



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOI) TO ADOPT
A NEGATIVE DECLARATION
FOR A VERIZON WIRELESS FACILITY

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Negative Declaration (IS/ND) that identify and evaluate the environmental impacts of the below-named Metro PCS wireless communication facility.

Project Title: WESTERN FREIGHT CARRIER, INC.
Project No.: P201200245/MUP
Project Location: SLOVER AVENUE, SOUTH SIDE, APPROXIMATELY 350 FEET EAST OF MULBERRY AVENUE; ASSESSOR PARCEL NUMBER: 0236-071-10
Project Description: MINOR USE PERMIT TO ESTABLISH A TRUCK TRANSFER AND FREIGHT FORWARDING FACILITY TO INCLUDE A NEW 3,328 SF OFFICE BUILDING (TO REPLACE THE EXISTING 1400 SF OFFICE—TO BE DEMOED), AN EXISTING 1,063 SF STORAGE BUILDING, AN EXISTING 2,200 SF METAL CANOPY, AND A NEW 1,600 SF METAL CANOPY ON 5 ACRES

Environmental Review and Public Comment: The Notice of Determination is available for review at: <http://cms.sbcounty.gov/lus/Planning/Environmental/NoticesDeterminations/Mountain.aspx> and the following locations:

San Bernardino Government Center
Clerk of the Board
385 N. Arrowhead Avenue, Second Floor
San Bernardino, CA 92415

The comment period on the Notice of Determination closes on **May 28, 2013 at 5:00 PM**. Please submit comments to oxso.shahriari@lus.sbcounty.gov or to:

Oxso Shahriari, Planner
County of San Bernardino
Land Use Services Department
Planning Division
15900 Smoke Tree Street, First Floor
Hesperia, CA 92345

Public Hearing: The Zoning Administrator will consider the project and the Notice of Exemption on **May 16, 2013, beginning at 9:00 AM** in the Yucca Room, at the 1ST floor of the San Bernardino Government Center, 385 N. Arrowhead Avenue, San Bernardino, CA.

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

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

PROJECT LABEL:

APNS:	0236-071-10
APPLICANT:	WESTERN FREIGHT CARRIER, INC.
PROPOSAL:	MINOR USE PERMIT TO ESTABLISH A TRUCK TRANSFER AND FREIGHT FORWARDING FACILITY TO INCLUDE A NEW 3,328 SF OFFICE BUILDING (TO REPLACE THE EXISTING 1400 SF OFFICE—TO BE DEMOED), AN EXISTING 1,063 SF STORAGE BUILDING, AN EXISTING 2,200 SF METAL CANOPY, AND A NEW 1,600 SF METAL CANOPY ON 5 ACRES
COMMUNITY:	FONTANA/2ND SUPERVISORIAL DISTRICT
LOCATION:	SLOVER AVENUE, SOUTH SIDE, APPROXIMATELY 350 FEET EAST OF MULBERRY AVENUE
PROJECT #:	P201200245
REP('S):	INDEPENDENT PROCESSING SERVICES
STAFF:	OXSO SHAHRIARI, PLANNER

USGS Quad: FONTANA

T, R, Section: T 1S R 6W Sec. 27 NW ¼

Thomas Bros.: 604-A7
Community: FONATANA

LUD: Community Industrial (IC)
Overlays: Airport Safety Review Area 3 (AR3)

PROJECT CONTACT INFORMATION:

Lead Agency: County of San Bernardino
Land Use Services Department –Planning Division
385 North Arrowhead Avenue; First Floor
San Bernardino, CA 92415-0182

Contact Person: Oxso Shahriari, Planner
Phone No: (909) 387-4180
E-mail: oshahriari@lUSD.sbcounty.gov
Fax No: (909) 387-3223

Project Sponsor: Independent Processing Services
5390 East 8TH Street
Long Beach, CA 90804
(562) 498-6048

PROJECT DESCRIPTION:

The proposed project is a Conditional Use Permit to authorize a truck transfer and freight forwarding facility on 5 acres. The facility consists of a new 3,328 SF office building (to replace the existing 1400 SF office to be demoed), an existing 1,063 SF storage building, an existing 2,200 SF metal canopy—covering a ground-level concrete dock, and a new 1,600 SF metal canopy on 5 acres. The balance of the 5-acre site is set aside for landscaping and parking requirements and trucking activities.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project is located on the south side of Slover Avenue, approximately 350 feet east of Mulberry Avenue, in the unincorporated area of County of San Bernardino, within the City of Fontana sphere of influence. The project site is zoned Community Industrial (IC). The project site is already developed and substantially altered by ongoing truck forwarding use. The project site is within Airport Safety Review Area (AR3) for which it will be properly conditioned through this land use review application.

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	OVERLAY DISTRICT
Site	Truck Transfer/Freight Forwarding Facility	Community Industrial (IC)	AR-3 (Ontario Airport)
North	Truck Trailer Storage & Repair	Regional Industrial (IR)	AR-3 (Ontario Airport)
South	Truck Transfer/Freight Forwarding Facility	Community Industrial (IC)	AR-3 (Ontario Airport)
East	Palette Yard	Community Industrial (IC)	AR-3 (Ontario Airport)
West	Truck Trailer Storage & Repair	Community Industrial (IC)	AR-3 (Ontario Airport)

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

Federal: None; State of California: Regional Water Quality Control Board, Fish and Wildlife; County of San Bernardino: Land Use Services – Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Special Districts, Public Works & County Fire. Local: None.

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on eighteen (18) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Signature (prepared by): G. So Shahriari, Planner

Date: 04/24/2013

Signature: Heidi Buron, Principal Planner

Date: 04/24/2013

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

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

- a) The project will not have a substantial adverse effect on a scenic vista because the site is not located on or near a scenic corridor. The project site is located among similarly zoned parcels that are uses for truck and wood pallet yards and other similar industrial uses. The project will be conditioned to provide appropriate landscaping to screen onsite activities from vehicular and pedestrian traffics. With the natural growth of evergreen shrubbery along all property lines over time to mitigate any potential visual impact on the surrounding properties. As a condition of approval, all the required landscaping components shall be kept in the thriving conditions throughout the life of the project, therefore no impact is anticipated and no mitigation measures are deemed necessary.
- b) The project will not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway because no such resources have been identified on the project site. The project is not located on or near a state scenic highway. There are no rock outcroppings or historic buildings on the site, therefore no impact is anticipated in this area of concern and no mitigation measures are deemed necessary.
- c) The proposed project does not have the potential to substantially degrade the existing visual character or quality of the site and its surroundings because the project will be conditioned to provide adequate landscaping and screening to minimize any potential impact to the surroundings. Therefore no impact is anticipated in this area and no mitigation measures are deemed necessary.
- d) The proposed project's onsite lighting will be designed in accordance with standards defined in the County Development Code to shield away all light sources from the surrounding properties. Therefore no impact is anticipated in this area of concern and no mitigation measures are deemed necessary.

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

II. AGRICULTURE AND FOREST RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project, and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

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

- II a) The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance on the maps prepared, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, proposed development will not negate any agricultural uses on the site.
- II b) The proposed project does not conflict with existing zoning for agricultural use or a Williamson Act contract because the subject property is not zoned for agricultural use.
- II c) The project does not 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)) because the project is not identified as forest or timberland resources. Therefore no potential for such rezoning or conversion of the resources exists due to this development.
- II d) The proposed use does not result in the loss of forestland or conversion of forestland to non-forest use because the project site is not identified as forestland.
- II e) The proposed use does not 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 forestland to non-forest use because the project site does not meet the definitions of farmland or forestland.

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

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

SUBSTANTIATION (Discuss conformity with the Mojave Desert Air Quality Management Plan, if applicable):

- III a) The project will not conflict with or obstruct implementation of the South Coast Air Quality Management Plan, because the proposed uses do not exceed the established air quality thresholds. An Air Quality Impact and Human Health Risk Analysis has been prepared by Cadence Environmental Consultants which finds that the operation of the Western Freight Carrier would not conflict with or obstruct implementation of the Air Quality Management Plan (AQMP). The study also finds that traffic increase will be consistent with the proposed use and similar uses as they will not exceed the mass daily thresholds of significance recommended by SCAQMD. Therefore, no significant impact is anticipated and no mitigation measure is deemed necessary.
- III b) The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use does not exceed thresholds of concern as established by the District. However, Air Quality Dust Control Plan, Construction Plan, and Coating Restriction Plan shall be required as conditions of approval to limit fugitive dust and regulate construction activities. The project site is mostly asphalted and with addition of the required landscaping, little or no wind-blown dust or particulate matter will be present on site or leave the site. The equipment proposed for this project is deemed incapable of generating long term criteria pollutants, therefore no mitigation measures are deemed necessary.

- III c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed uses do not exceed established thresholds of concern. The equipment proposed for this project does not generate criteria pollutants and the minimal energy consumption of the project clearly will not approach the threshold of potentially significant Greenhouse Gas (GHG) emissions. Therefore no impact is anticipated and no mitigation measures are deemed necessary.
- III d) The project will not expose sensitive receptors to substantial pollutant concentrations, because there are no identified concentrations of substantial pollutants and the project is not located within ¼ mile of a use considered a sensitive receptor.
- III e) The project will not create odors affecting a substantial number of people because there are no identified potential uses that will result in the production of objectionable odors.

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

IV. BIOLOGICAL RESOURCES - Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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):

- IV a) This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, because possible impact to the biological resources is deemed minimal due to the site's considerable prior disturbance—due to the ongoing trucking operation—and road improvements in the immediate vicinity.

- IV b) This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service because no such biological resources, riparian habitat or sensitive natural community are identified on site. The project site is deemed substantially disturbed due to the ongoing trucking operation and road improvements in the immediate vicinity.
- IV c) This project will not 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 because the project is not located within an identified protected wetland. Therefore no adverse impact is anticipated in this area of concern and no mitigation measures are deemed necessary.
- IV d) This project will not 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, because the substantial prior disturbance of the site—due to the ongoing trucking operations—and infrastructure improvements in the immediate vicinity have rendered any potential adverse impact less than significant.
- IV e) This project will not conflict with any local policies or ordinances protecting biological resources because the proposed project site has been substantially disturbed due to ongoing trucking operations. Therefore no adverse impact is anticipated in this area of concern and no mitigation measures are deemed necessary.
- IV f) This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan because no such plan has been identified on this project site.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
V. CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

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

- V a) This project will not cause a substantial adverse change in the significance of a historical resource, because there are no such resources identified on or in the vicinity of the project. To further reduce the potential for impacts, a precautionary condition of approval shall be added to the project conditions of approval that requires the developer to contact the County Museum for determination of appropriate excavation and recovery actions, if any finds are made during project grading and construction.
- V b) This project will not cause a substantial adverse change to an archaeological resource, because there are no such resources identified in the vicinity of the project. To further reduce the potential for impacts, a precautionary condition of approval shall be added to the project conditions of approval that requires the developer to contact the County Museum for determination of appropriate excavation and recovery actions, if any finds are made during project grading and construction.
- V c) This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because there are no such resources identified in the vicinity of the project. To further reduce the potential for impacts, a precautionary condition of approval shall be added to the project conditions of approval that requires the developer to contact the County Museum for determination of appropriate excavation and recovery actions, if any finds are made during project grading and construction.
- V d) This project will not disturb any human remains, including those interred outside of formal cemeteries, because there are no such burial grounds that have been identified in the vicinity of the project. If any human remains are discovered, during grading and construction of this project, the developer is required to contact the County Coroner and County Museum for determination of appropriate excavation and recovery actions; and a Native American representative, if the remains are determined to be of Native American origin.

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- VI a) (i-iv) The project will not 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, ii) strong seismic ground shaking, iii) Seismic-related ground failure, including liquefaction or iv) Landslides, because there are no such geologic hazards identified in the immediate vicinity of the project site. The project and its existing and/or proposed structures shall be reviewed and are conditioned by County Building & Safety Division to ensure they meet California Building Code including substantial compliance with appropriate seismic standards.
- VI b) The project will not result in substantial soil erosion or the loss of topsoil because the scope of construction activities proposed will not require further substantial disturbance of the site.
- VI c) The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
- VI d) The project site is not located in an area that has been identified as having the potential for expansive soils; therefore it will not create substantial risks to life or property.
- VI e) The proposed development will not have wastewater disposal needs; therefore no significant impact is anticipated.

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

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

SUBSTANTIATION

VII a, b) Operational emissions of the proposed project would not exceed criteria or GHG emissions thresholds as determined by Cadence Environmental Consultants who has prepared an Air Quality Impact and Human Health Risk Analysis in 2012. The study analyses six major criteria pollutants, Ozone by-product gases—Volatile Organic Compounds (VOC), and Oxides (NOx), Carbone Monoxide (CO), Sulfur Dioxide (So₂), Respirable Particulate Matter (PM₁₀), and Fine Particulate Matter PM_{2.5}. The study finds that the project’s mass daily emissions of these pollutants will not have a significant impact on the environment.

The study continues to state: “The 2007 AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clean air to the region, and to minimize the impact of pollution control on the economy. Projects that are considered to be consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, project, uses, and activities that are consistent with the applicable assumption used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD’s recommended daily emissions thresholds. The study states: “The Western Freight Carrier facility is located at a property planned and zoned for industrial uses. It is not a use that generates greater activity than planned for by the County of San Bernardino and considered in the assumptions of the AQMP. Therefore, the facility would not conflict with the AQMP and, as such, would not jeopardize attainment of state and national ambient air quality standards in the Basin. This would be less than significant impact.

On December 6, 2011, the San Bernardino County Board of Supervisors adopted the County Greenhouse Gas (GHG) Emissions Reduction Plan. The project must adhere with the standard requirements contained within the GHG Emissions Reduction Plan. The above-referenced study has determined that the proposed facility is unlikely to impede on the State’s ability to meet the reduction targets of AB32. Therefore, any impact in this area of concern will be less than significant.

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

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

SUBSTANTIATION

- VII a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because the use proposed is not anticipated to involve such activities. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, and in some instances, to additional land use review.
- VII b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- VII c) The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, because the project does not propose the use of hazardous materials and all existing and proposed schools are more than one-quarter mile away from the project site. If such uses are proposed in the future on this site, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review.
- VII d) The project site is not included on a list of hazardous materials sites.
- VII e) The project site is located 4.96 miles east of the Ontario Airport which is subject to Los Angeles/Ontario International Airport Land Use Compatibility Plan. The project site is within Airport Safety Review Area 3 (AR3). County Development Code subsection 82.09.060(f) requires that an Avigation Easement be granted to the Ontario Airport and recorded before the issuance of a building permit for uses established within an AR1, AR2, or AR3 to ensure that the proposed project will not result in a safety hazard for people residing or working in the project area. A copy of the recorded easement shall be forwarded to the County and the affected airport prior to issuance of Building Permits. With these standards met, no significant impact is anticipated, therefore, no mitigation measures are deemed necessary.
- VII f) The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VII g) The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from Slover Avenue.
- VII h) The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because the proposed trucking facility and its associated structures shall be reviewed by County Fire for approval. Therefore, no adverse impact is anticipated and no mitigation measures are deemed necessary.

VIII. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- VIII a) The project will not violate any water quality standards or waste discharge requirements, because the proposed mechanism of provision of water and discharge systems shall be reviewed by County EHS to ensure compliance with both water quality and waste discharge requirements
- VIII b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project proponent is required to provide EHS with documentation that substantiates water availability, of acceptable quality, to serve the development, therefore no mitigation measures are required.
- VIII c) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site because only minimal grading is associated with project; and there are no rivers or streams on site.
- VII d) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site because no river or stream has been identified on the project site. A Water Quality Management Plan shall be reviewed by County Public Works Drainage Section to ensure surface runoff will either be entirely handled on site, or that the overflow will not impede on surrounding properties and or road infrastructure.
- VIII e) The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff because a Water Quality Management Plan dated 11/02/2010 has been reviewed by County Public Works Drainage Section to ensure surface runoff will either be entirely handled on site, or that the overflow will not impede on surrounding properties or stormwater drainage infrastructure.
- VIII f) The project will not otherwise substantially degrade water quality, because appropriate measures for water quality protection and erosion control have been required.
- VIII g) The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map because the project is not within an area with determined flood hazard and it does not involve residential housing development.
- VIII h) The project will not place within a 100-year flood hazard area structures that would impede or redirect flood flows because the project site is not identified by the County Public Works to be within a 100-year flood hazard area.
- VIII i) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation.
- VIII j) The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the project site in the path of any potential mudflow.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- IX a) The project will not physically divide an established community, because the project is a logical and orderly extension of the planned land uses, therefore no mitigation measures are deemed necessary.
- IX b) The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because the project is consistent with all applicable land use policies and regulations of the County Code and General Plan.
- IX c) The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

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

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

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

- X a) The project will not 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 because there are no identified important mineral resources on the project site.
- X b) The project will not 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, because there are no identified locally important mineral resources on the project site.

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

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

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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):

XI a-c) The proposed project will not include uses that will exceed San Bernardino County Noise Standards and those of County Development Code. The “developer” as defined in the Conditions of Approval will be required to ensure that the noise generated by the trucks visiting the site, and the associate groundborne noise, shall not exceed County Noise Standards. The project site and the proposed use is surrounded by similar Community Industrial uses to the north, east and west, however, the project is not expected to exceed County noise standards for commercial properties. Therefore, no significant impact is anticipated in this area and no mitigation measures are deemed necessary.

XI d) The project may generate substantial temporary or periodic increase in ambient noise levels above levels existing without the project due to construction activities which may include excavations, grading, and building erection/modification on the project site. As a Condition of Approval, a Noise Reduction condition shall be required to reduce the impact of these temporary construction activities, therefore, impacts in this area of concern is deemed less than significant.

XI e) The project site is located 4.25 miles east of the Ontario Airport which is subject to Los Angeles/Ontario International Airport Land Use Compatibility Plan. The development within this area is governed by LA/Ontario ALUCP which finds this type of development acceptable provided that a detailed analysis of the noise reduction requirements is made available; and that needed noise insulation features are included in the project design and construction. The project does not include housing or any employee quarters onsite. Therefore, the project would not expose people residing or working in the project area to excessive noise levels. The project site is within Airport Safety Review Area 3 (AR3). County Development Code subsection 82.09.060 (f) requires that an Avigation Easement be granted to the Ontario Airport and recorded before the issuance of a building permit for uses established within an AR1, AR2, or AR3 to ensure that the proposed project will not result in a safety hazard for people residing or working in the project area. A copy of the recorded easement shall be forwarded to the County and the affected airport prior to issuance of Building Permits. With these standards met, no significant impact is anticipated, therefore, no mitigation measures are deemed necessary.

XI f) The project is not within the vicinity of a private airstrip.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorpor.	Less than Significant	No Impact
XII. POPULATION AND HOUSING - Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

- XII a) The project will not induce population growth in the area either directly or indirectly because the project is not proposing any new residential development and will make use of the existing roads and infrastructure, therefore, no significant impact is anticipated.
- XII b) The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing because the project does not propose demolition of any existing housing to necessitate the construction of replacement housing.
- XII c) The proposed use will not displace substantial numbers of people because the project uses does not proposes to displace any number of people. The project site does not include any existing housing and has been used for an ongoing trucking use, therefore will not necessitate replacement housing.

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

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

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

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

XIII a) The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities because the proposed development is expected to contribute to overall business tax revenues to provide a source of funding for such governmental facilities and public services which is deemed sufficient to offset any demand increases by this project. Therefore, no significant impact is anticipated and no mitigation measures are deemed necessary.

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

XIV. RECREATION

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

SUBSTANTIATION

- XIV a) This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because of the project does not involve residential development and will not cause impacts associated with an increase in populations.
- XIV b) This project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment because the proposed development will not result in an increased demand for recreational facilities, therefore no mitigation measures are deemed necessary.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No impact
XV. TRANSPORTATION/TRAFFIC - Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- XV a-b) The proposed project will not cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system, i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections, because County Traffic Division has reviewed the project and it is in support to the proposal. The Traffic Division has commented that the projects falls within the Regional Transportation Facilities Mitigation Plan for the Fontana Subarea; and that the project will be conditioned to pay all necessary fees based on the applicable rates at the time of application for a building permit.
- XV c) The project will not 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, because the appropriate regional transportation fees shall be assessed to address any such impact. There are no anticipated notable impacts on air traffic volumes by passengers or freight generated by the proposed use and no new air traffic facilities are proposed.
- XV d) The project will not substantially increase hazards due to a design feature or incompatible uses, because the project site is adjacent to Slover Avenue which provides adequate physical access with appropriate sight distance and properly controlled intersections.

- XV e) The project will not result in inadequate emergency access, because the project will be conditioned to provide adequate access points, designed to accommodate emergency vehicles, therefore no mitigation measures are deemed necessary.
- XV f) The project will not result in inadequate parking capacity, because the project provides adequate number of parking spaces, therefore, no significant impact is anticipated and no mitigation measures are deemed necessary.
- XV g) The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because the scope and nature of the proposed project will not add any substantial transportation needs and/or burden to the existing infrastructure, therefore, no impact is anticipated and no mitigation measures are deemed necessary.

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

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

SUBSTANTIATION

- XVI a) The proposed project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board as determined by County Public Health – Environmental Health Services (EHS); therefore any impact will be less than significant in this area.
- XVI b) The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities because the project will be served by an existing water provider, Fontana Water Company. Method of sewage disposal shall be an EHS approved onsite wastewater treatment system; therefore any impact in this area will be less than significant.

- XVI c) The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects because the project will use the existing storm water and drainage infrastructure, therefore no significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI d) The proposed project will have sufficient water supplies available to serve its operation from existing entitlements and resources the project will not require any water use because an establish water purveyor, Fontana Water Company, will serve the project's water needs.
- XVI e) The proposed project's wastewater treatment system shall be reviewed for approval by County EHS. Therefore onsite handling of wastewater shall be continually monitored, therefore no impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI f) The proposed project's solid waste disposal needs shall be serviced by an approved solid waste facility in conformance with the San Bernardino County Code Chapter 8, Section 33.0830, subject to County Solid Waste Management Division's review and approval, therefore no impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI g) The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste. The proposed project's solid waste disposal needs shall be serviced by an approved solid waste facility in conformance with the San Bernardino County Code Chapter 8, Section 33.0830, subject to County Solid Waste Management Division's review and approval, therefore no impact is anticipated in this area and no mitigation measures are deemed necessary.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input 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

XVII a) The project will not have the potential to significantly degrade the overall quality of the region’s environment or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory because any possible impact to the biological resources is deemed minimal due to the site’s considerable prior disturbance, construction of the existing infrastructure and local road improvements in the immediate vicinity. Therefore, no potentially adverse biological impact is anticipated.

Operational emissions of the proposed project would not exceed criteria or GHG emissions thresholds as determined by Cadence Environmental Consultants who has prepared an Air Quality Impact and Human Health Risk Analysis in 2012. The study analyses six major criteria pollutants, Ozone by-product gases—Volatile Organic Compounds (VOC), and Oxides (NOx), Carbone Monoxide (CO), Sulfur Dioxide (So₂), Respirable Particulate Matter (PM₁₀), and Fine Particulate Matter PM_{2.5}. The study finds that the project’s mass daily emissions of these pollutants will not have a significant impact on the environment.

The study continues to state: “The 2007 AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clean air to the region, and to minimize the impact of pollution control on the economy. Projects that are considered to be consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, project, uses, and activities that are consistent with the applicable assumption used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD’s recommended daily emissions thresholds. The study states: “The Western Freight

Carrier facility is located at a property planned and zoned for industrial uses. It is not a use that generates greater activity than planned for by the County of San Bernardino and considered in the assumptions of the AQMP. Therefore, the facility would not conflict with the AQMP and, as such, would not jeopardize attainment of state and national ambient air quality standards in the Basin. This would be less than significant impact.

On December 6, 2011, the San Bernardino County Board of Supervisors adopted the County Greenhouse Gas (GHG) Emissions Reduction Plan. The project must adhere with the standard requirements contained within the GHG Emissions Reduction Plan. The above-referenced study has determined that the proposed facility is unlikely to impede on the State's ability to meet the reduction targets of AB32. Therefore, any impact in this area of concern will be less than significant.

Additionally, there are no identified historic or prehistoric resources identified on this site. If any archaeological or paleontological resources are identified during land disturbance and/or project construction, the project is conditioned to stop and identify appropriate authorities, which will properly record and/or remove for classification any such finds.

- XVII b) The project does not have impacts that are individually limited, but cumulatively considerable. The other project sites in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites are capable of absorbing such uses without generating any cumulatively significant impacts.
- XVII c) The project will not have other environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of the design of the proposed project. The project will be conditioned to ensure that all potential impacts will be less than significant.

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

XVIII. MITIGATION MEASURES

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

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

MM# Mitigation Measures

NONE

GENERAL REFERENCES

- Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)
- California Department of Water Resources Bulletin #118 (Critical Regional Aquifers), 1975
- CEQA Guidelines, Appendix G
- California Standard Specifications, July 1992
- County Museum Archaeological Information Center
- County of San Bernardino Development Code, 1998
- County of San Bernardino General Plan, adopted 1989, revised 1998
- County of San Bernardino Hazard Overlay Map FH 27
- County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998
- County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995
- County of San Bernardino, June 2004, *San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance*.
- County of San Bernardino Road Planning and Design Standards
- Environmental Impact Report, San Bernardino County General Plan, 1989
- Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map
- South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993

PROJECT SPECIFIC STUDIES:

AIR QUALITY IMPACT AND HUMAN HEALTH RISK ANALYSIS FOR THE WESTERN FREIGHT CARRIER FACILITY IN SAN BERNARDINO COUNTY; CADENCE ENVIRONMENTAL CONSULTANTS; JUNE 15, 2012

PRELIMINARY WATER QUALITY MANAGEMENT PLAN FOR WESTERN FREIGHT CARRIERS; ENCOMPASS ASSOCIATES, INC. JANUARY 22, 2013