Planning Commission Staff Report

Land Use Services Department
Planning Division

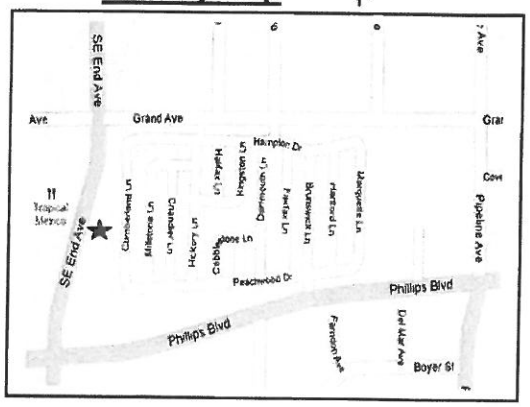
HEARING DATE: February 23, 2012

AGENDA ITEM NO: 3

Project Description

APN: **1013-011-03-0000**
Applicant: SAGER, GARY
Community: ONTARIO/4TH SUPERVISORIAL DISTRICT
Location: EAST END AVENUE, EAST SIDE; APPROX. 380' ft. NORTH OF PHILLIPS COURT
Project No: **P200900357**/CUP
Staff: RON RILEY
Rep: SAME AS APPLICANT
Proposal: CONDITIONAL USE PERMIT TO ESTABLISH A CONTRACTORS STORAGE YARD, TO INCLUDE A 1,650 SQ. FT. RESIDENTIAL OFFICE CONVERSION AND A 360 SQ. FT. GARAGE ON .57 ACRE

Vicinity Map N



70 Hearing Notices Sent On: February 10, 2012
P.C. Field Inspection Date: February 1, 2012

Report Prepared By: Ron Riley, Planner
By: Commissioner: Elizabeth Rider

SITE DESCRIPTION

Parcel Size: .34 Acre Terrain: Generally Flat with 0% to 5% slope to south

Vegetation: Planted Landscaping

Existing Land Use: Contractor's Storage Yard

Designation: IC (Community Industrial) Overlay District: None

SURROUNDING LAND DESCRIPTION

AREA	EXISTING LAND USE	LAND USE/OVERLAY DISTRICT	OVERLAY DISTRICT
North	Contractors Storage Yard	Community Industrial (IC)	None
East	Mobile-Home Park	Single Residential (RS)	None
South	Contractors Storage Yard	Community Industrial (IC)	None
West	Boat Storage Facility	Industrial/ City of Pomona	None

	AGENCY	COMMENT
City of Sphere of Influence/MAC/CAP:	City of Montclair	Conditional
Water Service:	Monte Vista Water District	Existing
Septic/Sewer Service:	Subsurface Disposal Systems	Existing

STAFF RECOMMENDATION: APPROVE the Conditional Use Permit to establish a contractor's storage yard, including a 1,650 sq. ft. residential office conversion and a 360 sq. ft. garage on .57 acre, subject to conditions of approval.

In accordance with the Development Code, the Planning Commission's action may be appealed to the County Board of Supervisors

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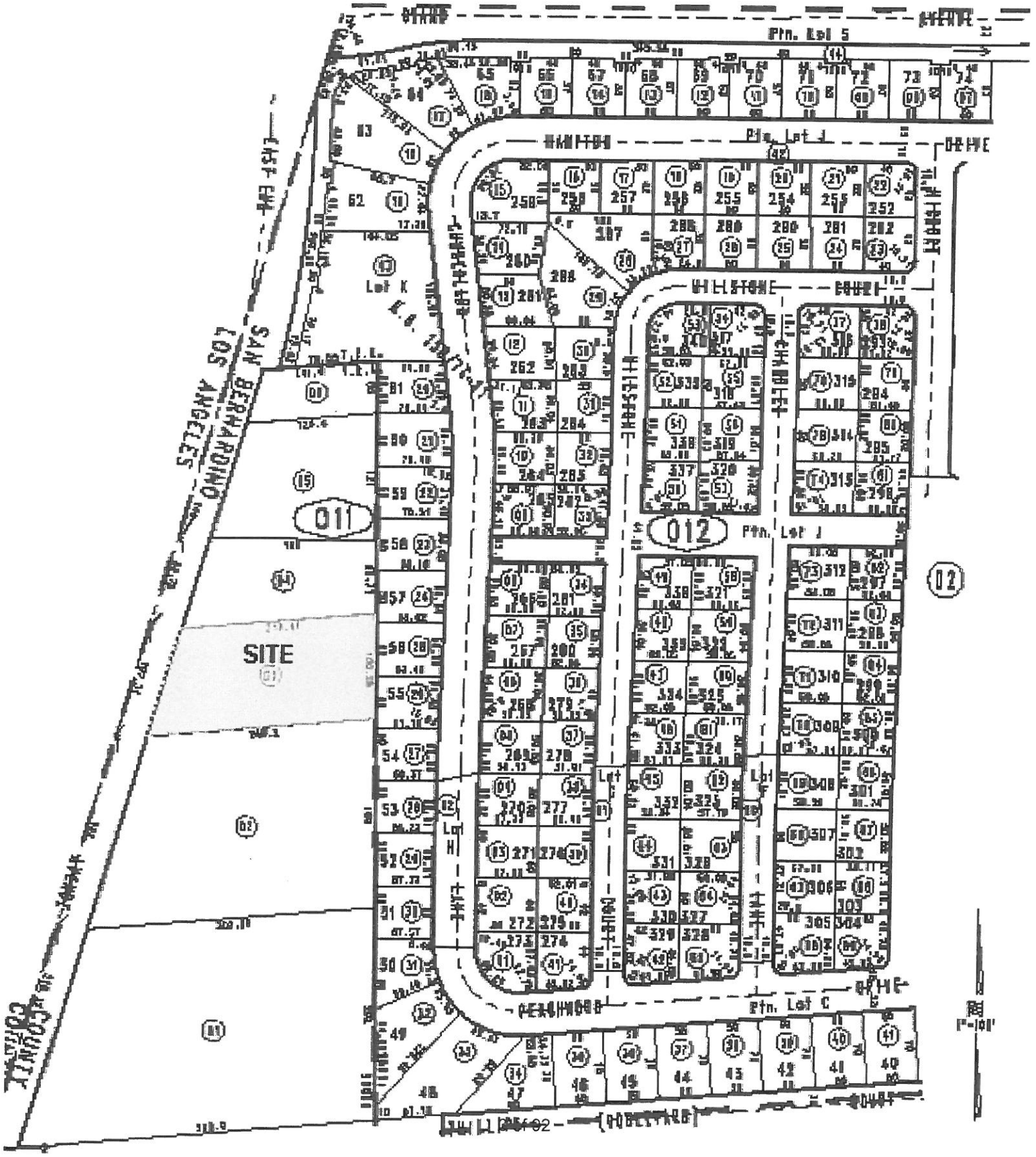
Assessor's Parcel Map



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OFFICAL LAND USE DISTRICT MAP

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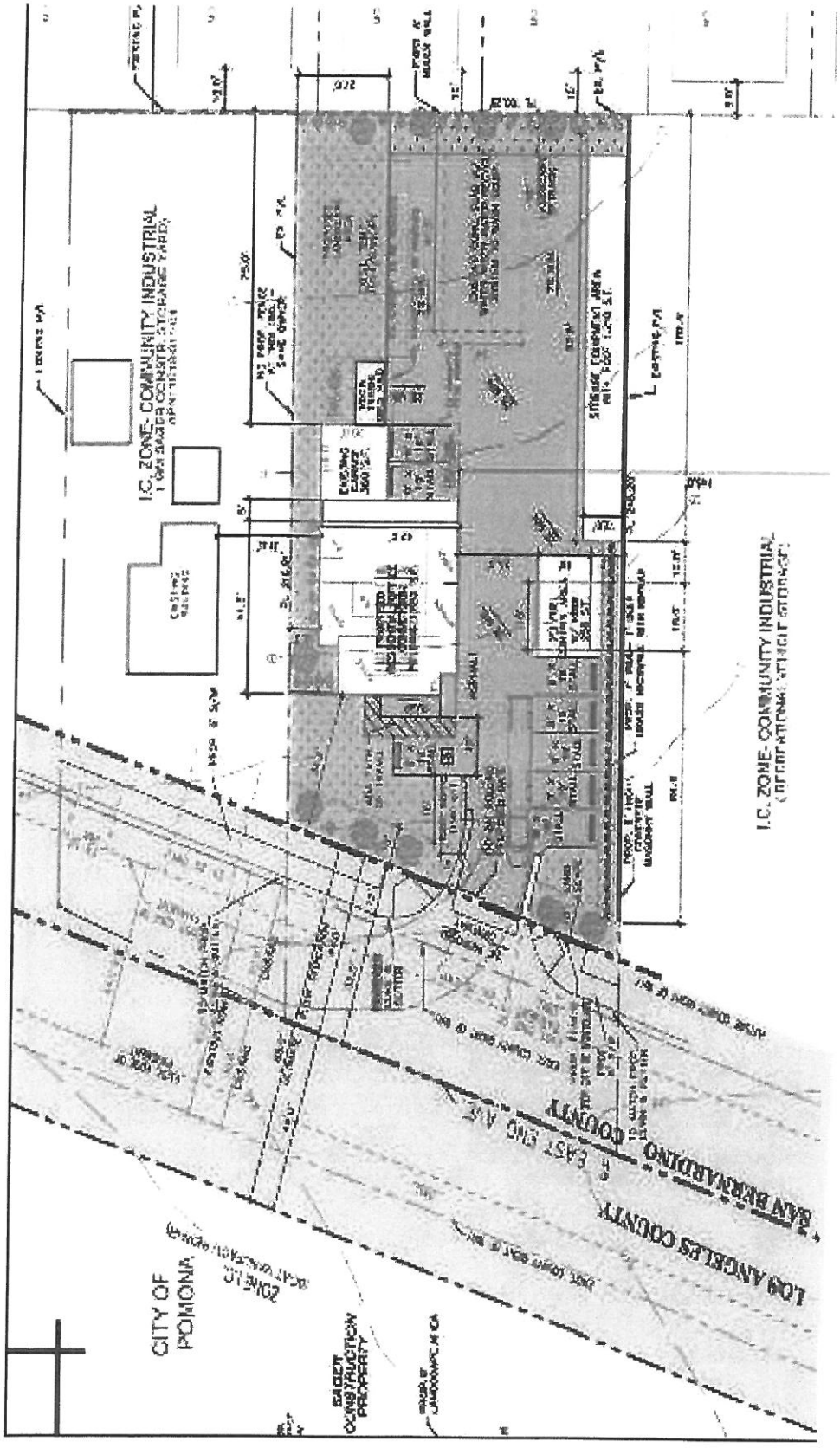
Site Plan


I.C. ZONE- COMMUNITY INDUSTRIAL
I.C. ZONE- COMMUNITY INDUSTRIAL
CITY OF POMONA
LOS ANGELES COUNTY
SAN BERNARDINO COUNTY
EAST END AVE

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VICINITY MAP

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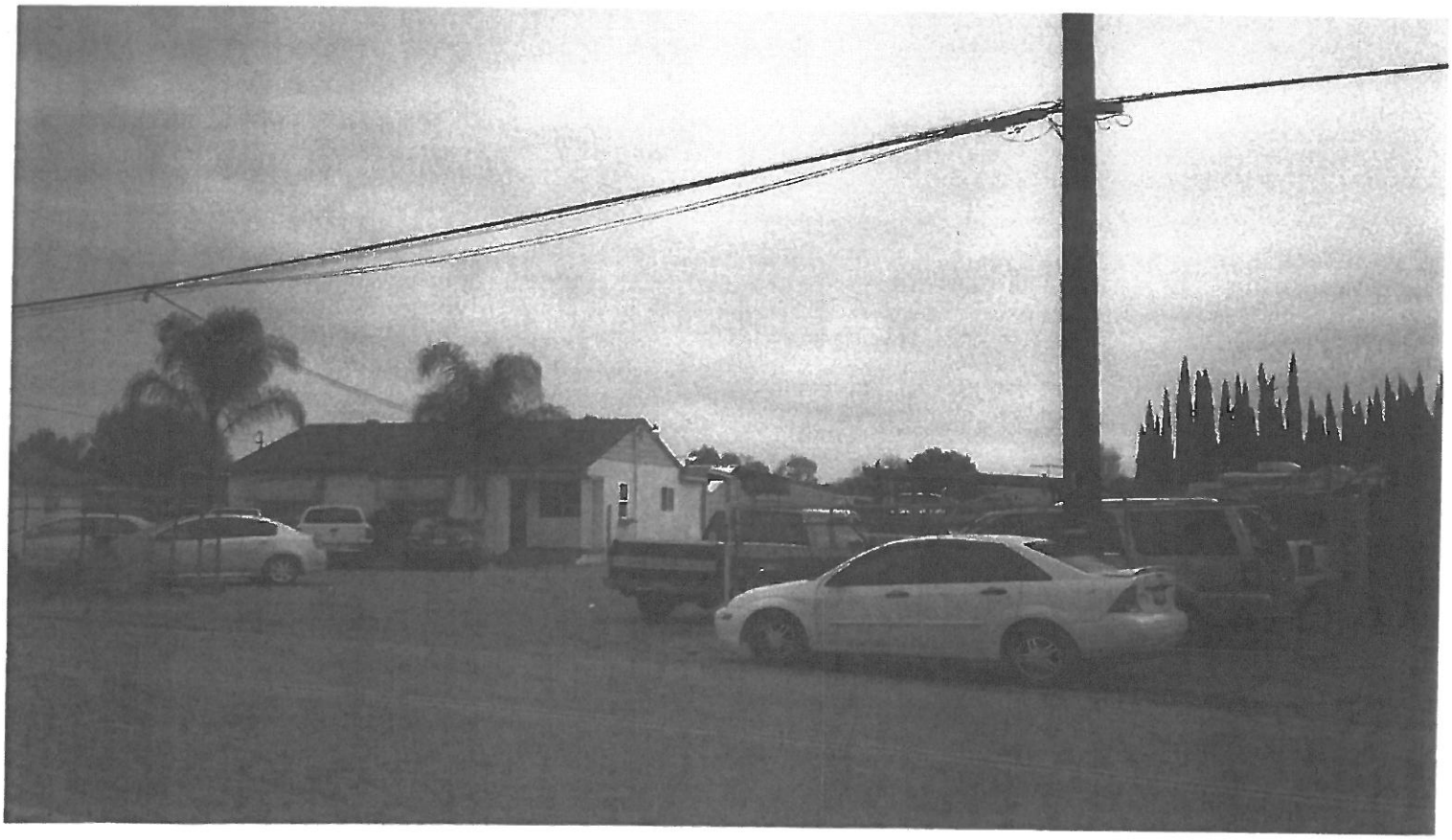
Sager (2) P200900357; APN: 1013-011-03

1. **View of project site entrance and adjacent project site entrance to the north.**



2. **View of the project site residential/office conversion and frontage parking.**

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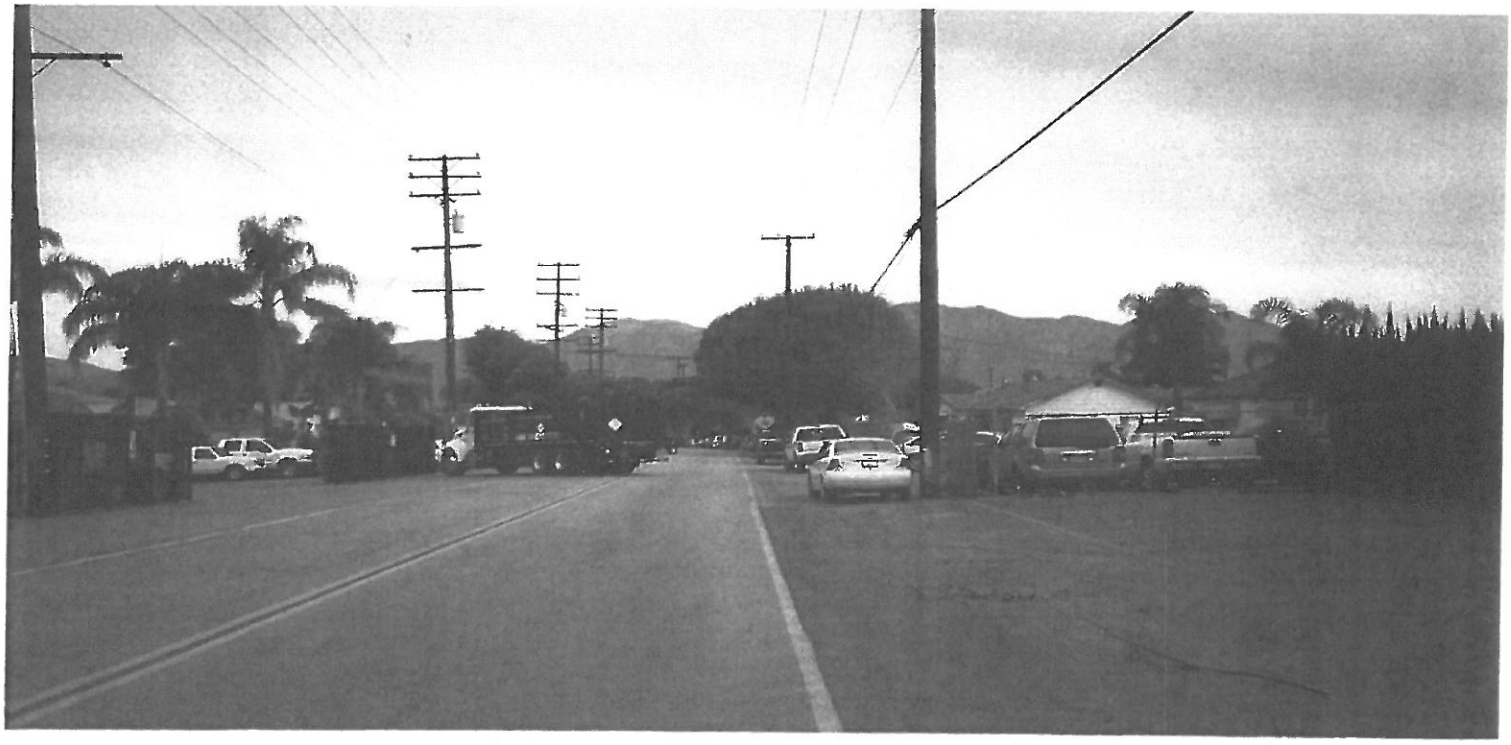
3. View of the primary driveway entrance to the project site.



4. View of the project site frontage to the right and typical streetscape on the opposite side.

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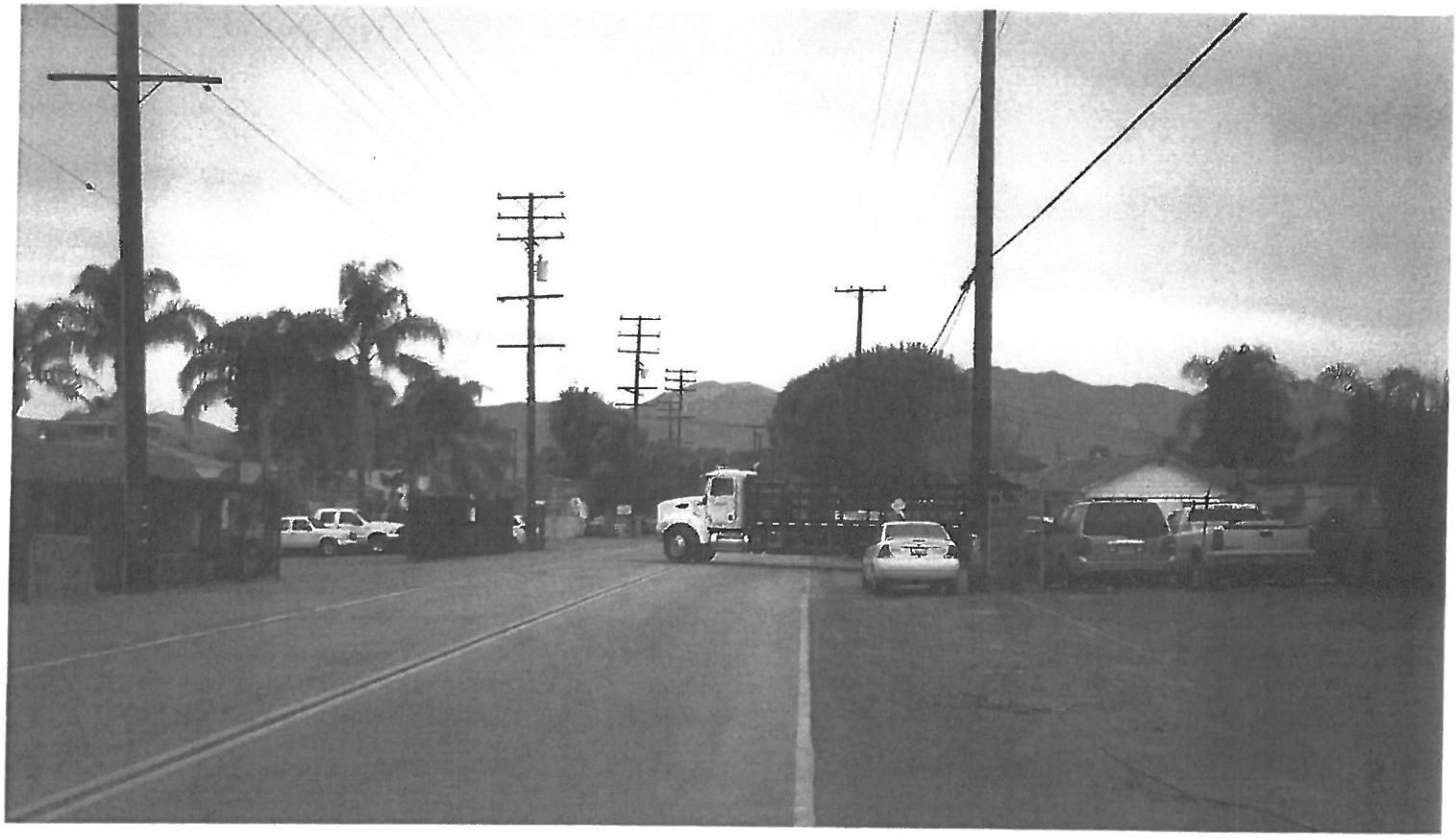

5. View of typical backing into the project site from the road right-of-way.

6. View of adjoining property frontage to the south showing setback and sceening. No road improvemements.

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BACKGROUND:

The proposed Conditional Use Permit ("Project") is to establish a contractor's storage yard to include a 1,650 sq. ft. residential/office conversion and a 360 sq. ft. garage on .57 acre. The Project site is located in the Fourth Supervisorial District on the east side of East End Avenue, approximately 380 feet north of Phillips Boulevard within the City of Montclair's ("City") Sphere of Influence. This Project site is located adjacent and south of a similar contractor's yard proposal by the same applicant. The Applicant chose to file separate applications on each parcel for internal financial reasons. The Project site is currently developed and fully operating. However, a Code Enforcement action is pending because the operation was established without the appropriate land use approval as required by the County. The applicant is requesting the Planning Commission's approval of this proposal to bring the Project into compliance. The enforcement actions have been held in abeyance pending this application.

ANALYSIS: CONDITIONAL USE PERMIT

Land Use Compatibility. The proposed contractor's storage yard is consistent with the County General Plan. This use can be permitted in the Community Industrial (IC) Land Use District in which the site is located, subject to the approval of a Conditional Use Permit. The proposed use will be consistent and compatible with other existing and permitted uses along this corridor of East End Avenue. The Project has been designed in conformance with County Development Code standards. The property was originally developed with an older residential use. As the current Project operations and use exceed the size and limits of the site, the developer will be required to reduce the number of vehicles and amount of equipment and material storage on site to meet and maintain the development standards as identified on the proposed plot plan.

This Project site is operated as a general engineering construction company that provides work in paving, concrete and grading. They have been utilizing the Project site to park construction equipment, trucks and employee automobiles. The office staff consists of 4 to 5 employees and 20-25 field staff on a daily basis, between this site and their other site to the north. The trucks and equipment leave the yard in the early morning and return at the end of the work day. The normal business hours are from 6:30 a.m. to 4:30 p.m. Monday through Saturday. The applicant states that they have been operating at this location for over 20 years. If the Project is approved, it will allow this business to continue, but with reduced operation to bring it into compliance with County Development Code Standards for improvements and on-going operations. The operations conducted on this Project site are substantially the same as those conducted on the adjoining project site to the north. Each of the two adjoining sites is proposed to provide the required parking and improvements that allow each site to operate independent of the other, and a landscape strip will physically separate the sites.

Traffic. Access into the site is proposed by one driveway entrance/exit on East End Avenue. A Traffic Report was prepared for the Project by Kunzman Associates, (11/24/2010) which concluded that the proposed Project will not generate traffic exceeding peak hour level of service standards for the roadway network as established by the County Road Planning and Design Standards. The County Public Works Department/Traffic Division reviewed the Traffic Report and the potential traffic impacts of the Project, and determined that the Project will not have any significant impact on the current level of service to the intersections and roadways in the area. However, due to the potential

cumulative contribution to the local and regional traffic, the Traffic Division determined that the Project is subject to the Regional Transportation Facilities Fee Plan for the Montclair Subarea, and the Developer will be required to deposit a mitigation fee prior to issuance of any building permits for the Project.

Public Input. No letters in opposition to the Project notice have been received. One property owner to the east expressed concern about the need for block wall screening and buffering along the east boundary of the site. The final Project plot plan reflects the County Development Code requirement for a minimum 6-ft. high block wall and 10-ft. wide landscape buffer area between the Project site and the adjacent residential land use district and uses along the east boundary of the site

City Sphere. The Project site is located within the sphere of influence of the City. The City has responded to the Project notice requesting a list of specific design considerations be included in the Project design and conditions of approval. The City's design requests are reflected in the revised Project plot plan and in the recommended conditions of approval. The City's concerns are listed as follows along with Staff's responses:

1. The proposed operation utilizes the property as one site and should be merged.
   Response: The merger issue was discussed with the applicant during the application submittal and the applicant stated a need to file separate applications and maintain a separate operation on each parcel. The site plans were revised accordingly.

2. The property should be cleaned up so parking, striping, and organized parking can be conducted on site.
   Response: The applicant has agreed to comply, and the conditions of approval will reinforce these requirements.

3. The Project should complete public improvements to the road right-of-way, besides the dedication of property for roadway expansion.
   Response: The Project is condition to install full road improvements (curb, gutter, and sidewalk).

4. The street frontage area should be landscaped and the existing parking should be removed from any front setback area.
   Response: The Project plot plan reflects landscaping along the front, sides and rear of the Project site. No parking is proposed in the front setback area.

5. Chain link fencing should not be allowed along the property frontage, and any new fences or walls should meet applicable setback and height requirements.
   Response: The existing chain link fencing along the property frontage is required to be removed and replaced with a combination wrought iron and pilaster fencing in conformance with Development Code standards for industrial developments.

6. A Water Quality Management Plan (WQMP) and a Storm Water Pollution Prevention Plan (SWPPP) should be required for the Project due to the nature of the business.
   Response: A WQMP has been required for the Project in the conditions of approval. A SWPPP was not required because no new construction or grading is proposed.

7. The plot plans for the two adjoining projects should be drawn at the same scale 1:10.
   Response: Both plot plans have been revised and drawn at the same scale for clarity.

8. Plans for public improvements need to be better presented. There are two telephone poles with high voltage power lines along the frontage of the property that my need to be undergrounded.
   Response: The required road improvements plans will clearly identify the location and disposition of existing power poles, and will provide for protection in place, undergrounding, or relocation, in accordance with standard requirements.

9. The site plan needs to be expanded further to show how the new street improvements will match up with existing conditions on either side of the Project site.
   Response: There are no existing road improvements installed on either side along this stretch of the road. The subject Project will set the standard and alignment for future improvements yet to come on other properties along this corridor. The road improvement plans required for review and approval by the County Land Development Division will provide for transitional improvements, as needed.

10. The City does not support the placement of a wall or fence directly on the front property line as shown on the plot plan, and that a landscape area on the outside area of the wall should be required. If the Project does not meet the minimum front setback, a variance should be required.
    Response: The County Development Code does provide for the location of fencing along the front property line for industrial uses. Due to the size and width of the property and the location of the existing structures, it would be difficult for the applicant to meet extensive landscaping requirements along the street frontage and still meet minimum on-site parking requirements. A Variance is being recommended for approval on this Project.

11. There is no existing curb or gutter to match any were in the immediate vicinity, and the extent and detail of improvements for the Project is not apparent for the City to ensure that it will be done appropriately with the right improvements and landscape setbacks.
    Response: The submittal of road improvement plans that will clearly identify the extent and detail of the improvements has been required in the conditions of approval. The plans will be reviewed by County Public Works Engineering to ensure that the proper improvements are installed. The submittal of landscape and irrigation plans has been required in the conditions of approval to ensure that the appropriate landscaping is installed as identified on the plot plan for the Project.

12. The ultimate 104 ft. wide street width seems extreme and it is questionable whether this is a realistic goal for the street. Less right-of-way would allow more area to be devoted to landscaping. Will on-street parking now be allowed?
    Response: The County's Master Plan of Highways has designated East End as a Major Highway (104 ft. width) that is not likely to change in the near future. The County Development Code requires all business to provide adequate on-site parking.

13. The Montclair Fire Department requires a minimum 24 ft. width for each vehicular gated access, emergency access needs to be approved by the fire department, and will the fences be electronically or manually operated?
Response: Minimum 24 ft. wide driveway access has been provided on the plot plan and in the conditions of approval for two way access. The Project is conditioned under the jurisdiction of the City Fire Department and subject to the regulatory requirements of the fire department including requirements for emergency access. The applicant has stated that the access gates to the Project site will be manually operated.

Environmental Review. The Initial Environmental Study prepared for the Project concludes that the proposed use with mitigation measures will not have a significant effect on the environment and a Mitigated Negative Declaration is recommended. This determination represents the independent judgment of County Planning. The Project site has been previously disturbed and developed, and the proposed Project is an infill development within a long standing urban industrial area. Mitigation Measures relating to potential nuisance noise, glare, air quality and traffic impacts, are included in the Conditions of Approval. Therefore, if the Project is approved, a Mitigated Negative Declaration is recommended.

RECOMMENDATION: That the Planning Commission:

A) **ADOPT** the Mitigated Negative Declaration and find that the Initial Study has been completed in compliance with CEQA, that it has been reviewed and considered prior to approving the Project, and that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of the County of San Bernardino;

B) **APPROVE** the Conditional Use Permit to establish a contractor's storage yard, to utilize a 1,650 sq. ft. residential office conversion and a 360 sq. ft. garage on .57 acre, subject to Conditions of Approval as contained in the staff report;

C) **ADOPT** the Findings as contained in the staff report; and

D) **FILE** a Notice of Determination.

ATTACHMENTS:

EXHIBIT A: Findings
EXHIBIT B: Conditions of Approval
EXHIBIT C: Initial Environmental Study

EXHIBIT A

FINDINGS

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FINDINGS: Conditional Use Permit

(1) The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other development requirements pertaining to the application, because the site plan has been designed, reviewed and conditioned to properly accommodate these requirements.

(2) The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use, because it is accessed by and fronts onto East End Avenue which is a County maintained roadway. Full road improvements will be required along the street frontage.

(3) The proposed use will not have a substantial adverse effect on abutting property, or the allowed use of the abutting property, which means that the use will not generate excessive noise, traffic, vibration, or other disturbance that exceeds the ambient noise level in the area. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems, because the abutting properties are allowed similar use and the design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities within the existing constraints of the fully developed property. No new structures are proposed. The Community Industrial uses on the project site and along East End Avenue predate the mobile home park adjoining the east boundary of the project site. Further, a minimum 6 ft. high block wall and 10 ft. wide landscaped area is required along the east property boundary (as required by the County Development Code) to help buffer and reduce any potential impacts to the adjacent residential district and uses.

(4) The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the General Plan and any applicable community or specific plan, because the project is consistent with the development standards specified for the Community Industrial (IC) land use/zoning district in which it is located and the County Development Code Standards.

(5) The proposed use and manner of development are consistent with the goals, policies and performance standards of the applicable Greenhouse Gas (GHG). Plan, because the project will not exceed threshold limits and will implement performance standards that will further reduce GHG emissions that may be generated by the project.

(6) There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development without significantly lowering service levels, because water is available from the Monte Vista Water District, and sewage disposal can be provided by existing or new septic tank systems certified by a licensed professional. The County Traffic has determined that all impacts to circulation can be appropriately mitigated with payment of the required Traffic Mitigation Fee.

(7) The lawful conditions stated in the approval are deemed reasonable and necessary to protect the public health, safety, and general welfare.

(8) The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities based on the existing site development. No new structures are proposed.

(9) An Initial Study, in compliance with the California Environmental Quality Act (CEQA) has been completed for the project that determined the proposal would not have any adverse impacts on the environment that could not be mitigated. The County exercised its independent judgment in making this determination.

EXHIBIT B

CONDITIONS OF APPROVAL

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CONDITIONS OF APPROVAL

Conditional Use Permit

Gary M Sager (APN: 1013-011-03)

GENERAL REQUIREMENTS

Conditions of Operation and Procedures

Land Use Services/Planning (909) 387-8311

1. Project Approval Description. This Conditional Use Permit (CUP) is approved to be constructed and operated in compliance with the San Bernardino County Code (SBCC), the following conditions of approval, the approved site plan and any other required and approved reports and/or displays (e.g. elevations). This project is approved to establish a contractor's storage yard with a front setback variance to include a 1,650 sq. ft. residence/office conversion and a 360 sq. ft. garage on .57 acre. The existing contractor's storage yard use currently in operation shall comply with all conditions of approval and is subject to the signed agreement and time schedule submitted by the developer;
   a) Project signs shall comply with SBCC Chapter 83.13.
   b) Project landscaping shall comply with SBCC Chapter 83.10
   c) Project parking and internal access shall comply with SBCC Chapter 83.11. There are 6 parking spaces required and 5 are proposed. Parking is approved to serve the needs of the described approved land use.
   d) The number of project employees in these buildings is limited to the same number of passenger vehicle parking spaces that are available to employee parking minus those necessary for company vehicles.
   e) Project construction shall comply with all applicable construction codes including the California Building Codes (CBC) and Uniform Fire Code (UFC).

   The 'developer' shall provide a copy of the approved Conditions of Approval and site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these conditions of approval as continuous use requirements. Project Site APN: 1013-011-03; Project Number 200900357.

2. Project Location. The project site is located on the east side of East End Avenue., approximately 380 ft. north of Phillips Boulevard. The project site is located within the City of Montclair's Sphere of Influence and in the 4th Supervisorial District.

3. Zoning Standards/IC. The project site is located in the Valley Region and in the Community Industrial (IC) General Plan/Zoning District. The project site is not located within any Overlay District. Among the Valley Region IC development standards are:
   - Minimum Yards: Front: 25 feet, Side-Street: 25 feet;
     Interior Side-Interior 10 feet on one side and 0 feet other side, Rear 0 feet
   - Maximum building height shall be one seventy-five (75) feet.
   - Maximum lot coverage shall be eighty five percent (85%) of net lot area. Approved project lot coverage is 85% of net area.
   - Minimum landscaping coverage shall be 1,000 sq. ft. (15% of net lot area). Approved project landscaping is 4,629 sq. ft., which is 20% of net area.

- All new/existing above-ground utilities shall be placed underground. [Additional Industrial Building Standards are listed in SBCC 82.06.060.]

4. Revisions. Any proposed change to the approved use/activity on the site (e.g. from contractor's yard to manufacturing); or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to structures building locations, elevations, signs, parking allocation, landscaping, lighting, allowable number of occupants, (clients/employees); or a proposed change in the conditions of approval, including operational restrictions from those shown either on the approved site plan and/or in the conditions of approval shall require that an additional land use application (e.g. Revision to an approved Action) be approved by the County. The 'developer' shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)

5. Continuous Effect/Revocation. All of the conditions of this project are continuously in effect throughout the operative life of the project for the use approved. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.

6. Expiration/CUP. This project permit approval shall expire and become void if it is not "exercised" within ONE year of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either the permittee has commenced actual construction or alteration under a validly issued building permit, or commenced the approved land use activities on the project site upon compliance with the conditions of approval, for those portions of the project not requiring a building permit. (SBCC §86.06.060)

   Occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:

   a) Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
   b) The land use is determined by the County to be abandoned or non-conforming.
   c) The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

   PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The "Developer" is responsible to initiate any Extension of Time application.

7. Extension of Time/CUP. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years (total) beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date.

   Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)

8. Developer' Defined. The term "developer" as used in these conditions of approval for this project and for any development of this project site, includes all of the following: the applicant, the property owner and any lessee, tenant or sub-tenant, operator and/or any other agent or other interested party of the subject project and/or project site and/or any heir or any other successor in interest in the project site or project land use by sale or by lease of all or of a portion of the project site or project land uses and/or any other right given to conduct any land use in any or all of the project structures or any area on the project site.

9. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

   Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

   The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

10. NOD/MND/CDFG Fees. The California Environmental Quality Act (CEQA) requires that an environmental determination be prepared for this project. County staff completed an environmental initial study for this project and properly circulated it for review. This study represents the independent judgment of the County acting as lead agency for the project. The project will not have a significant adverse impact on the environment with the implementation of all the required conditions of approval and mitigation measures. A Mitigated Negative Declaration (MND) will be issued indicating that all identified impacts were found to be mitigated below a level of significance. A Notice of Determination (NOD) of this finding is required to be filed with a fee (currently $50). The California Department of Fish and Game (CDFG) requires that an additional fee (currently $2,101.50) be paid with the NOD filing, unless CDFG issues a determination of "No Biological Effect". The combined fee ($2,151.50) is required to be paid to the Clerk of the Board with the NOD filing. The project approval does not become effective, until these fees are paid and the filing is posted.

11. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.

12. Project Account. The Job Costing System (JCS) account number is P200900357. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works and County Counsel). Upon notice, the 'developer' shall deposit additional funds to maintain or return the account to a positive balance. The 'developer' is responsible for all expenses charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of $3,000.00 shall be in the project account at the time of project approval and the initiation of the Condition Compliance Review. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and/or operation of each approved use in each approved structure or land use activity area. There shall be sufficient funds ($1000.00) remaining in the account to properly fund file closure and any other required post-occupancy compliance review and inspection requirements (e.g. landscape performance).

13. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through County Planning in accordance with the directions stated in the approval letter. County Planning shall release their holds on each phase of development by providing to County Building and Safety the following:
    a) Grading Permits – a copy of the signed CCRF for grading/land disturbance and two "red" stamped and signed approved copies of the grading plans.
    b) Building Permits – a copy of the signed CCRF for building permits and three "red" stamped and signed approved copies of the final approved site plan.
    c) Final Inspection – a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by County Planning.
    d) Tenant Occupancy – a copy of the signed CCRF for tenant occupancy of each respective building, after an on-site compliance inspection by County Planning.

14. Additional Permits. The "developer" is responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:
    a) FEDERAL: NONE
    b) STATE: Regional Water Quality Control Board, South Coast Air Quality Management District, State Fish and Game, Cal-Trans, State Fire Marshall
    c) COUNTY: Land Use Services-Building and Safety/Code Enforcement, County Fire; Public Health-Environmental Health Services, Public Works, AND
    d) LOCAL: LAFCO, Special Districts (Street Lighting and franchise), the Monte Vista Water District, and City of Montclair.

15. Continuous Maintenance. The project property owner/developer shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees/clients) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
    a) Annual maintenance and repair inspections shall be conducted for all structures, fencing/walls, walks, parking lots, driveways, and signs to assure proper structural, electrical and mechanical safety and a properly operating irrigation system.
    b) Graffiti and debris shall be removed immediately with weekly maintenance.
    c) Landscaping shall be maintained in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. Any required fuel modification zone shall be maintained annually to insure on-going protection from wildland fire.

d) Erosion control measures shall be maintained to reduce water runoff, siltation, and promote slope stability.
e) Architectural controls shall be enforced to maintain compatibility of theme, materials, unfaded colors, building mass, size and height.
f) External Storage, loading, recycling and trash storage areas shall be kept neat and orderly and fully screened from public view. Industrial/Commercial outside storage shall be fully screened from public view and shall not exceed the height of screening walls.
g) Metal Storage Containers are NOT allowed in loading areas or other areas unless specifically approved by this or subsequent land use approvals. Allowed containers shall be fully screened from public view by landscaping or other means. This approval does allow limited use of storage containers.
h) Screening shall be visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) and allowed metal storage containers shall be screened from public view.
i) Signage. All on-site signs, including posted area signs (e.g. "No Trespassing") shall be maintained in a clean readable condition at all times. All graffiti and vandalism shall be removed and repaired on a regular weekly basis. Signs on the site shall be of the size and general location as shown on the approved site plan or an approved sign plan. Internally illuminated signs shall not be permitted.
j) Parking/Drives. All on-site circulation requirements shall be continually maintained in a safe, clearly defined, un-faded and legible manner (e.g. not obstructed by vegetation or graffiti), as identified on the approved site plan. All parking stalls shall be clearly striped with painted double lines (each line shall be (9) inches from the center of the stall sideline). Arrows shall be painted on drives to indicate direction of traffic flow. This includes all travel surfaces (sidewalks, drives, speed humps), all traffic markings and directional signs (e.g. stop signs and pedestrian crossings), parking spaces (e.g. carpool), and all "blue-striped" disabled access spaces and paths of travel. Any modification to parking and access layout from the approved site plan requires prior approval from County Planning in coordination with County Fire and Public Works.
k) Fire Lanes as required by the Fire Department, including the painted red "No Parking" designations, and "Fire Lane" designations shall be clearly defined and shall be maintained in good condition at all times.

16. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration and the disposal of liquid waste. In addition to these, none of the following shall be perceptible without instruments at any point outside the project boundaries at adjoining property lines:
a) Odors: No offensive or objectionable odor
b) Emissions: No emission of dirt, dust, fly ash, and other forms of particulate matter.

c) Smoke: No smoke from any project source shall be emitted of a greater density than that described in No. 2 on the Ringelmann Chart (as published currently by the United States Bureau of Mines)
d) Radiation: No dangerous amount of radioactive emissions.
e) Toxic Gases: No emission of toxic, noxious or corrosive fumes of gases.
f) Glare: No intense glare that is not effectively screened from view at any point outside the project boundary.

17. *Lighting. The design and location of lighting fixtures shall confine the area illumination to the site boundaries and minimize impacts night sky views from surrounding properties. On-site lighting shall be fully shielded, diffused, or directed in a manner to avoid glare to adjacent properties and roadways. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All lighting shall be limited to that necessary for maintenance activities and security purposes. The glare from any luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting.* (Mitigation Measure I-1)

18. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public right of ways & private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with height/location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.

19. Underground Utilities. There shall be no new above ground power or communication lines extended to the site. All new utilities shall be placed underground in a manner which avoids disturbing any existing/natural vegetation or the site appearance.

20. Operational Security. Implementation of operational security measures for commercial and industrial uses is highly recommended to include video surveillance and security patrols during non-business hours. The installation of exterior security lighting for all public areas in compliance with any night sky regulations is encouraged. This will assist in crime prevention and detection.

21. Access. The access points to the facilities shall remain unobstructed at all times, except a driveway access gate, which may be closed after normal working hours.

22. Truck Repair/ Washing Operations. All minor repair operations shall be conducted within an enclosed structure. No truck/vehicle washing/drainage system is proposed nor approved for this project site.

23. Traffic Obstructions. Backing out of the project site onto the road right-of-way and backing into the project site from the road right-of-way shall be prohibited for potential accident safety and to prevent and eliminate further obstructions and/or delays in traffic flow along the major highway (East End Avenue).

24. *AQ - Operational Mitigation. The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementation of State Regulations such as AB1493 (Pavley I and II) that will reduce emissions from the employees' automobiles and light duty trucks, anticipated to come into effect prior to 2020, Executive Order S-1-07 (Low Carbon Fuel Standard) and submitting documentation of compliance.*

The developer letter shall further state that the proposed project shall comply with all applicable regulations promulgated to meet the State's AB-32 goals and regulations adopted by the California Air Resources Board (i.e. the tire pressure program, low rolling resistance tire, low friction engine oils, goods movement efficiency measures, heavy duty vehicle aerodynamic efficiency, and medium and heavy duty vehicle hybridization). [Mitigation Measure III-2] General Requirements/Planning

Operation of all off-road and on-road diesel vehicles/equipment shall comply to the County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)] including but not limited to:

a) Equipment/vehicles shall not be left idling for period in excess of five minutes
b) Engines shall be maintained in good working order to reduce emissions
c) Onsite electrical power connections shall be made available where feasible
d) Ultra low-sulfur diesel fuel shall be utilized
e) Electric and gasoline powered equipment shall be substituted for diesel powered equipment where feasible
f) Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.
g) In addition, all on-road diesel trucks shall not idle more than five minutes per truck trip or per day on the project site.
h) All transportation refrigeration units (TRU's) shall be provided electric connections. [Mitigation Measure III-2] General Requirements/Planning

25. *AQ - Design Mitigation. When feasible, the following design considerations shall be incorporated to the satisfaction of County Planning:*

a) Alternative energy resources (e.g. passive lighting, heating, ventilation and air conditioning) and conservation efforts in wastewater treatment,
b) Energy efficient lighting and California Energy Commission insulation standards.
c) Participate in implementation of the Countywide Bicycle Plan.
d) On-site bicycle racks, storage facilities, showers and lockers to support bicycle or pedestrian travel modes. Parking racks or secured lockers shall be provided at a rate of 1 per 30 parking spaces with a minimum of a three-bike rack.

[Mitigation Measure III-3] General Requirements/Planning.

26. *AQ - HRA. If there is any proposed change in land use that includes sensitive receptors as defined by SCAQMD, then A Health Risk Assessment (HRA) shall be prepared, submitted for review and approval obtained from County Planning to demonstrate that a significant health risk will not be posed.*
[Mitigation Measure III–5] General Requirements/Planning

27. *GHG - Operational Mitigation. The 'developer' shall implement the following programs as Green House Gas (GHG) mitigation during operation of the approved project.*
    a) *Waste Stream Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.*
    b) *Vehicle Trip Reduction. The "developer" shall provide to all tenants, project employees and guests County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides. [Mitigation Measure VII-1] General Requirements/Planning*

LAND USE SERVICES/ Building and Safety (909) 387-8311

28. Disabled Parking. Continually provide disabled parking in each parking area.

29. Structures and Signs. Prior to the construction of any building, sign, or structure to be constructed or located on site requires the submittal of professionally prepared plans for review and approved by the Building and Safety Division.

30. Site Run-off. All run-off from the site must be held to pre-development level per San Bernardino County Code.

LAND USE SERVICES /Code Enforcement (909) 387-8311

31. Enforcement. If any County agency is required to enforce compliance with the conditions of approval, the property owner and 'developer' shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and 'developer' (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 – Development Code; Division 6 – Administration, Chapter 86.09 – Enforcement.

32. Weed Abatement. The "developer" shall comply with San Bernardino County weed abatement regulations [SBCC§ 23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

LAND USE SERVICES/ Environmental Health Services/EHS (909) 387-4666

33. Water. The water purveyor shall be the Monte Vista Water District.

34. Septic Tank System. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. For information, please call DEHS – Wastewater Section at (909) 387-4666.

35. Noise. Noise levels of any project use or activity shall be maintained at or below adopted County noise standards *(SBCC 83.01.080).* For information, call DEHS/Land Use at (909) 387-4666.

36. Refuse Storage/Removal. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual or other impacts and environmental public health nuisances are minimized and complies with SBCC §33.081 et. seq. All refuse not containing garbage shall be removed from the premises at least one time per week and all refuse containing garbage shall be removed from the premises at least two times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with SBCC §33.0830 et. sep. . For information, call DEHS/Local Enforcement Agency (LEA) at (909) 387-4655.

PUBLIC WORKS/Land Development -Drainage (909) 387-8218

37. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.

38. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to the Drainage Section.

39. Continuous BMP Maintenance. The developer/property owner is required to provide periodic maintenance of all Best Management Practices (BMP) devices/facilities listed on the County approved Water Quality Management Plan for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMP's. Furthermore, such maintenance activity will require compliance with all Local,

State, or Federal laws and regulations, including those painting to confine space and waste disposal methods in effect at the time such maintenance occurs.

40. BMP Enforcement. In the event the property owner (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner, including administrative costs, attorney's fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

PUBLIC WORKS/Land Development - Roads (909) 387-8145

41. Roads Standards. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans.

42. Access. The property currently has temporary full turning movement access to East End Avenue. The County reserves the right, in the future, to construct and/or install a raised median on East End Avenue or other appropriate safety measures/traffic control devices for the purposes of protecting public health and safety, which could result in the property having only right-in and right-out access to East End Avenue.

Montclair Fire Department - Community Safety (909) 626-1217

43. Jurisdiction. The above referenced project is under the jurisdiction of the Montclair Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the 'developer' shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. [F-1]

PRIOR TO ISSUANCE OF GRADING PERMITS OR LAND DISTURBING ACTIVITY
The Following Shall Be Completed

LAND USE SERVICES/Building and Safety - (909) 387- 8311

44. Demolition. Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.

45. Walls and Trash Enclosures. Submit plans and obtain separate building permits for any required walls, retaining walls or trash enclosures.

46. Site Run-off. All runoff must be held to pre-development levels per Section 82.13.080 of the San Bernardino County Development Code.

LAND USE SERVICES/Planning (909) 387-8311

47. *AQ - Construction Mitigation.* The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/ construction contractors shall do the following:
    a) *Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.*
    b) *Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.*
    c) *Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.*
    d) *All gasoline-powered equipment shall have catalytic converters.*
    e) *Provide onsite electrical power to encourage use of electric tools.*
    f) *Minimize concurrent use of equipment through equipment phasing.*
    g) *Provide traffic control during construction to reduce wait times.*
    h) *Provide on-site food service for construction workers to reduce offsite trips.*
    i) *Implement the County approved Dust Control Plan (DCP)*
    j) *Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties). [Mitigation Measure III-9] Grading Permits/Planning*

48. *GHG - Construction Mitigation. The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:*
    a) *Implement both the approved Dust Control and Coating Restriction Plans.*
    b) *Selection of construction equipment will be based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.*
    c) *Use low-sulfur fuel for stationary equipment. (SCAQMD Rules 431.1 and 431.2)*
    d) *Trucks/equipment shall not be left idling on site for periods in excess of 5 minutes*
    e) *Grading plans shall include the following statements:*
        - *"All construction equipment shall be tuned and maintained in accordance with the manufacturer's specifications".*
        - *"All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes."*
    f) *Minimize vehicles and equipment operating at the same time.*
    g) *Reduce daily equipment operation hours during smog season (May-October).*
    h) *Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.*
    i) *Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.*
    j) *The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services. [Mitigation Measure VII–2] Grading Permits/Planning*

49. *Cultural Resources. The 'developer'/property owner shall submit for review and obtain approval from County Planning of a signed letter agreeing to adhere to the following requirements and to include in any construction contracts/subcontracts a provision that project contractors shall also adhere to the following requirements:*
    - *If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory mitigation has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend any further mitigation. The developer shall implement any such additional mitigation to the satisfaction of County Planning.*
    - *If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find. If the remains or cultural artifacts are determined to be of Native American origin, the*

local Native American representative shall also be notified. [Mitigation Measure V-1] Grading Permits/Planning

50. *Construction Noise. The "developer" shall submit for review and obtain approval of a signed letter agreeing to include in any construction contracts and/or subcontracts a condition that the contractors adhere to the following noise attenuation requirements:*
    a) *All construction activities shall comply with County noise standards (SBCC 83.01.080); including interior finish work, which may occur any time.*
    b) *All exterior construction activities shall be limited to weekdays and Saturdays between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.*
    c) *Construction equipment shall be muffled per manufacturer's specifications.*
    d) *All stationary construction equipment shall be placed in a manner so that emitted noise is directed and sited away from the nearest sensitive receptors.*

    [Mitigation Measure XI-1] Grading/Planning

PUBLIC WORKS/Land Development - Drainage (909) 387-8218

51. Drainage Facility Design. A Registered Civil Engineer shall investigate and design adequate drainage facilities to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties.

52. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.

53. Grading Plans. Grading plans shall be submitted for review and approval obtained from Land Development, Drainage Section.

54. WQMP. A completed "FINAL" Water Quality Management Plan (WQMP) shall be submitted for review and approval. Additional requirements may be imposed based on further review of this FINAL WQMP. Copies of the WQMP guidance and template can be found at:
    http://www.swrcb.ca.gov/rwqcb8/waterissues/programs/stormwater/sb_wqmp.shtml

PRIOR TO ISSUANCE OF BUILDING PERMITS
The following shall be completed:

LAND USE SERVICES/Building and Safety Division (909) 387- 8311

55. Building Plans. Submit three sets of professionally prepared plans with fees for review and obtain approval with permits for any proposed building, sign, or structure to be constructed, remodeled, rehabilitated or located on the project site, and for any existing structure that does not have permits.

56. Wall Plans. Submit three sets of professionally prepared plans with fees for review and obtain approval with permits for all proposed fences and walls greater than six feet (6') in height and any required walls, retaining walls or trash enclosures.

57. Outdoor Lighting Plans. Submit three sets of professionally prepared plans with fees for review and obtain approval with permits for any proposed outdoor lighting.

58. Sign Plans. Submit three sets of professionally prepared plans with fees for review and obtain approval with permits for all proposed signs, including wind load and seismic considerations.

59. Disabled Access. Building site plans shall show all required disabled accessible parking. "Van Accessible" spaces for disabled persons shall be served by an access aisle that is 8 feet wide and all others shall be served by an access aisle that is 5 feet wide. The plans shall also show the "path of travel" with blue striping from the disabled access spaces to the primary entrances of the project buildings. The "Van Accessible" parking spaces for disabled persons shall be provided at the rate of one in every eight disable accessible spaces, but not less than one.

60. Drainage. All runoff shall be held to pre-development levels [SBCC §82.13.080].

61. Existing Structures. Plans and permits will be required for all rehabilitation and remodeling work to be done or that has been done. (Specifically for the existing residential/office conversion).

62. Erosion Control Installed. Erosion control devices shall be installed at all perimeter openings and slopes, prior to and during any construction activity. No sediment is to leave the job site.

LAND USE SERVICES/Planning Division (909) 387-8311

63. Underground Utilities. All new on-site utility lines (66KV or less) located on the site, shall be placed underground. The developer will work cooperatively with the County and appropriate utility agencies to underground these facilities.

64. Metal Building Restriction. New buildings or structures having exterior walls of sheet metal shall not be located closer than 150 feet from the property line along any freeway, major or secondary highway, or closer than 100 feet from the property line along any other dedicated street, except that said buildings or structures may be located closer to the street if any of the following conditions prevail:
    a) The sheet metal comprises less than 25% of the exterior wall area of said building or structures, or
    b) The sheet metal consists of panels with stainless steel, baked enamel or similar finish, or
    c) Said building or structure is concealed from view from the public street by walls, fences, landscaping, or other buildings or structures.

65. LID. The developer shall incorporate "Low Impact Design" concepts to reduce storm water runoff and increase on-site infiltration. The goal is to maintain offsite flows of storm water to predevelopment rates. Among the design concepts that may be incorporated are:
    a) Incorporate pervious materials (e.g. pavers on gravel and/or porous concrete) in parking spaces, not drive aisles.
    b) Design parking lot drainage to flow into landscaped areas, wherever feasible
    c) Drain parking spaces into the adjacent landscaping using wheel stops in lieu of curbed planters. Parking spaces should be flush with the adjacent landscaped area to facilitate storm water runoff and absorption.
    d) Decorative drive entry statements should utilize pervious pavers in lieu of stamped concrete.

66. LEED. The developer shall incorporate design concepts adopted by the US Green Building Council in the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. The standards can be found at the web site: http://www.usgbc.org.

67. Project Account. Prior to issuance of building permits by the Building and Safety Division and/or issuance of a Final Conditional Use Permit by the Planning Division, all expenses incurred under the project job number P200900357 shall be paid in full.

68. Lighting Plan. The developer shall submit for review and obtain approval of a Photometric Lighting Plan to the satisfaction of both County Planning and County Building and Safety. All lighting shall have a maximum level of 0.5 foot-candles at property line.

69. Screening and Buffering. Storage areas visible from East end Avenue shall be screened/buffered with landscaping and a minimum six-foot high combination decorative wrought iron and pilaster fencing, or solid block wall. A minimum 10 ft. wide landscape buffer area with a minimum 6 ft. high decorative masonry wall shall be installed along the east boundary of the project site.

70. Landscape Plan. Developer shall provide four (4) copies of a landscape and irrigation plan showing the size, type, and location of all plant material and a date by which time landscaping is to be completed. Said plan shall incorporate a permanent irrigation system and all landscaping shall be maintained in good condition at all times. The plan shall show all walls to be constructed on the site, including the following:
    a) Landscaping shall consist of native plants or locally adaptable drought-tolerant cultivars, capable of surviving the desert climate and soil conditions with a minimum of supplemental water and maintenance once established. Landscaping may also incorporate decorative rock, gravel, bark, sand, boulders, or a combination thereof, provided however, that a predominance of low plant material will be provided in all landscaped areas.
    b) Irrigation shall be by drip, mister, or other non-aerial water serving method or system.
    c) The landscape plan shall identify the minimum 6 ft. high block wall required along the east boundary of the project site.
    d) Parking areas shall be screened with landscaping where practical.
    e) Detail of trash enclosures shall be shown on the landscape plan.
    f) The sign lettering copy, location, and elevations for any new on-site identification signs shall be shown on the plan.
    g) Locations and scaled and dimensioned elevations of all walls and planters. Indicate type of construction material.

71. *AQ - Coating Restrictions The developer shall submit to the satisfaction of County Planning a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include, but are not be limited to:*
    a) Architectural coatings with Reactive Organic Compounds (ROC) shall not have a content greater than 100 g/l.
    b) Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs./day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
    c) High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings. [Mitigation Measure III-4] Prior to Building Permits/Planning

72. *AQ - Non-residential Design. Within the South Coast Air Basin, the developer of nonresidential land uses shall include the following air quality design considerations (per County Code):*
    a) *Provide on-site employee services based on the number of employees. (e.g. cafeterias, postal machines, automated teller)*
    b) *Provide bicycle racks, storage facilities, showers and secured bicycle lockers to support bicycle or pedestrian travel modes. Parking racks or secured lockers shall be provided at a rate of 1 per 30 parking spaces with a minimum of a three-bike rack.*

c) *A minimum of one shower facility accessible to both men and women shall be provided for persons bicycling or walking to work for all new non-residential development meeting the CMP thresholds (250 or more peak hour trips).*
d) *Provide on-site right-of-way for sidewalks and bicycle paths and off-site bicycle trails to promote employee walking or bicycling to and from work. Provide on-site pedestrian walkways and bicycle facilities to connect each building in a development to public streets.*
e) *Participate in implementation of the Countywide Bicycle Plan.*
f) *Sidewalks shall be installed or widened to accommodate pedestrians.*
g) *Passenger loading areas in locations close to building entrances (but not interfering with vehicle circulation) shall be provided for all new non-residential developments with at least 100 parking spaces. (Loading Area is equivalent to a minimum of 5 parking spaces).*
h) *Preferred parking facilities shall be provided near building entrances for vanpools and carpools in all new non-residential developments with a minimum 9' vertical clearance.*
i) *Transit improvements such as bus pullouts, bus pads, and bus shelters shall be provided for all non-residential development along existing or planned transit routes. The need for and nature of those improvements shall be determined in cooperation with Omni-trans.*
j) *Parking space requirements for new non-residential development may be reduced when linked to other actions that reduce trips to account for increased ridesharing and other modes of transportation. Incorporation of on-site child care facilities and senior citizen facilities may allow increased lot coverage and reduced parking requirements incentives.*
k) *Provide for the use of alternative energy resources (e.g. passive lighting, heating, ventilation and air conditioning) and conservation efforts in wastewater treatment)*
l) *Energy efficient lighting.*
m) *California Energy Commission insulation standards.*
n) *All new and modified stationary sources of emissions shall be subject to SCAQMD Regulation XIII, New Source Review. New and modified stationary sources shall be required to install Best Available Control Technology and offset any new emissions such that there is no net gain in emissions within the air basin. [Mitigation Measure III-6] Prior to Building Permits/Planning*

LAND USE SERVICES/Code Enforcement Division (909) 387-4044

73. Sign Registration. Submit for review and obtain approval of a sign registration permit with a plot plan showing the location and detail of all proposed signs.

PUBLIC WORKS/Land Development - Roads (909) 387-8145

74. Road Dedication/Improvement. The Developer shall submit for review and obtain approval from the County Public Works of the following dedications, plans and permits for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California. These shall be submitted to the Department of Public Works (DPW), located at, 825 E. Third Street, Room 142, San Bernardino, Ca 92415-0835, Phone: (909) 387-8145.

East End Avenue (Major Highway - 104 ft.)

a) Road Dedication. A 22 foot grant of easement is required to provide a half-width right-of-way of 52 ft.
b) Street Improvement. Design curb and gutter with match up paving 40 ft. from centerline.
c) Sidewalks. Design sidewalks per County Standard 109 type C.
d) Driveway Approach. Design driveway approach per San Bernardino County Standard 129, and located per Standard 130.

75. Road Design. Road sections within and/or bordering the project site shall be designed and constructed with curbs, gutters, and sidewalks to Valley Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the Master Plan of Highways.

76. Street Improvement Plan. The developer shall submit for review and obtain approval of street improvement plans prior to construction.

77. Utilities. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.

78. Encroachment Permits. Prior to installation of road and drainage improvements, a permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8039, as well as other agencies prior to work within their jurisdiction.

79. Soils Testing. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.

80. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.

81. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.

82. Street Gradients. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.

PUBLIC WORKS/Land Development Division - Traffic (909) 387-8186

83. *Traffic Mitigation. This project is located within the Regional Transportation Development Mitigation Plan for the City of Montclair sub-area. Currently, this fee is $5.68 per square foot for Industrial uses. Based on 2,266 sq. ft., the total fee is $12,870.88 and shall be paid by a cashier's check to the Department of Public Works Business Office or the County Building and Safety Division. [Mitigation Measure XV-1] Prior to Building Permit/Traffic.*

Montclair Fire Department - Community Safety (909) 626-1217

84. Access. A minimum 24 ft. clear width is required at each vehicular gated access. In addition, emergency access to the site must be approved by the Montclair Fire Department. Gated access will be manually operated.

ENVIRONMENTAL HEALTH SERVICES/EHS (909) 387-4666

85. Water. Water purveyor shall be by connecting to Monte Vista Water District or EHS approved.

86. Water Verification. The Developer shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. This letter shall reference the File Number P200900357 and Assessor's Parcel Number 1013-011-03-0000.

87. Sewer. Method of sewage disposal shall be EHS approved on-site wastewater treatment system (QWTS) or local municipal provider if regional board requirements cannot be met.

88. Septic System. The existing septic system can be used if the Developer provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C-42 Contractor, Certified Engineering Geologist (C.EG.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. The Developer shall provide documentation outlining methods used in determining function.

89. Acoustical Study. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 87.0905(b). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the Division of Environmental Health Services (DEHS) for review and approval. For information and acoustical checklist, contact DEHS at 909-387-4655.

PUBLIC WORKS/Surveyor Office (909) 387-8162

90. Survey. A Record of Survey/Corner Record shall be filed in the following instances:
    a) Legal descriptions or construction staking based upon a field survey of the boundary or building setbacks.
    b) Monuments set to mark the property lines.
    c) Pursuant to applicable sections of the Business and Professions Code.

PRIOR TO FINAL INSPECTION OR OCCUPANCY
The following shall be completed:

LAND USE SERVICES/Building and Safety Division (909) 387- 8311

91. Van Spaces. Provide van accessible parking spaces for the disabled. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide and shall be designated van accessible. The words "NO PARKING" shall be painted on the ground within each eight-foot loading area as specified in the California Building Code.

92. CCRF. Prior to occupancy all Planning Division requirements and sign-off's shall be completed.

LAND USE SERVICES/Planning Division (909) 387-8311

93. Improvements. All landscaping, irrigation, walls, signs, fencing, and road and drainage improvements shall be completed.

94. Loading. One (1) permanently maintained loading space, measuring not less than ten (10) feet in width, twenty (20) feet in length, and fourteen (14) feet clear in height shall be provided.

95. Parking Lot Installed: On-site parking and circulation requirements shall be installed, inspected and approved as being in compliance with SBCC Chapter 83.11 and the following are shall be satisfactorily completed:
    a. All vehicular access drives shall be surfaced with all weather paving with a minimum of three inches asphalt and six inches of base or greater surfacing as determined by Building and Safety to be adequate to accommodate long-term use by passenger and commercial vehicles.
    b. All gated driveway access and internal drive aisles shall be a minimum 26' wide. All truck lanes shall be a minimum of 30' wide.
    c. All circulation markings shall be clearly painted and permanently maintained, including arrows painted to indicate direction of traffic flow.
    d. All on-site internal pedestrian crosswalks shall be delineated with a minimum 3" white or yellow painted line stripe. All pedestrian crossings in public right-of-way shall be per County Standards.
    e. All internal parking lot driveway intersections shall be installed with a painted stop limit line and shall have either a breakaway pole "STOP" sign and/or painted "STOP" lettering on the paving in front of the limit line.
    f. All paved parking stalls shall be clearly striped and permanently maintained with double/hairpin lines with the two lines being located an equal nine (9) inches on either side of the stall sidelines. A minimum of four (4) standard parking stalls (9'x19') and one (1) space for each business-owned vehicle shall be provided for each use. A minimum of one loading zone (10' x 20' with 14' clearance) is required.

96. Disabled Parking Installed. Disable parking shall be installed per SBCC §83.11.060. Disabled access parking spaces shall be clearly marked and shall be maintained in good condition at all times. At least one van accessible space for the disabled shall be provided.

97. Lights Installed. All required lighting shall be installed in compliance with the approved lighting plan. All lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.

98. Equipment Screening. All required screening and buffering measures shall be installed. All roof top mechanical equipment shall be screened from ground vistas. All trash enclosures shall be screened from public view and shall be double-bin capacity with a rainproof roof.

99. Landscaping Installed. All landscaping shown on the approved landscaping plan and all walls/fencing, bike paths, bike racks, etc. (as delineated on the approved landscape plan) shall be installed to the satisfaction of County Planning.

100. AQ – Installation. The developer shall submit for review and obtain approval from County Planning of evidence that all air quality mitigation measures have been installed properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety.

101. GHG – Installation. The developer shall submit for review and obtain approval from County Planning of evidence that all GHG requirements have been installed properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety.

102. SUP Surety. Surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director shall be required to ensure compliance with the conditions of approval and that all landscape plantings and irrigation systems remain in a healthy thriving condition and good working operation for a minimum of two full years. As a minimum this surety shall be in an amount equal to 120% of the cost estimate *by a licensed landscape architect* to replace all plant material (including labor). This includes an estimate to replace the irrigation system. Failure to accomplish the screening and other landscape objectives listed in these conditions shall require additional/replacement plantings and/or other corrective measures as determined necessary by County Code Enforcement in coordination with County Planning. Also the time requirement for the SUP shall be extended and continue until such time as the objectives have been accomplished to the satisfaction of County Code Enforcement in coordination with County Planning and sustained for two years.

LAND USE SERVICES/Code Enforcement (909) 387- 4246

103. SUP-Landscaping. The developer shall submit with appropriate fees and obtain approval of a Special Use Permit (SUP) application to establish administration of the condition compliance and the landscaping surety and to provide confirmation inspections to guarantee the installation, proper maintenance, accomplishment of screening performance standards and survival of the required landscaping.

PWD/Land Development Division - Drainage (909) 387-8145

104. Drainage and WQMP Improvements. All required drainage and WQMP improvements shall be completed by the developer, inspected and approved by County Public Works.

105. WQMP Final File. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.

PUBLIC WORKS/Land Development - Roads (909) 387-8145

106. Road Improvements. All required on-site and off-site improvements shall be completed by the developer, inspected and approved by County Public Works.

107. Structural Section Testing. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to County Public Works.

108. Parkway Planting. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by County Public Works and Current Planning and shall be maintained by the adjacent property owner or other County-approved entity.

COUNTY FIRE - Hazardous Materials (909) 386-8401

109. Emergency Plan. The "developer" shall submit a Business Emergency/ Contingency Plan for emergency release or threatened release of hazardous materials and waste or a letter of exemption. Contact Office of the Fire Marshall, Hazardous Materials Division at: (909) 386-8401.

110. Haz Mat Permits. The "developer" shall be required to apply for one or more of the following: a Hazardous Materials Handler Permit, a Hazardous Waste Generator Permit, an Aboveground Storage Tank Permit, and/or an Underground Storage Tank permit. For information call County Fire Department/Hazardous Materials Division, Field Services at (909) 386- 8401.

END OF CONDITIONS

EXHIBIT C

INITIAL ENVIRONMENTAL STUDY

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SAN BERNARDINO COUNTY
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APN:	**1013-011-03-0000**
Applicant:	SAGER, GARY M.
Community:	MONTCLAIR/4TH SUPERVISORIAL DISTRICT
Location:	EAST END AVENUE, EAST SIDE; APPROX. 380 FT. NORTH OF PHILLIPS BLVD.
Project No:	**P200900357**/CUP
Staff:	RON RILEY
Rep:	SAME AS APPLICANT
Proposal:	CONDITIONAL USE PERMIT TO ESTABLISH A CONTRACTORS STORAGE YARD, TO INCLUDE A 1,650 SQ. FT. RESIDENTIAL OFFICE CONVERSION AND A 360 SQ. FT. GARAGE ON .57 ACRE

USGS Quad: MONTCLAIR
T, R, Section: **T1S R8W Sec.** 33 **NE** ¼

Thomas Bros.: PAGE 641 GRID C3

Planning Area: MONTCLAIR
OLUD: COMMUNITY INDUSTRIAL (IC)

Overlays: None

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
EH/LU Services Department – Planning Division
385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

Contact person: *Ron Riley*, Senior Planner
Phone No: (909) 387-8311 ***Fax No:*** (909) 387-3223

Project Sponsor: Gary M. Sager
11431 East End Avenue
Ontario, CA 91766 (909) 620-9987

PROJECT DESCRIPTION:

The proposed project is a Conditional Use Permit is to establish a contractor's storage yard, to include a 1,650 sq. ft. residence/office conversion and a 360 sq. ft. garage on .57 acre; located on the east side of East End Avenue., approximately 360 ft. north of Phillips Boulevard, within the unincorporated County community of Montclair and in the City of Montclair's Sphere of Influence planning area. The General Plan Land Use designation for the site is IC (Community Industrial).

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is generally flat with a 0% to 5% slope to the south. The proposed use is currently operating at the project site and it is currently developed with all of the proposed structures. The office is a conversion from a single family residence. There are no significant geological or physical features existing on the project site. The site has been previously disturbed with continuous concrete contractor related uses, cleared for weed abatement purposes and there is no potential native habitat existing.

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	OVERLAY DISTRICT
Site	Contractor's Storage Yard	Community Industrial (IC)	None
North	Contractor's Storage Yard	Community Industrial (IC)	None
South	RV Storage Lot	Community Industrial (IC)	None
East	Mobile-home Park	RS (Single Residential)	None
West	Boat Manufacturing & Repair	Industrial/ City of Pomona	None

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 Game; County of San Bernardino: Land Use Services - Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Special Districts, Public Works. County Fire and Local: The Local Agency Formation Commission (LAFCO), and the City of Montclair

EVALUATION FORMAT

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

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

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

1. 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.

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

DETERMINATION: (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): Ron Riley, Senior Planner — Date: 01/20/2012

Signature: Terri Rahhal, Planning Manager — Date: 2-15-12

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

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

I a) The proposed project is not located within a designated Scenic Corridor and will not have a substantial adverse effect on a scenic vista, as there are none identified within the vicinity of the project site that would be affected by the proposed development and use.

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

I c) The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings because the project is consistent with the existing visual character of the area and will incorporate landscaping and provide screening walls with landscaping for exterior mechanical equipment, loading and storage areas.

I d) The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area, because a condition of approval will require that lighting proposed on site be hooded and down shielded to protect public thoroughfares, and surrounding properties from any resultant glare.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required. As a precautionary measure to further reduce any potential for impacts, the following requirement will apply:

MM # Mitigation Measures

I-1 *Site* Lighting. *On-site lighting shall be fully shielded, diffused, or directed in a manner to avoid glare to adjacent properties and motorists. The glare from any luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. The design and location of lighting fixtures shall be such to confine the area illumination to the site boundaries. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign alternating no more than once every five seconds.[Mitigation Measure I-1]*

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
II. AGRICULTURE RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

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. There are no agricultural uses on the site currently.

II b) The subject property is designated for Community Industrial uses, and the proposed use does not conflict with any agricultural land use or Williamson Act land conservation contract.

II c) The subject property is designated Community Industrial and the proposed use does not involve other changes in the existing environment that, due to their location or nature, could result in conversion of Prime Farmland, to a non-agricultural use.

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

SUBSTANTIATION (Discuss conformity with the South Coast 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 use will not exceed the thresholds established for air quality concerns within the CEQA Air Quality Handbook developed by the South Coast Air Quality Management District (AQMD). The emissions from the project traffic increase will not be significant based on the handbook criteria and will not contribute, substantially, to the degradation of local or regional air quality. This project remains consistent with the adopted Green House Gas (GHG) Plan, as the project site is fully developed; it is located within an existing urban developed area, and no new construction is proposed. The proposed project use and size will produce far less than the threshold 3000 Metric Tons of Carbon Dioxide Equivalent (60 to 75 residential units) of green house gas annually. GHG emissions from the project will be further reduced with implementation of performance standards related to GHG mitigation measures that will be included in the conditions of approval for the project.

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 uses does not exceed established thresholds of concern as established by the SCAQMD. The project site is fully developed; it is located within an existing urban developed area, and no new construction is proposed.

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 use does not exceed established thresholds of concern.

III d) The subject property is currently being used for a contractor's storage yard business with. With the implementation of on site improvements, the storage and parking operation will be conducted to properly fit within the existing boundaries of the project site. Therefore, the exposure of sensitive receptors to substantial pollutant concentrations will be significantly reduced due to the improved operations on site. Potential impacts are expected to be less than significant.

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. As a precautionary measure to further reduce any potential for impacts, the following requirements will apply:

MM # Mitigation Measures

III-2 *AQ-Operational Mitigation. The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementation of State Regulations such as AB1493 (Pavley I and II) that will reduce emissions from the employees' automobiles and light duty trucks, anticipated to come into effect prior to 2020, Executive Order S-1-07 (Low Carbon Fuel Standard) and submitting documentation of compliance.*

The developer letter shall further state that the proposed project shall comply with all applicable regulations promulgated to meet the State's AB-32 goals and regulations adopted by the California Air Resources Board (i.e. the tire pressure program, low rolling resistance tire, low friction engine oils, goods movement efficiency measures, heavy duty vehicle aerodynamic efficiency, and medium and heavy duty vehicle hybridization). [Mitigation Measure III-2] General Requirements/Planning

Operation of all off-road and on-road diesel vehicles/equipment shall comply to the County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)] including but not limited to:

a) Equipment/vehicles shall not be left idling for period in excess of five minutes
b) Engines shall be maintained in good working order to reduce emissions
c) On-site electrical power connections shall be made available where feasible
d) Ultra low-sulfur diesel fuel shall be utilized
e) Electric and gasoline powered equipment shall substituted for diesel powered equipment where feasible
f) Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.
g) In addition, all on-road diesel trucks shall not idle more than five minutes per truck trip or per day on the project site.
h) All transportation refrigeration units (TRU's) shall be provided electric connections. [Mitigation Measure III-2] General Requirements/Planning.

III-3 *AQ - Design Mitigation. When feasible, the following design considerations shall be incorporated to the satisfaction of County Planning:*

a) Alternative energy resources (e.g. passive lighting, heating, ventilation and air conditioning) and conservation efforts in wastewater treatment.

b) Energy efficient lighting and California Energy Commission insulation standards.
c) Participate in implementation of the Countywide Bicycle Plan.
d) On-site bicycle racks, storage facilities, showers and lockers to support bicycle or pedestrian travel modes. Parking racks or secured lockers shall be provided at a rate of 1 per 30 parking spaces with a minimum of a three-bike rack.
[Mitigation Measure III-3] General Requirements/Planning.

III-4 *AQ - Coating Restrictions The developer shall submit to the satisfaction of County Planning a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include, but are not be limited to:*
a) Architectural coatings with Reactive Organic Compounds (ROC) shall not have a content greater than 100 g/l.
b) Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs./day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day
c) High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings.
[Mitigation Measure III -4] Prior to Building Permits/Planning

III-5 *AQ - HRA Revisions. If there is any proposed change in land use that includes sensitive receptors as defined by SCAQMD, then A Health Risk Assessment (HRA) shall be prepared, submitted for review and approval obtained from County Planning to demonstrate that a significant health risk will not be posed. [Mitigation Measure III-5] General Requirements/Planning*

III-6 *AQ - Non-residential Design. Within the South Coast Air Basin, the developer of nonresidential land uses shall include the following air quality design considerations (per County Code):*
a) *Provide on-site employee services based on the number of employees. (e.g. cafeterias, postal machines, automated teller)*
b) *Provide bicycle racks, storage facilities, showers and secured bicycle lockers to support bicycle or pedestrian travel modes. Parking racks or secured lockers shall be provided at a rate of 1 per 30 parking spaces with a minimum of a three-bike rack.*
c) *A minimum of one shower facility accessible to both men and women shall be provided for persons bicycling or walking to work for all new non-residential development meeting the CMP thresholds (250 or more peak hour trips).*
d) *Provide on-site right-of-way for sidewalks and bicycle paths and off-site bicycle trails to promote employee walking or bicycling to and from work. Provide on-site pedestrian walkways and bicycle facilities to connect each building in a development to public streets.*
e) *Participate in implementation of the Countywide Bicycle Plan.*
f) *Sidewalks shall be installed or widened to accommodate pedestrians.*
g) *Passenger loading areas in locations close to building entrances (but not interfering with vehicle circulation) shall be provided for all new non-residential developments with at least 100 parking spaces. (Loading Area is equivalent to a minimum of 5 parking spaces).*
h) *Preferred parking facilities shall be provided near building entrances for vanpools and carpools in all new non-residential developments with a minimum 9' vertical clearance.*
i) *Transit improvements such as bus pullouts, bus pads, and bus shelters shall be provided for all non-residential development along existing or planned transit routes. The need for and nature of those improvements shall be determined in cooperation with Omni-trans.*
j) *Parking space requirements for new non-residential development may be reduced when linked to other actions that reduce trips to account for increased ridesharing and other modes of transportation. Incorporation of on-site child care facilities and senior citizen facilities may allow*

increased lot coverage and reduced parking requirements incentives.

k) *Provide for the use of alternative energy resources (e.g. passive lighting, heating, ventilation and air conditioning) and conservation efforts in wastewater treatment)*

l) *Energy efficient lighting.*

m) *California Energy Commission insulation standards.*

n) *All new and modified stationary sources of emissions shall be subject to SCAQMD Regulation XIII, New Source Review. New and modified stationary sources shall be required to install Best Available Control Technology and offset any new emissions such that there is no net gain in emissions within the air basin.*

[Mitigation Measure III -6] Prior to Building Permits/Planning

III-7 *AQ - Construction Mitigation.* The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/ construction contractors shall do the following:

a) Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.

b) Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.

c) Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.

d) All gasoline-powered equipment shall have catalytic converters.

e) Provide onsite electrical power to encourage use of electric tools.

f) Minimize concurrent use of equipment through equipment phasing.

g) Provide traffic control during construction to reduce wait times.

h) Provide on-site food service for construction workers to reduce offsite trips.

i) Provide and Implement a County approved Dust Control Plan (DCP)

j) Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties). [Mitigation Measure III-9] Grading Permits

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

SUBSTANTIATION (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 Game or U.S. Fish and Wildlife Service, because the project site has been continuously disturbed with truck parking and storage use.

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 Game or US Fish and Wildlife Service because the project site has been previously disturbed and in continuous truck parking and storage use and there are no such biological resources riparian habitat or sensitive natural community identified on site.

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.

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 there are no such corridors or nursery sites within or near the project site.

IV e) This project will not conflict with any local policies or an ordinance protecting biological resources, as the site has been previously disturbed and there are no identified biological resources that are subject to such regulation.

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 adopted in the area of 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
V.	**CULTURAL RESOURCES** - Would the project				
a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☒	☐	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

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

V a) This project will not cause a substantial adverse change in the significance of a historical resource, because there are no such resources that have been identified in the vicinity of the project. However, should any historical resource be discovered during ground disturbing activities, a mitigation condition requires that all work cease until a written clearance to continue is obtained from the County.

V b) This project will not cause a substantial adverse change to an archaeological resource, because there are no such resources that have been identified in the vicinity of the project. However, should any archaeological resource be discovered during ground disturbing activities, a mitigation condition requires that all work cease until a written clearance to continue is obtained from the County

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 that have been identified in the vicinity of the project. However, should any paleontological resource be discovered during ground disturbing activities, a mitigation condition requires that all work cease until a written clearance to continue is obtained from the County

V d) This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are identified on this project site. If any human remains are discovered, during construction of this project, the developer is required to contact the County Coroner, County Museum for determination of appropriate mitigation measures and a Native American representative, if the remains are determined to be of Native American origin.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. As a precautionary measure to further reduce any potential for impacts, the following mitigation measure shall apply:

MM# Mitigation Measures:

V-1 *Cultural Resources. The 'developer'/property owner shall submit for review and obtain approval from County Planning of a signed letter agreeing to adhere to the following requirements and to include in any construction contracts/subcontracts a provision that project contractors shall also adhere to the following requirements:*

- *If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory mitigation has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend any further mitigation. The developer shall implement any such additional mitigation to the satisfaction of County Planning.*
- *If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall also be notified. [Mitigation Measure V-1] Grading Permits/Planning*

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
VI. GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? 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?	☐	☐	☒	☐

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.

VI b) The project will not result in substantial soil erosion or the loss of topsoil, because the site will be paved and landscaped. Erosion control plans will be required to be submitted, approved and implemented.

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. Where a potential for these is identified a geology report is required to be reviewed and approved by the County Building and Safety Geologist, who will require implementation of appropriate mitigation measures, if any are required.

VI d) The project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils.

VI e) The project may have soils capable of supporting septic tanks. The use of septic tank systems for this project will be subject to the review and approval from the Division of Environmental Health Services and the Santa Ana Regional Water Quality Control Board.

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. GREEN HOUSE GAS EMISSIONS - Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☒	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐

SUBSTANTIATION

VII a) The project will not Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. This project remains consistent with the adopted Green House Gas (GHG) Plan, as the project site is fully developed; it is located within an existing urban developed area, and no new construction is proposed. The proposed project use and size will produce far less than the threshold of 3000 Metric Tons of Carbon Dioxide Equivalent (60 to 75 residential units) of green house gas annually. GHG emissions from the project will be further reduced with implementation of performance standards related to GHG mitigation measures under air quality that will be included in the conditions of approval for the project.

VII b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases the proposed project use and size will produce far less than the threshold of 3000 Metric Tons of Carbon Dioxide Equivalent (60 to 75 residential units) of green house gas annually.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required. As a precautionary measure to further reduce any potential for impacts, the following requirements will apply:

VII-1 *GHG - Operational Mitigation. The 'developer' shall implement the following programs as Green House Gas (GHG) mitigation during operation of the approved project:*

a) Waste Stream Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.

b) Vehicle Trip Reduction. The "developer" shall provide to all tenants, project employees and guests County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides. [Mitigation Measure III-7] General Requirements/Planning

VII-2 *GHG - Construction Mitigation. The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:*

a) Implement both the approved Dust Control and Coating Restriction Plans.

b) Selection of construction equipment will be based on low-emissions factors and high-energy

efficiency. All diesel/gasoline-powered construction equipment shall be replaced, with equivalent electric or CNG equipment.

c) *Use low-sulfur fuel for stationary equipment. (SCAQMD Rules 431.1 and 431.2)*
d) *Trucks/equipment shall not be left idling on site for periods in excess of 5 minutes*
e) *Grading plans shall include the following statements:*
   - *"All construction equipment shall be tuned and maintained in accordance with the manufacturer's specifications".*
   - *"All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes."*
f) *Minimize vehicles and equipment operating at the same time.*
g) *Reduce daily equipment operation hours during smog season (May-October).*
h) *Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flag person shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.*
i) *Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.*
j) *The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services. [Mitigation Measure III–8] Grading Permits / Planning.*

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

SUBSTANTIATION

VIII 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 no use approved on the site is anticipated to be involved in 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 additional land use review.

VIII 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.

VIII c) The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste, because the project does not propose and has not been permitted the use any of hazardous materials or substances.

VIII d) The project site is not included on a list of hazardous materials sites.

VIII e) The project site is not located within an airport land use plan, is not located where such a plan has been proposed but not adopted, and is not located within two miles of a public airport or public use airport.

VIII f) The project site is not within the vicinity or approach/departure flight path of a private airstrip.

VIII 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 two or more directions.

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

SUBSTANTIATION

IX a) The project will not violate any water quality standards or waste discharge requirements because the project will be served by established water and wastewater systems that are subject to independent regulation by local and state agencies that ensure compliance with both water quality and waste discharge requirements.

IX 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 will be served by an existing water purveyor that has indicated that there is currently sufficient capacity in the existing water system to serve the anticipated needs of this project.

IX 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-site or off-site, because the project does not propose any substantial alteration to a drainage pattern, stream or river and the project is required to implement an erosion control plan and a storm water management plan.

IX 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 that would result in flooding on-site or off-site, because the project does not propose any substantial alteration to a drainage pattern, stream or river.

IX e) The project will not 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 because County Public Works has reviewed the proposed project drainage and has determined that the proposed systems are adequate to handle anticipated flows. All necessary drainage improvements both on-site and off-site will be required as conditions of approval for the project.

IX f) The project will not otherwise substantially degrade water quality because appropriate measures relating to water quality protection, including erosion control measures will be required in the conditions of approval.

IX 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 no housing is proposed for development in this project.

IX h) The project will not place within a 100-year flood hazard area structures that would impede or redirect flood flows because the site is not located within a 100-year flood hazard area.

IX 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.

IX 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 anticipated and no mitigation measures are required.

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

SUBSTANTIATION

X a) The project will not physically divide an established community because the project is a logical and orderly development of the planned land uses that are established within the surrounding area.

X b) The project, as proposed, does not have the potential to conflict with applicable land use plan, policy, or regulations of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because the project, as proposed, is consistent with all applicable land use policies and regulations of the County Code and General Plan. The project will be conditioned to comply with all hazard protection, resource preservation and any land use modifying Overlay District regulations that may affect the site.

X 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
XI. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

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

XI 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 and the site is not within a Mineral Resource Zone Overlay.

XI 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
XII. NOISE - Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) Create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) Create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

SUBSTANTIATION (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 ☐):

XII a) The project will not create exposure of persons working on the site to noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because no project operations are proposed that may generate noise levels that will exceed noise standards identified in the County Development Code for Industrial uses.

XII b) The project will not create exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, because the project has been conditioned to comply with the vibration standards of the County Development Code and no vibration exceeding these standards is anticipated to be generated by the proposed uses.

XII c) The project will not generate a substantial permanent sustained increase in ambient noise levels in the project vicinity above levels existing or allowed without the project because the project has been conditioned to comply with the noise standards of the County Development Code.

XII d) The project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing or allowed without the project because the project has been conditioned to comply with the noise standards of the County Development Code.

XII e) The project site is not located within an airport safety review area.

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

No significant adverse impacts are identified or anticipated and no mitigation measures are required. As a precautionary measure to further reduce any potential for impacts, the following mitigation measure shall apply:

MM#	Mitigation Measures
XII-1	*Construction Noise. The "developer" shall submit for review and obtain approval of a signed letter agreeing to include in any construction contracts and/or subcontracts a condition that the contractors adhere to the following noise attenuation requirements:* *a) All construction activities shall comply with County noise standards (SBCC 83.01.080); including interior finish work, which may occur any time.* *b) All exterior construction activities shall be limited to weekdays and Saturdays between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.* *c) Construction equipment shall be muffled per manufacturer's specifications.* *d) All stationary construction equipment shall be placed in a manner so that emitted noise is directed and sited away from the nearest sensitive receptors.* *[Mitigation Measure XI-1] Prior to Grading Permits/Planning*

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

SUBSTANTIATION

XIII a) The project will not induce substantial population growth in an area either directly or indirectly. The project will generate new jobs and employment opportunities; however the amount and type of new jobs this project will add is not considered a significant inducement of growth.

XIII b) The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing because only one housing units will be affected by this proposal with the existing conversion to an office use.

XIII c) The proposed use will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere because the project will not displace any single family residence from the Community Industrial land use district.

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
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	☐	☐	☒	☐
Police Protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other Public Facilities?	☐	☐	☒	☐

SUBSTANTIATION

XIV a) 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. Statutory school fees will be required upon application for any building permits for new construction.

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. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

SUBSTANTIATION

XV a) This light industrial project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because the project will not generate any new residential units and any potential impacts generated by the employees of this project will be minimal.

XV 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 type of project proposed will not result in an increased demand for recreational facilities.

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

SUBSTANTIATION

XVI a) The project will not cause a significant increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system serving the project site, because the number of vehicle trips that may be generated, the volume to capacity ratio on roads and the congestion level at intersections will remain below the current thresholds for those facilities.

XVI b) The project will not exceed individually a level of service [LOS] standard established by the County Congestion Management Plan for designated roads or highways. The County Public Works - Traffic Division has reviewed the Traffic Report prepared by Kunzman and Associates, dated November 24, 2010, and concurred with the report findings that the estimated daily vehicle trips in passenger car equivalents, during the morning peak hour and the evening peak hour will not exceed the intersection traffic threshold limits as described in the County of San Bernardino Road Planning and Design Standards. However, due the potential cumulative contribution to the local and regional traffic, the Traffic Division determined that the project falls within the Regional Transportation Facilities Fee Plan for the Montclair Subarea and required the project to pay a total fee of $12,870.88 (for the 2,266 sq. ft. of building) based on $5.68 per sq. ft. for industrial uses. The project will be conditioned to complete the payment of the mitigation fees prior to issuance of any building permits for the project.

XVI 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, and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed uses and no new air traffic facilities are proposed.

XVI d) The project will not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the project that will have a significant impact on surrounding land uses.

XVI e) The project will not result in inadequate emergency access because the project will be required to provide a 24 ft. (min.) wide driveway for access.

XVI f) The project will not result in inadequate parking capacity because the project meets the parking standards established by the County Development Code for the size and type of use.

XVI g) The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bicycle racks) because these have been required to be installed as conditions of approval.

Possible significant cumulative adverse impacts have been identified or anticipated in the Regional Transportation Development Mitigation Plan adopted for the area and the following mitigation measure is required as a condition of project approval to reduce these future impacts to a level below significant.

MM# ***Mitigation Measures***

XVI-1 *Traffic Mitigation. This project is located within the Regional Transportation Development Mitigation Plan for the City of Montclair sub-area. Currently, this fee is $5.68 per square foot for Industrial uses. Based on 2,266 sq. ft., the total fee is $12,870.88 and shall be paid by a cashier's check to the Department of Public Works Business Office or the County Building and Safety Division. [Mitigation Measure XV-1] Prior to Building Permit/Traffic.*

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

SUBSTANTIATION

XVII a) The proposed project will not exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board (SARWQCB) because it proposes the use of existing septic tank systems, which will be conditioned to comply with the County Division of Environmental Health and the SARWQCB waste discharge requirements.

XVII b) The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities as there is sufficient capacity in the existing water system and sufficient area to accommodate the existing and any required new septic tank systems to accommodate the proposed use.

XVII 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 as County Public Works has required on-site improvements that will be of sufficient capacity to absorb any additional storm water drainage caused by this project.

XVII d) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources, as the local water purveyor has given assurance that it has adequate water service capacity to serve the projected demand for the project, in addition to the provider's existing commitments.

XVII e) The project may be allowed to continue to use an existing and/or new septic tank systems subject to compliance with wastewater treatment requirements of the Regional Water Quality Control Board, *Santa Ana* Region, and as determined by County Environmental Health Services Division.

XVII f) The proposed project is served by the Mid-Valley landfill, which has sufficient permitted capacity to accommodate the project's solid waste disposal needs.

XVII g) The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

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
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly Or indirectly?	☐	☐	☒	☐

SUBSTANTIATION

XVIII a) The project does not appear to 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 species. There are no rare or endangered species or other species of plants or animals or habitat identified as being significantly and negatively impacted by this project.

XVIII b) The project does not have impacts that are individually limited, but cumulatively considerable that cannot be mitigated to a level of non-significance. The sites of projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts. The project will be required to pay Regional Transportation Development Mitigation Plan fee as a fair contribution toward the future improvements of roadways and intersections in the area that will help reduce potential cumulative traffic impacts.

XVIII c) The project will not have environmental impacts that will cause substantial adverse effects on human beings, either directly or indirectly that cannot be mitigated to a level of non significance, as determined by the studies conducted for this project or identified by review of other sources or by other agencies.

Only minor increases in traffic, emissions and noise will be created by development of the proposed project. These potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable (beyond mitigation) in terms of any adverse affects upon the region, the local community or its inhabitants, that cannot be mitigated. 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 general operating activities, initial or future land uses authorized by the project approval that cannot be mitigated.

XIX. MITIGATION MEASURES

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

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

MM# Mitigation Measures

AESTHETICS

I-1 *Site* Lighting. *On-site lighting shall be fully shielded, diffused, or directed in a manner to avoid glare to adjacent properties and motorists. The glare from any luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. The design and location of lighting fixtures shall be such to confine the area illumination to the site boundaries. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign alternating no more than once every five seconds.[Mitigation Measure I-1]*

AIR QUALITY

III-2 *AQ - Operational Mitigation. The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementation of State Regulations such as AB1493 (Pavley I and II) that will reduce emissions from the employees' automobiles and light duty trucks, anticipated to come into effect prior to 2020, Executive Order S-1-07 (Low Carbon Fuel Standard) and submitting documentation of compliance.*

The developer letter shall further state that the proposed project shall comply with all applicable regulations promulgated to meet the State's AB-32 goals and regulations adopted by the California Air Resources Board (i.e. the tire pressure program, low rolling resistance tire, low friction engine oils, goods movement efficiency measures, heavy duty vehicle aerodynamic efficiency, and medium and heavy duty vehicle hybridization). [Mitigation Measure III-2] General Requirements/Planning

Operation of all off-road and on-road diesel vehicles/equipment shall comply to the County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)] including but not limited to:

a) Equipment/vehicles shall not be left idling for period in excess of five minutes
b) Engines shall be maintained in good working order to reduce emissions
c) On-site electrical power connections shall be made available where feasible
d) Ultra low-sulfur diesel fuel shall be utilized
e) Electric and gasoline powered equipment shall substituted for diesel powered equipment where feasible
f) Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.
g) In addition, all on-road diesel trucks shall not idle more than five minutes per truck trip or per day on the project site.
h) All transportation refrigeration units (TRU's) shall be provided electric connections. [Mitigation Measure III-2] General Requirements/Planning.

III-3 AQ - Design Mitigation. *When feasible, the following design considerations shall be incorporated to the satisfaction of County Planning:*

a) *Alternative energy resources (e.g. passive lighting, heating, ventilation and air conditioning) and conservation efforts in wastewater treatment,*
b) *Energy efficient lighting and California Energy Commission insulation standards.*
c) *Participate in implementation of the Countywide Bicycle Plan.*
d) *On-site bicycle racks, storage facilities, showers and lockers to support bicycle or pedestrian travel modes. Parking racks or secured lockers shall be provided at a rate of 1 per 30 parking spaces with a minimum of a three-bike rack.*

[Mitigation Measure III-3] General Requirements/Planning.

III-4 AQ - Coating Restrictions *The developer shall submit to the satisfaction of County Planning a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include, but are not be limited to:*

d) *Architectural coatings with Reactive Organic Compounds (ROC) shall not have a content greater than 100 g/l.*
e) *Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs./day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day*
f) *High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings.*

[Mitigation Measure III -4] Prior to Building Permits/Planning

III-5 AQ - HRA Revisions. *If there is any proposed change in land use that includes sensitive receptors as defined by SCAQMD, then A Health Risk Assessment (HRA) shall be prepared, submitted for review and approval obtained from County Planning to demonstrate that a significant health risk will not be posed. [Mitigation Measure III-5] General Requirements/Planning*

III-6 AQ - Non-residential Design. *Within the South Coast Air Basin, the developer of nonresidential land uses shall include the following air quality design considerations (per County Code):*

a) *Provide on-site employee services based on the number of employees. (e.g. cafeterias, postal machines, automated teller)*
b) *Provide bicycle racks, storage facilities, showers and secured bicycle lockers to support bicycle or pedestrian travel modes. Parking racks or secured lockers shall be provided at a rate of 1 per 30 parking spaces with a minimum of a three-bike rack.*
c) *A minimum of one shower facility accessible to both men and women shall be provided for persons bicycling or walking to work for all new non-residential development meeting the CMP thresholds (250 or more peak hour trips).*
d) *Provide on-site right-of-way for sidewalks and bicycle paths and off-site bicycle trails to promote employee walking or bicycling to and from work. Provide on-site pedestrian walkways and bicycle facilities to connect each building in a development to public streets.*
e) *Participate in implementation of the Countywide Bicycle Plan.*
f) *Sidewalks shall be installed or widened to accommodate pedestrians.*
g) *Passenger loading areas in locations close to building entrances (but not interfering with vehicle circulation) shall be provided for all new non-residential developments with at least 100 parking spaces. (Loading Area is equivalent to a minimum of 5 parking spaces).*
h) *Preferred parking facilities shall be provided near building entrances for vanpools and carpools in all new non-residential developments with a minimum 9' vertical clearance...*
i) *Transit improvements such as bus pullouts, bus pads, and bus shelters shall be provided for all non-residential development along existing or planned transit routes. The need for and nature of*

those improvements shall be determined in cooperation with Omni-trans.

j) *Parking space requirements for new non-residential development may be reduced when linked to other actions that reduce trips to account for increased ridesharing and other modes of transportation. Incorporation of on-site child care facilities and senior citizen facilities may allow increased lot coverage and reduced parking requirements incentives.*

k) *Provide for the use of alternative energy resources (e.g. passive lighting, heating, ventilation and air conditioning) and conservation efforts in wastewater treatment)*

l) *Energy efficient lighting.*

m) *California Energy Commission insulation standards.*

n) *All new and modified stationary sources of emissions shall be subject to SCAQMD Regulation XIII, New Source Review. New and modified stationary sources shall be required to install Best Available Control Technology and offset any new emissions such that there is no net gain in emissions within the air basin.*

[Mitigation Measure III -6] Prior to Building Permits/Planning

III-7 *AQ - Construction Mitigation.* The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/ construction contractors shall do the following:

a) Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.

b) Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.

c) Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.

d) All gasoline-powered equipment shall have catalytic converters.

e) Provide onsite electrical power to encourage use of electric tools.

f) Minimize concurrent use of equipment through equipment phasing.

g) Provide traffic control during construction to reduce wait times.

h) Provide on-site food service for construction workers to reduce offsite trips.

i) Implement the County approved Dust Control Plan (DCP)

j) Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties). [Mitigation Measure III-7] Grading Permits

CULTURAL RESOURCES

V-1 *Cultural Resources. The 'developer'/property owner shall submit for review and obtain approval from County Planning of a signed letter agreeing to adhere to the following requirements and to include in any construction contracts/subcontracts a provision that project contractors shall also adhere to the following requirements:*

- *If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory mitigation has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend any further mitigation. The developer shall implement any such additional mitigation to the satisfaction of County Planning.*

- *If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall also be notified. [Mitigation Measure V-1] Grading Permits/Planning*

GREEN HOUSE GAS EMISSIONS

VII-1 *GHG - Operational Mitigation. The 'developer' shall implement the following programs as Green House Gas (GHG) mitigation during operation of the approved project.*

a) *Waste Stream Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.*

b) *Vehicle Trip Reduction. The "developer" shall provide to all tenants, project employees and guests County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides. [Mitigation Measure VII-1] General Requirements/Planning.*

VII-2 *GHG - Construction Mitigation. The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:*

a) Implement both the approved Dust Control and Coating Restriction Plans.

b) Selection of construction equipment will be based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, with equivalent electric or CNG equipment.

c) Use low-sulfur fuel for stationary equipment. (SCAQMD Rules 431.1 and 431.2)

d) Trucks/equipment shall not be left idling on site for periods in excess of 5 minutes

e) Grading plans shall include the following statements:

- *"All construction equipment shall be tuned and maintained in accordance with the manufacturer's specifications".*
- *"All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes."*

f) Minimize vehicles and equipment operating at the same time.

g) Reduce daily equipment operation hours during smog season (May-October).

h) *Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flag person shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.*

i) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.

j) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services. [Mitigation Measure VII–2] Grading Permits / Planning.

NOISE

XII-1 *Construction Noise. The "developer" shall submit for review and obtain approval of a signed letter agreeing to include in any construction contracts and/or subcontracts a condition that the contractors adhere to the following noise attenuation requirements:*

a) *All construction activities shall comply with County noise standards (SBCC 83.01.080); including interior finish work, which may occur any time.*
b) *All exterior construction activities shall be limited to weekdays and Saturdays between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.*
c) *Construction equipment shall be muffled per manufacturer's specifications.*
d) *All stationary construction equipment shall be placed in a manner so that emitted noise is directed and sited away from the nearest sensitive receptors.*

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

TRAFFIC

XVI-1 *Traffic Mitigation. This project is located within the Regional Transportation Development Mitigation Plan for the City of Montclair sub-area. Currently, this fee is $5.68 per square foot for Industrial uses. Based on 2,266 sq. ft., the total fee is $12,870.88 and shall be paid by a cashier's check to the Department of Public Works Business Office or the County Building and Safety Division. [Mitigation Measure XV-1] Prior to Building Permit/Traffic.*

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

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

California Department of Water Resources Bulletin #118 (Critical Regional Aquifers).

CEQA Guidelines, Appendix G

California Standard Specifications, July 1992

County Museum Archaeological Information Center

County of San Bernardino Development Code, 2007

County of San Bernardino General Plan, adopted 2007.

County of San Bernardino Hazard Overlay Map FH-22

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998

County of San Bernardino, Countywide Integrated Waste Management Plan.

County of San Bernardino, *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, 2007.

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 REPORTS

Traffic Analysis, by Kunzman and Associates, November 2010