysis (TIA) was prepared by Trames Solutions Inc. (February 2016); the findings are summarized herein:

- a) **Less than significant.** The TIA prepared by Trames Solutions was conducted in accordance with the San Bernardino County traffic study guidelines and is available at the County offices for review. Results of the TIA are summarized below: Traffic operations are quantified through the determination of "Level of Service" (LOS). Level of Service is a qualitative measure of traffic operating conditions, whereby a letter grade "A" through "F" is assigned to an infrastructure facility (intersection) representing progressively worsening traffic conditions. The County's General Plan establishes LOS D as the county-wide target along all County maintained intersections, road, and conventional state

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highways. Therefore LOS “E” or “F” is considered unacceptable and requires improvement measures if the Project causes significant impacts.

In general, the TIA study area included intersections of “Collector” or higher classification streets, with other “Collector” or higher classification streets, at which the Proposed Project could have a significant impact. The TIA study area included the following intersections:

	North/South	East/West
1.	Cherry Avenue	Merrill Avenue
2.	Chery Avenue	Randall Avenue
3.	Cherry Avenue	San Bernardino Avenue
4.	Cherry Avenue	Valley Blvd.
5.	Cherry Avenue	I-10 WB Ramp
6.	Cherry Avenue	I-10 EB Ramp
Future Intersections		
7.	W. Project Driveway	Randall Avenue
8.	E. Project Driveway	Randall Avenue

Overall, the Proposed Project is projected to generate a total of approximately 768 passenger car equivalents (PCEs) per day with 50 PCE’s per hour during the AM peak hour and 119 PCE’s per hour during the PM Peak hour.

As required by the County, the following conditions were analyzed:

- Existing (2016) Traffic
- Existing (2016) Plus Project
- Existing (2016) Plus Ambient Traffic
- Existing + Ambient + Project (EAP 2017)
- Existing + Ambient + Project + Cumulative (EAPC 2017).

Existing (2016) Traffic

With the exception of study area intersection No. 4 – Cherry Avenue/Valley Boulevard, which operates at LOS D during the afternoon peak hour, all study area intersections operate at LOS C or better.

Existing (2016) Plus Project

Trip generation rates for the Proposed Project were based on specific proposed operations. The Proposed Project is anticipated to generate traffic in five ways:

1. Employee traffic
2. Delivery traffic (incoming and outgoing shipments)
3. Truck traffic relating to service operations
4. Truck traffic relating to sales operations
5. Auto traffic relating to sales operations

The Study area intersections are projected to operate at acceptable level of service (LOS “D” or better) with the addition of project traffic during the peak hours with the existing geometry and traffic controls. The Proposed Project is projected to generate 50 PCE’s per hour during the AM peak hour and 119 PCEs per hour during the PM peak hour.

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Existing Plus Ambient

An ambient growth rate of 2% was used in the study to account for future traffic not attributed to the Proposed Project and other planned developments within the study area. The study area intersections are projected to continue to operate at acceptable level of service (LOS "D" or better) during the peak hours with the existing geometry and traffic controls.

Existing + Ambient + Project (EAP 2017)

The study area intersections are projected to continue to operate at acceptable level of service (LOS "D" or better) during the peak hours with the existing geometry and controls under the existing plus ambient plus project projected conditions.

Existing + Ambient + Project + Cumulative (EAPC 2017)

To assess existing plus ambient plus cumulative plus project traffic conditions, project traffic was combined with existing traffic, area-wide growth, and other future developments which are approved or being processed concurrently in the study area. One project, a high cube warehouse, was identified within the study area and included in the cumulative analysis. A total of approximately 474 PCEs with 32 PCEs per hour during the AM peak hour and 34 PCEs per hour during the PM peak hour are anticipated to result from the Proposed Project. Under the existing plus ambient plus project plus cumulative conditions, the study area intersections are projected to continue to operate at acceptable level of service (LOS "D" or better) during the peak hours with the existing geometry and traffic controls.

The Proposed Project is not projected to conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Additional traffic generated by the Project would have less than significant impacts and no mitigation measures are recommended.

- b) **Less than significant.** The TIA prepared by Trames Solutions Inc. did not identify any conflicts with applicable congestion management programs, including level of service standards and travel demand measures.
- c) **No impact.** The Project Site is not within an airport safety review area as identified in the San Bernardino County General Plan – Hazard Overlay Map FH29B. The Proposed Project is the construction and operation of a truck sales, service/repair, and parts sales dealership. The proposed improvements and use are consistent with the existing surrounding development. The Proposed Project would not have an impact on air traffic patterns; no mitigation measures are recommended.
- d) **Less than significant.** On-site circulation recommendations were included in the TIA for development of the Project Site access. Recommended on-site roadway improvements are subject to plan review by the County Traffic Engineer and would be conditions as part of the approval process. The following on-site improvements are recommended in the TIA:
- Provide stop sign control at the project driveways
 - On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.
 - Verify that minimum sight distance is provided at the project driveways.

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- e) **No impact.** Access to the Project Site will be available via Randall Avenue. Two driveways are proposed, the west project driveway is proposed approximately 150 feet west of the Cherry Avenue and Randall Avenue intersection; the east project driveway is proposed approximately 50 feet west of the eastern property boundary. The two driveways provide adequate emergency access to the site's interior circulation plan. No impact is identified and no mitigation measures are required.

- f) **No impact.** The Project Site is located in a commercial/industrial area and there are no bus stops, bike paths, or pedestrian trails in the immediate vicinity of the site. The Proposed Project would not conflict adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities because these facilities do not occur in the Project Site vicinity. No impact is identified, and no mitigation measures are required.

XVII. UTILITIES AND SERVICE SYSTEMS

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

SUBSTANTIATION:

- a) **Less than significant impact.** The Proposed Project will utilize an on-site septic system that is subject to review and approval by the County of San Bernardino Division of Environmental Health Services and/or the Santa Ana Regional Water Quality Control Board for wastewater generated within the retail, office, parts/service/warehouse areas. In accordance with U.S. EPA regulations, the 79-bay truck repair area will not include floor drains or sinks as the facility operations will utilize "Dry Shop" BMPs that minimize the use of water to clean service bays. These BMPs require the use of absorbents and vacuums to pick up spills and drips, and dispose of these materials according to State guidelines and regulations. All used vehicle fluids will be collected in individual containers for proper off-site management. The activities in wash bay would be limited to standard truck washing for pre-delivery and wastewater generated from this area water will be directed through both an Old Castle 3-stage oil-water clarifier as well as a Contech Stormwater cartridge filter before entering the septic system. Utilization of this system is anticipated to ensure the Proposed Project will not violate any water quality standards or waste discharge requirements, and will have a less than significant impact on the environment and no

mitigation measures are recommended. Issuance of the necessary septic system permits are considered ministerial in nature and are anticipated to result in less than significant impacts and no mitigation measures are recommended.

- b) **Less than significant impact.** Drought tolerant and native plant material will be used in the landscape design of the project. Drip irrigation will be used in all landscaped areas, and no turf or spray irrigation will be proposed. A smart irrigation timer will be provided that will adjust irrigation frequency and duration based on weather monitoring that will encourage root growth and drought tolerance of plant material and will suspend irrigation during rain events. Based upon fixture calculations, the Proposed Project is anticipated to require approximately 6.3 acre feet of water per year.

The Project Site is served by the Fontana Water Company. The Fontana Water Company produces water from wells in the Chino Basin, Lytle Basin, Rialto Basin, the No Man's Land Basin, and from surface water flow diverted from Lytle Creek. The Fontana Water Company also purchases untreated State Water Project water from the San Bernardino Valley Municipal Water District. Emergency interconnections are maintained with the Cucamonga Valley Water District's water distribution system to purchase water for limited emergency purposes, if a supply is available. The Fontana Water Company serves a population of more than 209,000 customers. Its service area covers approximately 52 square miles with 38 wells, 17 storage reservoirs, and 3.5 million feet of water distribution mains. The Project Site would be serviced by existing Fontana Water Company infrastructure and would not require construction of new water facilities.

Wastewater generated within the retail, office, parts/service/warehouse areas will be processed through an on-site septic system. In accordance with U.S. EPA regulations, the 79-bay truck repair area will not include floor drains or sinks as the facility operations will utilize "Dry Shop" BMPs that minimize the use of water to clean service bays. These BMPs require the use of absorbents and vacuums to pick up spills and drips, and dispose of these materials according to State guidelines and regulations. All used vehicle fluids will be collected in individual containers for proper off-site management. The activities in wash bay would be limited to standard truck washing for pre-delivery and wastewater generated from this area water will be directed through both an Old Castle 3-stage oil-water clarifier as well as a Contech Stormwater cartridge filter before entering the septic system. No new water or wastewater treatment facilities or expansion of existing facilities are anticipated to result from the Proposed Project and less than significant impacts are anticipated.

- c) **No impact.** Under existing conditions there are no storm drains along Randall Avenue or Cherry Avenue. The Project Site currently drains from northeast to southwest at an approximate grade of 1.3%. The frontage along Cherry Avenue is currently improved with curb and gutter that directs flows to the south. The frontage along Randall Avenue is mostly unimproved with the exception of the frontage along APN 0231-021-48 which consists of curb and gutter. Flows from Randall Avenue are direct to the west along a flowline on the shoulder and join the flows from Cherry Avenue. Flows from the intersection continue south to an existing channel that runs along the north side of the Interstate 10 freeway. From there flows continue westward to the San Sevaine Channel and eventually to the Santa Ana River. The Proposed Project is designed to capture flows generated on-site in a 60,000 cubic foot underground infiltration basin at the site's southwest corner. Flows in excess of 60,000 cf (in excess of a 100-year storm event) would be allowed to leave the site via an under-sidewalk drain to Randall Avenue and continue to flow as they have done so historically. The Proposed Project would not alter the existing drainage pattern of the site and would not require or result in the construction of new storm water

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drainage facilities which could cause significant environmental effects. No impact is identified and no mitigation measures are recommended.

- d) **Less than significant impact.** The Fontana Water Company water supply includes water produced from local groundwater basins, local surface water, and imported surface water; the main source of water is the Chino Basin. According to the Fontana Water Company 2010 Urban Water Management Plan Projected water demand for 2020 is 44,613 acre-feet (AF); projected supply under multiple dry years for 2020 range from 47,065 AF for a single dry year to 42,304 for multiple dry years (3 years).

California is currently experiencing a multi-year drought. To address the drought Gov. Jerry Brown ordered a 25% cut statewide in urban water use. Individual urban water districts have been ordered to reduce water consumption between 4% and 36%; the Fontana Water District was ordered to reduce consumption by 28% from the total water use in 2013. The Proposed Project's landscape plan utilizes drought tolerant and native plant material. Drip irrigation will be used in all landscaped areas, and no turf or spray irrigation is proposed. A smart irrigation timer will be provided that will adjust irrigation frequency and duration based on weather monitoring that will encourage root growth and drought tolerance of plant material and will suspend irrigation during rain events. In addition all water faucets, toilets, and other water outlets will comply with required drought restrictions/regulations. Based upon fixture calculations, the Proposed Project is anticipated to require approximately 6.3 acre feet of water per year. Less than significant impacts are anticipated.

- e) **No impact.** The Project Site is located more than ¼ mile from the nearest sewer main capable of servicing the Proposed Project and will be connected to sewer or require wastewater treatment; no mitigation measures are recommended.
- f) **Less than significant impact.** Solid waste disposal services for the unincorporated Fontana area are provided by Burrtec Waste Industries, a private company under franchise agreement with the County of San Bernardino. The City of Fontana General Plan identifies the Mid-Valley Landfill, located adjacent to the City of Fontana, in Rialto, as the primary solid waste depository for the area. The Mid-Valley Landfill is permitted to accept a maximum daily throughput of 7,500 tons/day and has a reported remaining capacity of 67,520,000 cubic yards (CalRecycle), with an estimated 17 years of remaining site-life. According to the most recent facility inspection report, peak tonnage for the reporting period was 4,207 tons on December 30, 2015 (CalRecycle, 1/13/2016). Based on the proposed land use, the Proposed Project is anticipated to generate 8.93 lbs per employs per day or 257 tons of solid waste per year thus, no significant impacts to landfill capacity are anticipated and no mitigation measures are recommended.
- g) **Less than significant impact.** The Proposed Project would be required to comply with the County of San Bernardino waste reduction programs, including recycling and other diversion programs to divert the amount of solid waste disposed in landfills. As such, the Project Applicant or Developer would be required to work with refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (CA Pub Res. Code § 42911), the Proposed Project is required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. Implementation of these programs would reduce the amount of solid waste generated by the Proposed Project and diverted to landfills, which in turn will aid in the extension

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of the life of affected disposal sites. The Proposed Project would comply with all applicable solid waste statutes and regulations; as such, impacts would be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

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

SUBSTANTIATION

- a) **Less than significant impact.** The Proposed Project does not have the potential to significantly degrade the overall quality of the region’s environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. There are no rare or endangered species or other species of plants or animals or habitat that would be significantly and negatively impacted by this project. There are no identified historic or prehistoric resources identified on this site. If any archaeological or paleontological resources are identified during construction of the project, the project is conditioned to halt construction activities in the area and contact a qualified archaeologist/paleontologist, or the County Coroner to properly record and/or remove for classification any such finds.
- b) **Less than significant impact.** The Proposed Project would not have impacts that are considered individually limited, but cumulatively considerable. The location of planned and/or foreseeable future projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses without generating any cumulatively significant impacts.
- c) **Less than significant impact.** The Proposed Project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as identified by the studies conducted for this project or identified by review of other sources or by other agencies.

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Only minor increases in traffic, air quality emissions and noise will be created by implementation of the Proposed Project. These 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 insure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.

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AQ-1 Prior to issuance of building permits, construction drawings shall indicate the types of architectural coatings proposed to be used in interior and exterior applications on the proposed buildings and verification that daily applications will conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings will not exceed the daily emission thresholds established by the South Coast Air Quality Management District. The performance standard may be met through use of low-volatile organic compound coatings (e.g. equivalent to 150 g/L of VOC), scheduling or other means that may be identified on the construction drawings. Construction drawing shall specify use of High-Volume, Low Pressure (HVLP) spray guns for application of coatings.

[Mitigation Measure III-1] Prior to Grading Permits/Planning

- a. The project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 1. The project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
 2. The project proponent shall ensure that all disturbed areas are treated to prevent erosion.
 3. The project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.
- b. Exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO_x and PM₁₀ levels in the area. Although the Proposed Project would not exceed SCAQMD thresholds during construction, the Project Applicant District will be required to implement the following conditions as required by SCAQMD:
 1. To reduce emissions, all equipment used in earthwork must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
 2. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
 3. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
 4. The operator shall comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

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Cultural Resources

CR-1 The following notes shall be included on the grading plan and in the grading contract: In the event that buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria.

[Mitigation Measure V-1] Prior to Grading Permits/Planning

- a. If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.
- b. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

CR-2 If human remains are encountered, State Health and Safety Code Section 7050.5 states that work shall stop immediately and that no further disturbance shall occur in the vicinity until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037 or (909) 387-2543.

[Mitigation Measure V-2] Prior to Grading Permits/Planning

Geology and Soils

G&S-1 All recommendations contained within the Geotechnical/Geologic Study prepared by Hilltop Geotechnical Inc., as approved by the County as part of the plan review process shall be incorporated prior to initiating ground disturbing activities.

[Mitigation Measure VI-1] Prior to Grading Permits/Planning

G&S-2 Prior to issuance of grading permits the Project Applicant shall complete all required soil percolation tests and obtain all necessary septic system permits from the County of San Bernardino Division of Environmental Health Services and/or the Santa Ana Regional Water Quality Control Board. If subsequent soil testing demonstrate that the soils are incapable of supporting a septic system, and/or the Project Applicant cannot obtain the necessary septic system permits and approvals, the Project shall be required to either extend sewer service to the Project Site or install septage holding tanks in accordance with County of San Bernardino Department of Environmental Health Services requirements.

[Mitigation Measure VI-1] Prior to Grading Permits/Planning

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Hazards and Hazardous Materials

HAZ-1 The Project Applicant as part of the land clearing activities shall ensure that no remnants of former septic systems identified as REC's remain on the Subject Site. If remnants are found, they shall be removed/remediated in accordance with the County of San Bernardino Public Health Department regulations.

[Mitigation Measure VIII-1] Prior to Grading Permits/Planning

Transportation / Traffic

TRANS XVI-1 The Proposed Project is subject to provisions of the Regional Transportation Development Mitigation Plan for the Fontana Subarea of the County of San Bernardino. As such, the Project Applicant is required to pay a fair-share contribution of regional congestions management program costs as required by the Congestion Management Program (CMP).

[Mitigation Measure XVI-1] Prior to Building Permit/County Traffic

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