

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: 0266-012-10
APPLICANT: L. D. Bridgewater Equipment Co.
COMMUNITY: GLEN HELEN/5th SUPERVISORIAL DISTRICT
LOCATION: SOUTH SIDE OF KENDALL DRIVE, APPROXIMATELY 0.5 MILES NORTHWEST OF THE INTERSECTION OF PALM AVENUE AND KENDALL DRIVE IN THE GLEN HELEN AREA
PROJECT No: P201600617
STAFF: JIM MORRISSEY, CONTRACT PLANNER
REP(S): Doug Goodman, Goodman & Associates
PROPOSAL: MINOR USE PERMIT FOR AN INDUSTRIAL DEVELOPMENT CONSISTING OF A 12,800 SQUARE FOOT MAINTENANCE BUILDING, OUTDOOR EQUIPMENT STORAGE, PLUS PARKING AND RELATED IMPROVEMENTS.

USGS Quad: SAN BERNARDINO, CALIF.
T, R, Section: T1N, R5W, Section: 2

Planning Area: GLEN HELEN SPECIFIC PLAN (City
of San Bernardino Sphere of
Influence)

OLUD: GLEN HELEN SPECIFIC
PLAN/CORRIDOR INDUSTRIAL

Overlays: Fire Safety Overlay, Liquefaction
(High)

PROJECT CONTACT INFORMATION:

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

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

Fax No: (909) 387-3249

Project Sponsor: L. D. Bridgewater Equipment
1459 Nevin Road
Devore, CA 92407

Phone No: (909) 824-2775
E-mail: dave@bridgewaterequipment.com

Fax No: N/A

PROJECT DESCRIPTION:

A Minor Use Permit to improve property to provide a 12,800 square foot industrial building for equipment maintenance and an outside equipment storage area, with related site improvements including paving, landscaping, drainage facilities, on approximately 2.25 acres.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Equipment Storage	GH/SP-CI (Glen Helen/Specific Plan-Corridor Industrial)
North	Kendall Drive and Interstate 215 Freeway	GH/SP-E/RR Glen Helen/Specific Plan/Existing Roads/Railroads GH/SP-CI
South	Vacant Land	GH-SP-HI (Glen Helen/Specific Plan-Heavy Industrial)
East	Vacant Land	GH/SP-CI
West	Vacant Land	GH/SP-CI

The site is currently used for equipment storage and consists of compacted soil with minimal or no vegetation. A modular unit is utilized for an office and truck trailers and construction equipment is stored on the property. As such, the site has been heavily disturbed by human activities. The site is relatively flat with a gentle natural slope of less than 1% towards the rear of the property. Access to the site is provided by Kendall Drive which is a paved 2-lane roadway. There is no curb, gutter, or sidewalk along Kendall Drive adjacent to the site.

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

Federal: None; **State of California:** None; **County of San Bernardino:** Land Use Services; Planning, Building and Safety, Land Development, and Code Enforcement; Public Works; Environmental Health Services; County Fire; San Bernardino County Local Agency Formation Commission (LAFCO); **Local:** City of San Bernardino for sewer service.

EVALUATION FORMAT

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

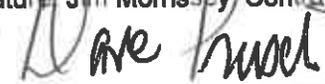
- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils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

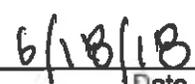
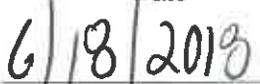
DETERMINATION: (To be completed by the Lead Agency)

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

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


Signature: Dave Prusch, Supervising Planner


Date

Date

APPENDICES (On Compact Disk or Under Separate Cover)

- A. Air Quality and Greenhouse Gas Emissions Computer Model Printouts.
- B. *Engineering Geology Study, Proposed Infiltration Basin and New Structure*, Earth Systems Southwest, September 29, 2017.
- C. *Preliminary Geotechnical Investigation*, ALR Engineering and Testing, December 14, 2015.



**Bridgewater
P201600617**

Location Map

Exhibit 1

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

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

SUBSTANTIATION

- I a) **Less Than Significant Impact.** According to the Glen Helen Specific Plan, the project site is located within the "I-215 Scenic Corridor" because it is located within 600 feet of I-215. (Ref. Glen Helen Specific Plan pages 2-113 and 2-114, Section GH2.0525 (a) 2).

When a land use is proposed within the Scenic Resources Corridor, the following criteria shall be used to evaluate the project compliance with the intent of the overlay:

1. Building and Structure Placement: *The building and structure placement should be compatible with and should not detract from the visual setting or obstruct significant views.*

According to Glen Helen Specific Plan Section GH2.0420 (h) (2) (a), the maximum building height allowed is 75-feet. Building plans have not been submitted, but conceptual elevations identify a building height of approximately 21 feet. The lot coverage is 59%, including the proposed building, paving and storage area, consistent with the maximum 85% lot coverage requirements of the GH/SP-CI District. As such, the height and bulk of the building does not detract from the visual setting or obstruct significant views.

2. Grading: *The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography should be screened from view from either the scenic highway or the adjacent scenic and recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, and which are capable of surviving with a minimum of maintenance and supplemental water.*

The site is relatively flat with less than a 1% natural slope, except for a small hill in the southeast corner of the property. No major grading is proposed at this time. A new infiltration

basin, covering approximately eight percent of the site, is proposed at the southerly end of the property, at a maximum depth of 2.5 feet. To avoid hillside debris from falling into the adjoining basin, a modification of a portion of the hillside may be proposed. The affected portion of the hillside has evidence of prior grading. As such, the effect of grading would be minimal due to the limited portion of the hill on the subject property and the slight slope for the balance of the property. Overall, the alteration of the natural topography of the site is minimal and avoids detrimental effects to the visual setting of the designated area and the existing natural drainage system.

3. Outside Storage Areas: *Outside storage areas allowed shall be completely screened from view of the right-of-way with walls, landscaping and plantings which are compatible with the local environment and are capable of surviving with a minimum of maintenance and supplemental water.*

The project site currently provides a six foot high block wall along most of the east and west property boundary, including the proposed storage areas. The Glen Helen Specific Plan requires screening of outside storage visible from the street.

Utilities: *All utilities shall be placed underground.*

All utilities are proposed to be underground.

Based on the above analysis, the project will have a less than significant impact on a scenic vista.

- I b) **Less than Significant Impact.** The site is not adjacent to a state scenic highway. Although not located adjacent to a state scenic highway, the project site is located within the "I-215 Scenic Corridor" because it is located within 600 feet of I-215.

There are no trees, rock outcroppings, or historic buildings on the project site. The small hill at the southwesterly edge of the property is within 600 feet of the Freeway. As discussed previously, grading on a portion of the hillside may occur to prevent debris falling into the infiltration basin. Aerial photography, utilizing historic photos found on NETROnline, and visual site inspection, indicated the hillside was graded, probably between Year 2002 and Year 2005. Therefore, the hillside was scaped through previously actions. Based upon this evidence, the Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a County Scenic Corridor. As such, there will be a less than significant impact with respect to substantially damaging scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a County Scenic Corridor.

- I c) **Less than Significant Impact.** The Project site is located in an area characterized by land developed primarily for commercial and industrial uses. The proposed Project substantially exists due to its current operation and will not substantially degrade the existing visual character of the site and its surroundings, because the proposed Project is consistent with the existing use and planned visual character of the area, and will incorporate the design guidelines/standards found in the Glen Helen Specific Plan, including landscaping, buffering,

and screening as appropriate. With implementation of these design features, impacts to visual character and quality to the site and surroundings are considered less than significant.

- I d) **Less than Significant Impact.** As required by Glen Helen Specific Plan Section GH2.0420, subsection j 3 h) Topical Standards for Commercial and Industrial Districts:

"Lights shall be designed, oriented, and shielded so that glare does not extend beyond the property line to any adjacent property, roadway or freeway. In particular, no glare shall be produced that would be distracting to motorists on the I-15 and I-215 Freeways and their associated transition roads. Lighting levels on the property shall be sufficient to provide for safe operations according to commonly accepted specifications for proper security."

Adherence to this mandatory performance standard will ensure that the Project will not create a new source of substantial light or glare trespass onto adjacent properties. As such, impacts are considered less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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II. AGRICULTURE AND FORESTRY RESOURCES -

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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

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

- II a) **No Impact.** The subject property is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the San Bernardino County Important Farmland 2016 Map, Sheet 2 or 2, prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The subject Property is designated "Other", which is described as "Land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres

is mapped as other land.” As such, there will be no impact to farmland as a result of the project.

- II b) **No Impact.** The subject property and surrounding properties are designated “GH/SP/CI, GH/SP-HI, and SG/SP-E/RR). The CI designation totals approximately 262 acres along Cajon Boulevard and Kendall Drive. Future industrial uses are proposed in this corridor. As such, there will be no conflict with existing zoning for agricultural use.

According to the California Department of Conservation, San Bernardino County Williamson Act FY 2015/2016, Sheet 2 of 2, there is no Williamson Act Contract covering the site nor in the general area. The closest Williamson Act land is approximately four miles to the northeast. As such, there is no conflict with a Williamson Act land conservation contract.

- II c) **No Impact.** The project site is zoned GH/SP/CI. The project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the project site. Because no lands on the project site are zoned for forestland or timberland, the proposed Project has no potential to impact such zoning. Therefore, no impact would occur.
- II d) **No Impact.** The project site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the *General Plan*. Because forest land is not present on the project site or in the immediate vicinity of the proposed Project site, the proposed Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. Therefore, no impact would occur.
- II e) **No Impact.** Implementation of the proposed Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of other farmland to non-agricultural use, because the site is currently used for equipment storage with a modular office, and is located within an area which designates land for industrial development. The site and surrounding properties are not developed with agricultural uses. Therefore, no impact would occur.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

The following responses are based in part on SCAQMD regulations and the California Emissions Estimator Model (CalEEMod) analysis of the proposed. Please reference that CalEEMod document for further details (Appendix A).

III a) **Less Than Significant Impact.** A significant impact could occur if the proposed project conflicts with or obstructs the implementation of South Coast Air Basin 2012 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. A consistency review is presented below:

1. The project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD as demonstrated in Section IIIb of this Initial Study Checklist; therefore, the project could

not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

2. The project includes construction of 12,800 square foot industrial building on 2.25 acres. The proposed industrial building is consistent with the development and use standards for the Glen Helen Specific Plan. The Glen Helen Specific Plan was effective on December 1, 2005 and was last revised on January 1 2015. It has not been comprehensively updated since the 2016 AQMP was adopted, therefore, the land use projections used in the Glen Helen Specific Plan are assumed to be equivalent to the growth projections utilized in the 2016 AQMP.

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

- III b) **Less Than Significant Impact.** The CEQA Guidelines indicate that a significant impact would occur if the proposed project would violate any air quality standard or contribute significantly to an existing or projected air quality violation. The applicable thresholds of significance for air emissions generated by the project are established by the South Coast Air Quality Management District (SCAQMD) and are described in Table 2.

Table 2. SCAQMD Significant Emission Thresholds

Criteria Pollutant	Daily Threshold (pounds)
Carbon Monoxide (CO)	550
Oxides of Nitrogen (NOx)	100
Volatile Organic Compounds (VOC)	75
Oxides of Sulphur (SOx)	150
Particulate Matter (PM10)	82
Particulate Matter (PM2.5)	82

Source: SCAQMD Air Quality Management District

Emissions were evaluated for both construction and operation were modeled using the California Emissions Estimator Model (CalEEMod). The results are shown in Tables 3 and 4 below and attached as part of this project.

Construction Emissions

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

results of the CalEEMod outputs are summarized below in Tables 3 (Maximum Daily Construction Emissions) and 4 (Construction Emission, Rule 401 and 403 Compliance). Based on the results of the model, maximum daily emissions from the construction of the project will not exceed SCAQMD Thresholds and no mitigation is required.

Table 3. Maximum Daily Construction Emissions (lbs./day) - Unmitigated

Maximum Daily Emissions	VOC	NO_x	CO	SO₂	PM¹⁰	PM^{2.5}
	24.33	12.14	16.05	0.03	7.83	4.47
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
<i>Source: SCAQMD and CalEEMod</i>						

Table 4. Construction Emissions (Rule 401 & 403 Compliance)

Maximum Daily Emissions	VOG	NO_x	CO	SO₂	PM¹⁰	PM^{2.5}
	24.33	12.14	16.05	0.03	3.84	2.42
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
<i>Source: SCAQMD and CalEEMod</i>						

Operational Emissions

Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the project site. The California Emissions Estimator Model (CalEEMod) was utilized to estimate mobile source emissions.

The results of the CalEEMod outputs are summarized in Table 5 (Operations Daily Emissions). Based on the results of the model, without control measures, maximum daily emissions from the operation of the project will not exceed SCAQMD Thresholds.

Table 5. Operational Daily Emissions (lbs./day)

Maximum Daily Emissions	VOC	NO_x	CO	SO₂	PM¹⁰	PM^{2.5}
	0.57	1.81	3.72	0.01	0.86	0.25
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
<i>Source: SCAQMD and CalEEMod</i>						

Finally, as required by Glen Helen Specific Plan Section GH2.0420 (j) (3) (b), operations or activities shall not cause the emission of any ash, dust, fumes, gases, vapors, or other forms of pollutants that can cause damage to people, animals, vegetation or other property. Emission levels shall not exceed the levels permitted by the rules and regulations of the South Coast Air Quality Management District or the requirements of any Air Quality Plan or the Greenhouse Gas Emissions Reduction Plan adopted by the County of San Bernardino.

- III c) **Less Than Significant Impact.** The project area is designated as a non-attainment area for ozone, PM_{2.5}, and PM₁₀. The Project would comply with the mandatory requirements of SCAQMD's Rule 403 (fugitive dust control) during construction, as well as all other adopted AQMP emissions control measures. The project is also required to comply with California Code of Regulations Title 13, Division 3, and specifically Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants, from In- Use Heavy-Duty Diesel-Fueled Vehicles" and Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling." Per SCAQMD rules and mandates, and California Code of Regulation requirements, as well as the CEQA requirement that significant impacts be mitigated to the extent feasible, these same requirements are imposed on all projects in the South Coast Air Basin.

In determining whether or not the project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors), the non-attainment pollutants of concern for this impact are ozone, PM_{2.5}, and PM₁₀. In developing the thresholds of significance for air pollutants disclosed above under Issue IIIb, SCAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. As shown in Tables 3, 4, and 5 above, the project does not exceed the identified significance thresholds. As such, emissions would not be cumulatively considerable,

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

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

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

Localized Significance Thresholds (LST) Analysis

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

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

For this project, the appropriate Source Receptor Area (SRA) for the LST is the Central San Bernardino Valley Area. The SCAQMD produced *Mass Rate Look-Up Tables* for projects that disturb less than or equal to 5 acres in size was used in the analysis to determine impacts.

LST Construction and Operational Analysis

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

Table 6. LST Analysis (1 acres - receptor @ 50 meters)

Pollutant	LST Significance Threshold Lbs./Day*	Project Emissions (mitigated)	Exceeds Threshold?
(NO _x) for Construction and Operation	148	24.33	NO
(CO) for Construction and Operation	1,328	16.05	NO
PM 10 for Operation	4	0.86	NO
PM10 for Construction	14	3.84	NO
PM 2.5 for Operation	2	0.25	NO
PM2.5 for Construction	6	2.42	NO

*Based on LST SRA #32 1-acre @ 50 meters

As shown in Table 6 above, the emissions forecasted for the construction and operation would not to exceed the LST Significance Thresholds. No mitigation is required.

Carbon Monoxide (CO) Hotspot Analysis

CO Hot Spots are typically associated with idling vehicles at extremely busy intersections (i.e., intersections with an excess of 100,000 vehicle trips per day). There are no intersections in the vicinity of the project site which exceed the 100,000 vehicle per day threshold typically associated with CO Hot Spots. In addition, the South Coast Air Basin has been designated as an attainment area for CO since 2007. Therefore, project-related vehicular emissions would not create a Hot Spot and would not substantially contribute to an existing or projected CO Hot Spot.

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

In addition, as required by Glen Helen Specific Plan Section GH2.0404, General Provisions, (h) Performance Standards for Commercial and Industrial Districts:

3 m) Odors

Operations or activities shall not be permitted to emit odorous fumes, gasses or other odorous matter in such amounts as to be dangerous, injurious, noxious, or otherwise objectionable and readily detectable without the aid of instruments beyond the site boundary.

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

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

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

SUBSTANTIATION (check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database):

IV a) **Less Than Significant Impact.** Section GH2.0530 (b) Development Requirements, Glen Helen Specific Plan, states in part: "...as part of submitting a development or a land use application that would result in an expansion or alteration of 25% or more of the ground area covered by the existing land use within potentially sensitive habitats identified in the

Resource Management Plan (RMP), an applicant/landowner shall conduct a biological survey..." According to Exhibit 2-3, Natural Plant Communities, which is referenced in the RMP, the subject site is classified as "Non-Native Grassland". The proposed project would not exceed 25% of the total acreage of that category (163 acres). A field inspection confirmed that the site is heavily disturbed by vehicles and contains little or no vegetation. The soils on the site have been compacted due to the ongoing vehicle disturbance. A portion of the property includes a small hill that contains vegetation. At this time, that portion of the hill on the property is to remain undisturbed.

Based on the above analysis, the project will have a less than significant effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

- IV b) **No Impact.** The site is improved and consists of compacted soil with minimal or no vegetation. The site has been heavily disturbed by human activities. The project site does not contain riparian habitat or other sensitive natural communities.
- IV c) **No Impact.** Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." [Ref. EPA Regulations listed at 40 CFR 230.3(t)].

The California Department of Fish and Wildlife found the U.S. Fish and Wildlife Service (Section 404 definition above) wetland definition and classification system to be the most biologically valid. The Department of Fish and Wildlife staff uses this definition as a guide in identifying wetlands. The site is heavily impacted by its current use and consists of compacted soil with minimal vegetation. Based on a field survey, the site does not contain any features that meet the definition of "wetlands."

- IV d) **Less Than Significant Impact.**

Wildlife Corridors

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human development. Corridors effectively act as links between different populations of a species. Interference with the movement of native resident migratory fish or wildlife species occurs through the fragmentation of open space areas caused by urbanization

As noted in the responses to Issues VI a-c above, the site does not have habitat or features that would support a wildlife corridor or a wildlife nursery site. In addition, the property is developed and within an area that is generally surrounded by development. Properties immediately adjoining the site are undeveloped, but have been disked for the most part. Beyond the parcels immediately adjacent to the site is new office building to the west and a residence to the east. The current use of the property and the improvements around the

property, such as the I-215 Freeway and Kendall Drive to the north and the BNSF Rail line to the east that would prevent the use of the project site as a wildlife corridor.

Wildlife Nursery Sites

Wildlife nursery sites are areas that provide valuable spawning and nursery habitat for fish and wildlife. Wildlife nursery sites occur in a variety of settings, such as trees, wetlands, rivers, lakes, forests, woodlands and grasslands to name a few. The use of a nursery site would be impeded if the use of the nursery site was interfered with directly or indirectly by a project's development or activities.

According to Exhibit 2-3 of the Specific Plan, the subject site is classified as "Non-Native Grassland." A field inspection confirmed that the site is heavily disturbed by vehicles and contains little or no vegetation. The soils on the site have been compacted due to the ongoing disturbance. Therefore, proposed Project does not act as a wildlife nursery and a biological report was not required.

Based on the above analysis, the 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. Therefore, impacts are less than significant.

- IV e) **No Impact.** As noted above, according to Exhibit 2-3 of the Specific Plan, the subject site is classified as "Non-Native Grassland." A field inspection confirmed that the site has been heavily disturbed by vehicles and contains little or no vegetation, except on an adjoining hill near the south property line. This hill will not be improved or affected by the proposed Project plans. The soils on the site have been compacted due to the ongoing business operation/disturbance. As such, the proposed Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- IV f) **No Impact.** The proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. The County of San Bernardino has not adopted a Habitat Conservation Plan for the region. Likewise, there is no local, regional or state habitat conservation plan that governs the project site or vicinity.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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V. CULTURAL RESOURCES - Would the project

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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

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

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

The site is improved and includes an existing modular building, concrete parking area, and decomposed granite over a large area for equipment storage. The business has been in operation for over a decade and the site has been heavily disturbed by human activities. There is no evidence of surface structures or features which meet the definition of a historic resource as described above. As such, there are no impacts to historic resources.

V b) **No Impact.**

Archaeological Resources

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

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

Tribal Cultural Resources

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

"[E]xisting laws lack a formal process for tribes to be involved in the CEQA process as tribal governments. CEQA projects that impact tribal resources have experienced uncertainty and delays as lead agencies attempt to work with tribes to address impacts on tribal resources. With this bill, it is the author's intent to "Set forth a process and scope that clarifies California tribal government involvement in the CEQA process, including specific requirements and timing for lead agencies to consult with tribes on avoiding or mitigating impacts to tribal cultural resources."

"Tribal cultural resources" are either of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project. Materials were distributed to local tribes for their review and comment. Responses were received from the Gabrieleno Band of Mission Indians, the San Manuel Band of Mission Indians, and the Colorado River Indian Tribes. Their responses are noted below.

A letter from the Gabrieleno Band of Mission Indians – Kitz Nation, dated April 19, 2017, requested consultation. A follow-up telephone discussion with Tribal Chairman Andrew Salas on May 18, 2017 found the Tribe's comments were based upon the premise the site was located further west within the historical path of the Cajon Wash. Due to the location of the site near Interstate 215 removes the proposed Project from concern and consultation is no longer necessary. A letter was sent to the Chairman on May 19, 2017 confirming the phone call.

The San Manuel Band of Mission Indians sent an e-mail dated May 30, 2017, stating "SMBMI [San Manuel Band of Mission Indians] does not have any concerns with the project's implementation, as planned, at this time." They also requested inclusion of conditions related to the finding of human remains, buffering of finds, contact with the County Coroner, and use of a Secretary of the Interior (SOI) qualified archaeologist should significant finds be located on-site.

The Colorado River Indian Tribes sent a letter dated May 11, 2017, indicating they "do not have any specific comment on the proposed project and instead defer to the comments of other affiliated tribes" and "In the event any human remains or objects subject to provision of the Native American Graves Protection and Repatriation Act, or cultural resources such as sites, trails, artifacts are identified during ground disturbance, please contact the CRIT THPO [Colorado River Indian Tribes Tribal Historic Preservation Office] with 48 hours."

In addition, the project site is located within the highly disturbed Cajon Corridor and it consists of compacted soil and has been heavily disturbed by human activities. As such, it is not anticipated that subsurface tribal cultural resources will be encountered during construction. Impacts are less than significant.

- V c) **No Impact.** The proposed Project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature because the site and surrounding area surface is characterized as alluvial fan deposits of the Pliocene to Holocene era. Sediments from this more recent era of geologic activity do not typically contain fossil or other paleontological resources. While later aged sediments may exist beneath the surface

deposits on the site, the minimal amount of grading proposed for the project is not anticipated to disturb any potential paleontological resources that may exist beneath the surface. To further reduce the potential for impacts, the project will be subject to the County's standard condition which requires the developer to contact the County Museum for determination of appropriate measures if any finds are made during project construction. This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no such resources have been identified on the site.

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

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

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

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

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

The following responses are based in part on the Engineering Geology Study, prepared by Earth Systems, dated September 29, 2017. Please reference this document for further details (Appendix B).

VI a) **Less Than Significant Impact with Mitigation Incorporated.** The site does not lie within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone, based upon a review of the

County's Geologic Hazards Overlays Map for the Muscoy area. The closest active faults are the San Jacinto located approximately 0.8 miles to the west southwest and the San Andreas fault located approximately 1.3 miles to the northeast. An *Engineering Geology Study*, prepared by Earth Systems, dated September 29, 2017, identified the Wiggins Hill fault traversing the southerly portion of the property. The report stated "Surface fault rupture is not anticipated in the immediate proximity of the planned building. Most noted lineaments are considered anthropic and do not pose a surface fault rupture hazard to the planned building. The nearest lineament is located approximately 65 feet south of the proposed building." (p. 11) The report recommended all new structures be designed consistent with the 2016 California Building Code and structures for human occupancy should be located northeast of the designated Fault Setback line, which is approximately 100 feet from the setback line. As such, the proposed building would not be placed on a potential fault nor within a fault setback area.

The County Geologist has requested a further evaluation of the potential site fault traversing the property to determine presence. This information would not affect the use of the property, since the location of the fault is not near the proposed building. The additional evaluation is related to the potential effect upon the permeability of the infiltration basin at the southerly end of the property and whether ponding would occur due to the characteristics or composition of fault materials. To ensure the characteristics of the fault are fully understood as they relate to the infiltration basin, the following mitigation measure is recommended:

GEO-1: Prior to issuance of building permits, the applicant shall conduct in-grading inspections/observations during site grading, including the infiltration basin. If evidence of faulting is encountered during in-grading activities, the project geologist shall contact the County Geologist, with at least 48-hour notice, to inspect the evidence of faulting, and, if necessary, shall re-evaluate the location and orientation of the recommended Fault Setback Line. Any fault location(s) found during in-grading inspection/observations shall be included as a geologic layer on the as-built/as-graded plans of the site.

Upon the completion of the mitigation measure, potential impacts would be less than significant.

- VI a)ii **Less Than Significant Impact.** The proposed Project would not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. An earthquake produced from nearby faults could result in strong ground shaking; however, the proposed Project will be reviewed and approved by the County Building and Safety Department with appropriate seismic standards implemented. Adherence to standards and requirements contained in the Building Code for the design of the proposed structure will ensure that any impacts are less than significant by ensuring that the structure does not collapse during strong ground shaking.
- VI a)iii **Less Than Significant Impact.** Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The factors controlling liquefaction are:
- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions have to occur:

- ✓ Intense seismic shaking;
- ✓ Presence of loose granular soils prone to liquefaction; and
- ✓ Saturation of soils due to shallow groundwater.

The San Bernardino County Geologic Hazards Overlay Map for the area identifies the site as having a high level of susceptibility for liquefaction. However, based on the previously referenced *Engineering Geology Study* prepared for the project, found groundwater in a well (342060N1173880W001) located 1.6 miles to the northwest of the property as having a depth of approximately 114 to 336 feet below the surface level from 2012 to 2017. The soils on the project site consist of gravelly loamy sand. The *Engineering Geology Study* recommended the preparation of a geotechnical evaluation of the soil conditions under the building site. The Building and Safety Division has required the preparation of a geotechnical report as a standard condition of approval and future actions would be predicated upon the requirements contained within that report. Based upon this condition, the potential environmental impacts would be less than significant.

- VI aiv) **Less Than Significant Impact with Mitigation Incorporated.** Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes.

The site is relatively flat and contains no on-site slopes that may be subject to landslides. The *Engineering Geology Study* noted the potential for "small wedge or block-type failures of the over-steepened slopes. However, as the only development proposed is the shallow infiltration basin, hazards to structures, as proposed, is nil. Clean up and removal of rubble within the basin will be necessary to maintain basin capacity." (p. 8) The County Geologist has requested additional information related to maintaining the adjoining slopes, since any potential material release into the infiltration basin would affect its capacity. Due to the potential hazard of slope instability the following mitigation measure is recommended:

GEO-2: Based upon the potential for slope instability and the potential for slope instability to migrate off-site, existing oversteepened cut slopes shall be stabilized by re-grading these slopes to a slope ratio of 2 horizontal to 1 vertical or by geotechnically supporting these slopes, such as through the use of retaining walls. The modifications to these cut slopes shall be displayed on the project grading plans prior to issuance of grading permits. Upon implementation of applicable solutions the potential effect is less than significant.

- VI b) **Less Than Significant Impact.** The Project site is heavily disturbed by human activities. Therefore, the loss of topsoil is not a significant impact.

The Project will not result in substantial soil erosion or the loss of topsoil, because the site will be substantially improved and landscaped after it is developed. To control soil erosion during construction the project proponent is required to prepare and comply with a Water Quality

Management Plan (WQMP). A stormwater basin is proposed at the rear of the property and the preliminary WQMP has been reviewed and approved by the Land Development Division. The Plan includes provisions to prevent the off-site erosion of land due to the release of stormwater from the property. With implementation of the WQMP, impacts related to substantial soil erosion will be less than significant.

VI c) Less Than Significant Impact.

Landslide

As noted in the response to Issue VI a) iv above, the site is relatively flat and contains no slopes that may be subject to landslides, except that portion at the rear of the property adjacent to the planned infiltration basin. Therefore the site is not considered susceptible to landslides that would affect daily business operations. As noted above, concerns exist related to the effectiveness of the basin due to the existence of adjoining slopes. A geotechnical investigation has been requested by the Building and Safety Division as a standard measure and the County Geologist has also requested an investigation to address grading and foundation elements of the proposed building, pavement recommendations, and geotechnical issues related to grading of the proposed infiltration basin, including stability of proposed cut slopes and existing surficial fill materials in the area of the basin.

Lateral Spreading

Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by earthquakes but it is also caused by landslides. As noted above, the site is relatively flat and contains no slopes that may be subject to landslides. Therefore the site is not considered susceptible to lateral spreading.

Subsidence

Subsidence is the downward movement of the ground caused by the underlying soil conditions. Certain soils, such as clay soils are particularly vulnerable since they shrink and swell depending on their moisture content. Subsidence is an issue if buildings or structures sink which causes damage to the building or structure. Subsidence is usually remedied by excavating soil to the depth of the underlying bedrock and then recompacting the soil so that it is able to support buildings and structures.

As noted in the response to Issue VI a) iii above, groundwater information has not been determined for the Project site, but an area well had a significant groundwater depth of between 114 and 336 feet between 2012 and 2017. The *Engineering Geology Study* recently completed for the property recommended the preparation of a geotechnical analysis, although the *Study* stated "groundwater levels are anticipated to be in excess of 50 feet deep..." (p. 11) On-site soils consist of gravelly loamy sand. Based on these factors, the subsidence potential is projected to be low and can be attenuated with adherence to standards and requirements contained in the Building Code for the design of the proposed structure will ensure that any

impacts are less than significant. Compliance with the Building Code is a mandatory requirement.

Liquefaction

As noted in the response to Issue VI a) iii above, groundwater is anticipated to be greater than 50 feet and groundwater at a depth of 114-feet to 336-feet at a well site approximately 1.6 miles from the property. However, the San Bernardino County Geologic Hazards Overlay Map for the area identifies the site as having a high level of susceptibility for liquefaction. The soils on the site consist of sandy/gravelly soils that have a low shrink-swell characteristic. The County has required the preparation of a geotechnical study that will evaluate soil conditions under the proposed building based upon the site's location within Seismic area E. Based on these factors, the liquefaction potential can be attenuated upon adherence to the design standards contained in the geotechnical study and requirements contained in the Building Code for the design of the proposed structure, ensuring that any impacts are less than significant. Compliance with the Building Code requirements is mandatory.

Collapse

Collapse occurs in saturated soils in which the space between individual particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are pressed together. The soils lose their strength beneath buildings and other structures.

As noted in the response to Issue VI a) iii above, area groundwater is at a significant depth and soils on the property consist of gravelly loamy sand. A geotechnical study has been required by the Building and Safety Division based upon the location of the site. Based on these factors and standard requirements, the potential collapse can be attenuated upon adherence to standards and requirements contained in the Building Code and geotechnical report for the design of the proposed structure ensuring that any impacts are less than significant. Compliance with Building Code requirements is a mandatory.

- VI d) **Less Than Significant Impact.** According to the *Soils Survey, San Bernardino County, Southwestern Part, California*, prepared by the U.S. Department of Agriculture, soil classification for the property is Tujunga (TvC), gravelly loamy sand, and the identified soil expansion potential or shrink-swell characteristic is identified as "low."
- VI e) **No Impact.** The subject property currently uses septic tanks and would continue this with the proposed Project. The County Environmental Health Services would be responsible for ensuring the system operates properly. As such, there are no impacts.

SIGNIFICANCE: Possible significant adverse Impacts have been identified or are anticipated and the above referenced mitigation measures GEO-1 through GEO-2 are required as conditions of project approval to reduce these impacts to a level considered less than significant.

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

VII. GREENHOUSE GAS EMISSIONS - Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

SUBSTANTIATION *The following responses are based in part on SCAQMD regulations and the California Emissions Estimator Model (CalEEMod) evaluation prepared for the Project. Please reference that CalEEMod document for further details (Appendix A).*

VII a) **Less Than Significant Impact.** In December September 2011, the County of San Bernardino adopted the "Greenhouse Gas Emissions Reduction Plan" ("GHG Plan"). The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current (2011) levels by year 2020 consistent with State climate change goals pursuant to AB32. The GHG Plan has been designed in accordance with Section 15183.5 of the State CEQA Guidelines which provides for streamline review of climate change issues related to development projects when found consistent with an applicable greenhouse gas emissions reduction plan.

Section 5.6 of the GHG Plan identifies the procedures for reviewing development projects for consistency with the GHG Plan. The GHG Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related greenhouse gas emissions or otherwise comply with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines. The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalent (MTCO₂E) per year or more. Projects that do not exceed this threshold require no further climate change analysis but are required to implement mandatory reducing measures in the project's conditions of approval. A GHG emissions inventory was prepared utilizing the California Emissions Estimator Model (CalEEMod). The results of the emissions inventory are shown in Table 7 below.

Table 7. Project Greenhouse Gas Emissions (Metric Tons/Per Year)

Source	GHG Emissions MT/yr.			
	N2O	CO2	CH4	CO2e
Area Sources	0.000	0.00032	0.00	0.00034
Energy Demand	0.0007	64.41	0.002	64.69
Mobile Sources	0.000	142.12	0.007	142.31
Water/Wastewater	0.0024	13.22	0.0097	16.35
Solid Waste	0.000	3.22	0.19	7.98

30-year Amortized Construction GHG		8.69
Total Emissions		240.02
SCAQMD Threshold		3,000
Exceeds Threshold?		No

As shown in Table 7, the proposed Project is estimated to emit approximately 240 MTCO₂e per year, which is below the 3,000 MTCO₂E/YR screening threshold used by the County to determine if greenhouse gas emissions require further analysis. As such, impacts are projected to be less than significant and no mitigation measures are required.

However, according to the *County of San Bernardino Greenhouse Gas Emissions Plan*, although the project is below the 3,000 MTCO₂E/YR screening threshold for GHG emissions as shown in Table 7 and no further climate change analysis is necessary, the Project is required to implement mandatory reducing measures in the Project's conditions of approval as required by the *Greenhouse Gas Emissions, Development Review Processes, County of San Bernardino, California, Updated March 2015*.

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

- Reduce emissions from activities over which the County has jurisdictional and operational control consistent with the target reductions of Assembly Bill (AB) 32 Scoping Plan;
- Provide estimated GHG reductions associated with the County's existing sustainability efforts and integrate the County's sustainability efforts into the discrete actions of this Plan;
- Provide a list of discrete actions that will reduce GHG emissions; and approve a GHG Plan that satisfies the requirements of Section 15183.5 of the California Environmental Quality Act (CEQA) Guidelines, so that compliance with the GHG Plan can be used in appropriate situations to determine the significance of a project's effects relating to GHG emissions, thus providing streamlined CEQA analysis of future projects that are consistent with the approved GHG Plan.

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

As analyzed and discussed above in Section VIIa, the proposed Project is projected not exceed the 3,000 MTC2OE/YR screening threshold identified in the GHG Plan and will implement reduction measures that are consistent with the Screening Tables shown in the GHG Plan. The applicant also completed the Screening Table for the County's Greenhouse Gas Reduction Measures for Commercial Development. Projects that achieve 100 or more points are found consistent with the County's GHG Plan. The proposed Project identified a score of 203 points and, thus, consistent with the GHG Plan. Therefore, the Project is not in conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

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

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) **Less Than Significant Impact.** During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. All hazardous materials are required to be utilized and transported in accordance with their labeling pursuant to federal and state law. Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up will be sufficient to reduce potential impacts to a less than significant level.

If hazardous materials are proposed on-site for operational purposes in large quantities, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, as required by Health and Safety Code Section 25507, which requires a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Health and Safety Code Section 25503.

- VIII b) **Less Than Significant Impact.** The proposed 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 use or construction activity that might use hazardous materials will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. In addition as noted in the response to Issue VIIIa above, if hazardous materials are proposed on-site for operational purposes in large quantities, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, as required by Health and Safety Code Section 25507, which requires a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Health and Safety Code Section 25503.

Finally, as required by Glen Helen Specific Plan Section GH2.0420 (j) (3) (d), operations, activities or equipment involving the storage of flammable or explosive materials shall be provided with adequate safety devices against the hazard of fire or explosion. Safety procedures associated with such hazards shall be clearly posted and personnel shall be properly trained in these procedures. Adequate fire alarms, fire-fighting and fire suppression equipment and devices must be provided on-site in accordance with the requirements of the California Building Code and the California Fire Code.

- VIII c) **No Impact.** The project site is not located within ¼ mile of an existing or proposed school. The nearest schools are Cesar Chavez Middle School and Palm Elementary School which are located approximately 0.4 miles to the north and 0.7 miles to the northeast, respectively, of the project site.
- VIII d) **No Impact.** The project site is not included on the list of hazardous materials sites compiled in accordance with Government Code No. 65962.5.
- VIII e) **No Impact.** The project site is not located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport. The

nearest airports are Rialto Airport and San Bernardino International Airport located approximately 4.5 miles to the southwest and 9.25 miles to the southeast.

- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VIII g) **Less Than Significant Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The property fronts upon and has access to Kendall Drive, a paved two lane roadway, that provides connections to Interstate 215 Freeway and area roadways. The proposed Project will not result in any substantial alteration to road design or capacity that would affect implementation of evacuation procedures nor result in any substantial increase in natural or man-made hazards that would increase the potential for evacuation.
- VIII h) **Less Than Significant Impact.** According to the County's LUSD Permit GIS Viewer, the project site is located within Fire safety Area 1 (FS-1) and is subject to the provisions of the County Development Code Section 82.13.060 FS-1 Development Standards. Fire Safety Area 1 (FS-1) includes "areas within the mountains and valley foothills..." and "is generally characterized by areas with moderate and steep terrain and moderate to heavy fuel loading..." With implementation of the mandatory requirements specified in Development Code Section 82.13.060, FS-1, FS-2, and FS-3 Development Standards, the proposed Project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

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:				
IX a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX 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 which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IX h) Place within a 100-year flood hazard area structure, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IX i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX j) Inundation by seiche, tsunami, or mudflow?

SUBSTANTIATION

IX a) **Less Than Significant Impact.** The proposed Project will not violate any water quality standards or waste discharge requirements, because the project's design incorporates measures to diminish impacts to water quality to an acceptable level as required by state and federal regulations. The Project requires the preparation of a Water Quality Management Plan (WQMP) to determine the project's potential impacts on water quality caused by storm event runoff. A preliminary WQMP has been reviewed and accepted by the County's Land Development Division. The Project applicant and/or its construction contractor would use best Management Practices (BMPs) as described in the WQMP. These BMPs would be used to prevent the degradation of water quality in the construction area and during operation of the Project.

Pursuant to California Green Building Standards Code Section 5.106.1, newly constructed projects which disturb more than one acre of land shall prevent the pollution of stormwater runoff from the construction activities.

In addition, the project site is proposed to be served by the San Bernardino Municipal Water Department for potable water and septic service and is subject to compliance with County Environmental Health Department requirements that ensure compliance with both water quality and waste discharge requirements.

IX b) **Less Than Significant Impact.** The proposed Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project is served by an existing water purveyor that has indicated that there is currently sufficient capacity in the existing water system to serve the anticipated needs of this project. The *2015 San Bernardino Valley Regional Urban Water Management Plan (UWMP)* covers a number of water districts and cities in the area, including the City of San Bernardino. According to the UWMP 100% of San Bernardino Municipal Water District's (SBMWD) water is from the Bunker Hill Groundwater Basin. The groundwater basin is a managed basin that is coordinated through the San Bernardino Valley Municipal Water District, which encompasses area agencies. "SBMWD therefore has the opportunity to develop additional wells and over-extract groundwater under the specified conditions contained in the stipulated judgement. The wells in general have provided a stable source of water supply." (p. 10-18) The UWMP also evaluated multiple-dry years and found the District "anticipates adequate supplies for years 2020 to 2040 under multiple-dry year conditions." (p. 10-19)

Development of the proposed Project could increase impervious surface coverage on the site which would in turn reduce the amount of direct infiltration of runoff into the ground. This would have a less than significant impact on groundwater recharge in the areas of the Bunker Hill Groundwater Basin that are managed for that purpose, since those recharge areas do not encompass the Project site.

The *Engineering Geology Study* for the project site provided data from a well located in the Cajon Wash about 1.6 miles to the northwest (342060N1173880W001) that had groundwater at a depth of 114-feet to 336-feet from 2012 to 2017. As such, the project will not impact groundwater.

- IX c) **Less Than Significant Impact.** Currently the site drains to the southeast due to existing block walls along both side property lines. However, the southerly/easterly block wall also impedes drainage from leaving the project site, except at the very southerly end of the property. Both walls direct water towards the southerly end of the project site, which is the low point. An infiltration basin is proposed at that location. The infiltration basin will be designed to meet San Bernardino County's Water Quality Management Plan (WQMP) requirements.

As such, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in the rates of erosion or siltation on or off site.

- IX d) **Less Than Significant Impact.** Currently the site drains to the southerly or rear portion of the property, and towards existing railroad lines. A minor net increase in runoff flow rates and volumes is anticipated since the amount of pavement and building area is intended to increase in the proposed condition due to the addition of impervious surface areas. An infiltration basin will be located adjacent to the rear property line. The proposed infiltration basin would limit the increase of outflow from the project site to the historic levels before it is discharged to the south. The County Public Works Department will review the final drainage plan prior to construction of the project. Based on the analysis above, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in flooding on or off-site and no mitigation measures are required.
- IX e) **Less Than Significant Impact.** As discussed under Section IXd above, an infiltration basin will be located adjacent to the rear property line for water quality treatment and mitigation purposes. With final development of the project site, there would be no significant alteration of the site's existing drainage pattern and there would not be any additional sources of polluted runoff.
- IX f) **Less Than Significant Impact.** There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in Responses to Sections IXa, IXc, and IXe.
- IX g) **No Impact.** The project will not place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project does not propose housing and is within Zone X, identified as having a 0.2% (500-Year) annual chance of flooding as shown on *San Bernardino County's General Plan Hazard Overlays Map* and FEMA FIRM Panel No. 06071C7930J.
- IX h) **No Impact.** The project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows, because the site is within an identified FEMA Zone X

(500-year flood plain) designated flood hazard area as shown on *San Bernardino County's General Plan Hazard Overlays Map* and FEMA FIRM Panel No. 06071C7930J.

- IX i) **No Impact.** According to the *County of San Bernardino Hazards Overlay Map* the project site and surrounding area is not located within a designated dam inundation area. The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, as no levee or dam is located in the vicinity of the project.
- IX j) **No Impact.** The proposed 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. Based on the responses to Section VIa and VIc of this Initial Study Checklist, the project site is not located in an area prone to landslides, soil slips, or slumps. Therefore, the proposed project would have no impacts from mudflows.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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X. LAND USE AND PLANNING - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

- X a) **No Impact.** The proposed Project will not physically divide an established community, because the project site is currently operating with uses similar to those proposed and is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. The site is adjacent to I-215/Kendall Road, with improved properties near the parcel.
- X b) **Less Than Significant Impact.** As demonstrated throughout this Initial Study Checklist, the project would otherwise not conflict with any applicable goals, objectives, and policies of the General Plan, Glen Helen Specific Plan, San Bernardino County Development Code, or any plans whose purpose is to avoid or mitigate an environmental effect. In all instances where significant impacts have been identified, compliance with mandatory requirements or mitigation measures are provided to reduce each impact to less-than-significant levels.
- X c) **No Impact.** The project site is not located within any habitat conservation plan or natural community conservation plan, therefore no conflict will occur.

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

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

XI a) **No Impact.** The site is vacant and consists of compacted soil with minimal or no vegetation. The site has been heavily disturbed by human activities. The project site is 2.25 acres in size and abuts Kendall Road and the I-215 on the north. It is in close proximity to developed parcels on the east and west. No mines, oil or gas wells, or other resource extraction activity occurs on the property or is known to have ever occurred on the property. The Mineral Classification Map prepared by the Department of Conservation identifies the project area as MRZ-1 and MRZ-2. That portion identified as MRZ-1 encompasses most of the small hill near the southerly portion of the property. MRZ-1 is classified in the *Guidelines for Classification and Designation of Mineral Lands*, as prepared by the California State Mining and Geology Board, as "Areas where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. This zone is applied where well developed lines of reasoning, based on economic-geologic principles and adequate data, indicate that the likelihood for occurrence of significant mineral deposits is nil or slight." MRZ-2 is typically separated into subcategories 2a and 2b, "where geologic data show that significant measured or indicated resources are present" or "where geologic information indicates that significant inferred resources are present", respectively. (p.4)

Extraction of mineral resources in the project area is not supported by the Glen Helen Specific which has designated the area for industrial uses.

Based on the above analysis and the existing use of the property, its proposed improvement would not result in the loss of known or valuable mineral resources.

XI b) **Less Than Significant Impact.** The proposed 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. As noted above, the site could contain mineral resources, but due to the existing use of the site, its size, and the proximity of residential uses, the potential opportunity to mine resources at the site is minimal.

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

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

SUBSTANTIATION (check if the project is located in the Noise Hazard Overlay District or is subject to severe noise levels according to the General Plan Noise Element):

XII a) **Less Than Significant Impact With Mitigation Incorporated.** Noise generated at the Project site under existing conditions is similar to activities associated with the type of operation proposed as part of this application. The Project site currently emits diesel truck and construction type equipment noise when traveling into or out of the property. Primary noise sources near the site include vehicle noise from I-215 and train noise from the nearby railroad line to the south. Development of the project site as an industrial related use has the potential to expose persons to or result in elevated noise levels from both near-term construction activities and under long-term operational conditions.

Construction Noise

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

Construction is performed in discrete steps, each of which has its own mix of equipment and consequently its own noise characteristics. Thus, noise levels will fluctuate depending upon the construction phase, equipment type, duration of equipment use, distance between the noise source and receptor, and the presence or absence of noise attenuation structures. As shown on Table 8 below, noise levels generated by heavy construction equipment can range from approximately 75 dBA to 99 dBA when measured at 50 feet.

Table 8. Typical Construction Equipment Noise Levels

Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)
Pile Drivers	81 to 96
Rock Drills	83 to 99
Jack Hammers	75 to 85
Pneumatic Tools	78 to 88
Pumps	68 to 80
Dozers	85 to 90
Tractors	77 to 82
Front-End Loaders	86 to 90
Graders	79 to 89
Air Compressors	76 to 86
Trucks	81 to 87

Source: "Noise Control for Buildings and Manufacturing Plants", Bolt, Beranek & Newman, 1987, as cited in the General Plan EIR.

Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during the grading phase. A likely worst-case construction noise scenario during grading assumes the use of construction equipment operating at 50 feet from the nearest sensitive receptor, although the closest receptor is 90 feet away.

The Glen Helen Specific Plan references the noise provisions contained in the County's Development Code that exempts temporary construction noise undertaken as part of maintenance or demolition activities between the hours of 7:00 a.m. and 7:00 p.m. However, this exemption does not apply on Sundays and national holidays.

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

Although short-term project construction activities on the project site would be consistent with the Glen Helen Specific Plan noise regulations and impacts would be less than significant, implementation of Mitigation Measure NOI-1 below ensures that additional noise attenuation measures are incorporated into the project's construction plans to minimize the noise exposure to nearby sensitive receptors to the maximum extent feasible consistent with CEQA practice.

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

"Note 1: Construction Equipment Controls. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site."

"Note-2: Noise Ordinance. To minimize potential impacts to adjacent sensitive receptors, project construction shall only be performed during the hours construction activities are exempt from the Glen Helen Specific Plan noise standards: Temporary construction, maintenance or demolition activities shall only be conducted between the hours of 6:30 a.m. and 8:00 p.m. However, this exemption does not apply on Sundays and national holidays."

"Note-3: Equipment Staging. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction."

Operational Noise

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

As required by Glen Helen Specific Plan Section GH2.0420j, Performance Standards for Commercial and Industrial Districts, Topical Standards:

3 l) Noise

Provisions of Section 83.01.080 of the County of San Bernardino County Development Code shall be observed except as specified below. business operations and activities within or adjacent to visitor serving designations shall be conducted to comply with the following noise standards, measured at the site property line:

- 1) *No loading or unloading operation, handling of containers or materials or moving of items in a manner that would disturb occupants of nearby lodging shall be conducted between the hours of 10:00 p.m. to 7:00 a.m.*
- 2) *No repair, rebuilding, modifying or testing of any type of equipment or vehicle, including their engines, shall be conducted in such a manner as to increase a noise disturbance for occupants of nearby lodging or dwellings between the hours of 10:00 p.m. and 7:00 a.m.*

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

- XII b) **Less Than Significant Impact.** Construction equipment may result in vibration levels at nearby sensitive receptors that is considered annoying when the most vibration causing equipment is within 100 feet. As a standard condition of approval, the Project will be conditioned to comply with the vibration standards of the County Development Code. In addition, Glen Helen Specific Plan Section GH2.0420 (j) (3) (p) prohibits operations or activities that creates vibration noticeable without instruments at the site boundary.
- XII c) **Less Than Significant Impact.** As noted in the response to Section XIa above, the increased level of operational noise from the project will be less than significant with mandatory compliance with Glen Helen Specific Plan Section GH2.0420, Performance Standards for Commercial and Industrial Districts.
- XII d) **Less Than Significant Impact With Mitigation Incorporated.** As noted in the response to Section XIa above, the increased level of noise from the project will be less than significant with implementation of Mitigation Measures NOI-1 (Construction Noise). Therefore, the project will not result in a substantial temporary increase in ambient noise levels in the project vicinity above levels existing without the project.
- XII e) **Less Than Significant Impact.** The project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The nearest airports to the Project site are Rialto Airport and San Bernardino International Airport located approximately 4.5 miles to the southwest and 9.25 miles to the southeast, respectively. As such, the project would not expose people residing or working in the project area to excessive noise levels.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

XIII a) **Less Than Significant Impact.** The project would not directly result in population growth because it does not propose any residential dwelling units. The Project is for a 12,800 square feet industrial maintenance building and improvement for the storage of construction and truck related equipment. A building of this size nor the type of operation proposed is not expected to create an additional need for housing, thus increasing the overall population of the County, because the project is located within a jobs-housing imbalance area (i.e. more housing than jobs). In addition, the site is currently utilized for the type of operation proposed.

Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities.

The project site will be developed with an industrial maintenance building and will not require the extension of any new roads or infrastructure to serve the Project, because the site can be considered an in-fill parcel within a developed area with all infrastructure available to serve the project site.

XIII b) **No Impact.** The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing, because the site is currently used as an industrial related business and does not contain housing units.

XIII c) **No Impact.** The proposed use will not displace substantial numbers of people, thereby necessitating the construction of replacement housing elsewhere, because the site is currently used as an industrial related business and does not contain housing units.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

XIV a) Less Than Significant Impact.

Fire Protection: The San Bernardino County Fire Department provides fire protection for the project. The nearest fire station is County Fire Station # 232 located approximately 0.5 miles to the east, southeast. To offset the increased demand for fire protection services, the proposed project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, and paved access.

Police Protection: The San Bernardino County Sheriff Department provides the police protection for unincorporated areas of San Bernardino County. The appropriate station for dispatch of personnel is the Central Station in downtown San Bernardino. The proposed Project's demand on police protection services would not be significant on a direct basis as the proposed Project site is currently utilized in a manner similar to that proposed and would not create the need to construct a new police station or physically alter an existing station, because a new building of only 12,800 square feet is proposed to replace the existing modular building and the proposed equipment storage area already exists.

Schools: The project is located in the San Bernardino City Unified School District. The project proposes an industrial building 12,800 square feet in size. An industrial building of this size would not create an additional need for housing, thus directly increasing the overall population of the District's attendance area and generating additional students to be served by the San Bernardino City Unified School District. However, the project would be required to contribute fees to the San Bernardino City Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). According to the District's action on April 16,

2016, their current development impact fee for commercial and Industrial uses is \$0.56 per square foot. Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for project related impacts to school services.

Parks: The project will not create a demand for additional park service in that the project is an industrial building 12,800 square feet in size and no housing is proposed.

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

- XV a) **No Impact.** The proposed Project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur, primarily because the project will not generate new residential units and the impacts generated by the employees of this Project will be minimal.
- XV b) **No Impact.** The proposed Project is an industrial related operation and does not include recreational facilities open to the public or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

XVI a) Less Than Significant Impact.

Motorized Vehicle Impact Analysis

Project Trip Generation

Trip generation represents the amount of traffic that is attracted to and produced by a development project. Determining traffic generation for a specific project is based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses proposed for a given development. The proposed Project would not generate a substantial number of vehicle trips, since it is not a warehouse or retail related use. Diesel trucks and construction related equipment are located at the site for storage and maintenance and moved depending upon the particular activity construction or maintenance

activity. Based upon contact with the applicant's representative, one of the principle uses of site equipment involves the maintenance of railroad tracks.

Traffic engineers use a "level of service" scale from A to F to describe the quality of traffic flow on roadways. All roadways in the Glen Helen Specific Plan study area, except for the freeways, will operate at a level of service (LOS) C or better in the forecast year (year 2020). This LOS is within County of San Bernardino standards. It should be noted that the traffic analysis assumed build-out of the Glen Helen Specific Plan. (Ref. Glen Helen Specific Plan Page 2-120).

Transit Service Analysis

The Project site is not currently served by a public transit agency. The closest public transit location is on the east side of I-215 Freeway, southeast of the intersection of Palm Avenue and Kendall Drive. The Project is not proposing to construct any improvements that would interfere with future bus service, should it become available. As such, the Project as proposed will not conflict with an applicable plan, ordinance or policy applying to transit services.

Bicycle & Pedestrian Facilities Analysis

The Project is not proposing to construct any improvements that will interfere with bicycle and pedestrian use. Pedestrian and bicycle access will be available to the Project site along Kendall Drive, although no bicycle lanes are identified. Therefore, the Project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Impacts are less than significant.

- XVI b) **Less Than Significant Impact.** The proposed Project will not exceed, either individually or cumulatively, a Level of Service (LOS) standard established by the County Congestion Management Agency for designated roads or highways because the Project is not projected to generate a notable amount of vehicle trips per and would not contribute traffic greater than the freeway threshold of 100 two-way peak trips or arterial link threshold of 50-two way peak trips in the morning and evening peak hours to the respective surrounding roads, as defined by the County's Congestion Management Plan.
- XVI c) **No Impact.** The two airports in the area are Rialto Airport and San Bernardino International Airport located approximately 4.5 miles to the southwest and 9.25 miles to the southeast, respectively. The project site would not alter air traffic patterns and would therefore not result in substantial safety risks.
- XVI d) **Less Than Significant Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses, because the project site is adjacent to Kendall Drive and only proposes roadway improvements adjacent to Kendall Drive that would meet County Standards. In addition, the project is an industrial related use located in an industrial area and would not create a hazard due to the establishment of an incompatible use (e.g., farm equipment).

- XVI e) **Less Than Significant Impact.** The proposed Project will be accessible via Kendall Drive. The project site plan provides adequate fire department access and turning radii entering the site and within the site due to the need to accommodate large trailer truck. Therefore, the project would have less than significant impacts on the provision of adequate emergency access.
- XVI f) **Less Than Significant Impact.** The proposed Project is located adjacent to Kendall Drive which is a paved roadway and will be further improved by the project. Therefore, access for alternative transportation (i.e., public transit, pedestrian, bicycle) can be accommodated and the project will not decrease the performance of existing alternative transportation facilities or be in conflict with policies, plans, or programs supporting alternative transportation.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XVII. TRIBAL CULTURAL RESOURCES - Will the project:

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is?

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or?

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

SUBSTANTIATION:

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

i) **Less than Significant Impact.** The Proposed project site is currently used as an equipment storage yard with a modular office building. The existing operation covers the entirety of the property and has substantially disturbed for site with large haul trucks, construction equipment, various types of truck trailers, and material storage. Based upon a review of historical aerial photos from NETROnline, the site has been used for vehicle storage since Year 2002. Prior to that time the property seems to reflect an agricultural use with dryland crops. No important events or uses are known to have occurred on the property. As such, the Project site is not currently on nor eligible to be included on the California Register of Historic Places.

Information provided by the South Central Coastal Information Center in their May 24, 2017 letter, found the property "has not been subjected to any previous studies and the cultural

resource sensitivity of the project site is unknown.” The Information Center also noted that “Customary caution and a halt-work condition should be in place for any ground-disturbing activities.” Lastly the Center also recommended that Native American Heritage Commission should be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area.”

ii) **Less than Significant Impact.** Consistent with the requirements of AB 52, Staff distributed letters to area Tribes requesting comment on the proposed Project. A response was received, dated April 19, 2017, from the Gabrieleño Band of Mission Indians – Kizh Nation requesting consultation. A telephone discussion with Tribal Chairman Andrew Salas on May 18, 2017 found the Tribe's comments were based upon the premise the site was located further west within the historical path of the Cajon Wash. The location of the site near Interstate 215 removed the Project from concern and consultation is no longer necessary. The San Manuel Tribe also responded via e-mail on May 30, 2017 indicating they do not have any concerns about the proposed Project.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

XVII a) **Less Than Significant Impact.** Wastewater treatment/disposal would occur as part of the current septic system utilized by the existing facility. Therefore, wastewater discharge would not be treated utilizing an existing treatment plant. San Bernardino County Environmental Health would be responsible for ensuring the existing subsurface disposal system meets the needs of the new design. The proposed Project has been conditioned to meet Environmental Health requirements. As such, the proposed Project would not exceed the applicable wastewater treatment requirements established by the RWQCB, since it would be subject to the subsurface disposal criteria of the County. Accordingly, impacts would be less than significant.

- XVII b) **Less Than Significant Impact.** The proposed project would construct water pipelines that would connect to existing facilities in Kendall Drive. Sewage disposal would occur as part of an on-site septic system. Therefore, the proposed Project would not affect existing wastewater treatment facilities. The installation of water line(s) as proposed by the project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the project's construction phase and are evaluated throughout this Initial Study Checklist. In instances where significant impacts have been identified for the project's construction phase, mitigation measures are recommended in each applicable subsection of this Initial Study Checklist to reduce impacts to less-than-significant levels.

As such, the construction of water lines and a subsurface wastewater disposal system necessary to serve the proposed project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Initial Study Checklist. Accordingly, additional mitigation measures beyond those identified throughout this Initial Study would not be required.

- XVII c) **Less Than Significant Impact.** The proposed Project would construct an on-site water network of drainage swales to direct runoff to a water quality infiltration basin at the rear of the property. As previously noted in the response to Issue IXe under the Hydrology *and Water Quality* section of this Initial Study Checklist, implementation of the Project would not increase peak runoff flows on the property above existing levels; therefore, the proposed project would not require the expansion of any offsite existing storm water drainage facilities.

The construction of the drainage facilities as proposed by the Project would result in physical impacts to the surface and subsurface of the project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study Checklist. In instances where significant impacts may have been identified for the project's construction phase, mitigation measures are recommended in each applicable subsection of this Initial Study Checklist to reduce impacts to less-than-significant levels.

As such, the construction of on-site storm drain infrastructure to serve the proposed project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Initial Study Checklist. Accordingly, additional mitigation measures beyond those identified throughout this Initial Study Checklist would not be required.

- XVII d) **Less Than Significant Impact.** Water demands for the proposed uses in the Glen Helen Specific Plan were estimated based on general planning criteria, specific to the land use proposed. Water demand factors for average daily use range from 1.0 GPM/ACRE to 1.5 GPM/ACRE for commercial and industrial uses. The water demand factors for maximum daily use range from 2.0 GPM/ACRE to 3.0 GPM/ACRE for commercial and industrial uses.

For the commercial and industrial land uses, the maximum daily demand factor of 3.0 is used to determine the water demand. This calculates to a maximum of 4300 GPD/ACRE (gallons per day per acre) based on the Land Use Plan.

The City of San Bernardino Municipal Water Department serves the lots adjacent to Kendall Drive. There are four City of San Bernardino Municipal Water Department reservoirs located within the Glen Helen Specific Plan boundary. These reservoirs have a total capacity of 18 million gallons. The transmission mains in this area, ranging in size from 12" to 24" in diameter, and support planned increase in water usage.

Projected water demands for the project site can be met through the four existing reservoirs, due in part to the existing operation. Therefore, the Project will have sufficient water supplies available to serve the project from existing entitlements and resources, and no new or expanded entitlements needed. (Ref. Glen Helen Specific Plan Page 2-123).

XVII e) **Less Than Significant Impact.** The proposed Project will utilize the existing septic system for the current business operation. As such, the proposal will not affect existing sewer trunk line(s) or exceed their design capacity.

XVII f) **Less Than Significant Impact.**

Construction Waste

County of San Bernardino, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects required to submit a Construction and Demolition Solid Waste Management Plan (waste management plan).

Effective January 1, 2011, the California Green Building Standards Code (CALGreen) will require all newly constructed buildings including low-rise residential and most non-residential commercial projects to develop a waste management plan and divert a minimum of 50% of the construction waste.

The waste management plan consists of two parts which are incorporated into the Conditions of Approval (COA's) for County Planning and Building & Safety. Part I requires projects to estimate the amount of tonnage to be disposed and diverted during construction. Part II requires projects to show what tonnage was actually diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary.

The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan will ensure that impacts related to construction waste will be less than significant.

Operational Waste

Based on a waste generation factor of 1.42/lbs./100 s.f./day for industrial use obtained from the State of California CalRecycle Website, the project would generate approximately 181 pounds of waste per day or 33 tons of waste per year.

The two closest landfills to the project site are the Mid-Valley Landfill (Rialto) and the San Timoteo Landfill (Redlands). According to the CalRecycle website accessed on May 19, 2017, the Mid-Valley Landfill had a remaining capacity of 67,520,000 cubic yards and is not planned to close until 2033. The San Timoteo Landfill has a remaining capacity of 13,605,488

cubic yards and is not planned to close until 2043. Therefore, sufficient permitted capacity exists to accommodate the project's solid waste disposal needs for the foreseeable future.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly Or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

XVIII a) Less Than Significant Impact.

Impact Analysis

All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study Checklist. There were no instances where potentially significant impacts were identified, thus requiring mitigation measures to reduce impacts to less than significant levels.

XVIII b) Less Than Significant Impact.

Impact Analysis

As discussed throughout this Initial Study Checklist, implementation of the proposed project has the potential to result in effects to the environment that are individually limited, but cumulatively considerable. In instances where potentially significant impacts have been identified, the Mitigation Measures listed above are required to reduce impacts to less than significant levels. Therefore, the project would not contribute to environmental effects that are individually limited, but cumulatively considerable.

XVIII c) **Less Than Significant Impact With Mitigation Incorporated.** The following apply to the project and would reduce impacts relating to this issue:

- Mitigation Measure GEO-1 and GEO-2
- Mitigation Measure NOI-1.

Impact Analysis

The project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study Checklist document.

In instances where impacts have been identified, the Mitigation Measures listed above are required to reduce impacts to less than significant levels. Therefore, the project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Therefore, 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 or appropriate mitigation measures have been made by or agreed to by the project proponent. No significant adverse impacts are identified or anticipated. A Mitigated Negative Declaration will be prepared.

XVIII. MITIGATION MEASURES

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

Mitigation Measure Geo-1 and 2. Geology

GEO-1: *Prior to issuance of building permits, the applicant shall conduct in-grading inspections/observations during site grading, including the infiltration basin. If evidence of faulting is encountered during in-grading activities, the project geologist shall contact the County Geologist, with at least 48-hour notice, to inspect the evidence of faulting, and, if necessary, shall re-evaluate the location and orientation of the recommended Fault Setback Line. Any fault location(s) found during in-grading inspection/observations shall be included as a geologic layer on the as-built/as-graded plans of the site.*

GEO-2: *Based upon the potential for slope instability and the potential for slope instability to migrate off-site, existing oversteepened cut slopes shall be stabilized by re-grading these slopes to a slope ratio of 2 horizontal to 1 vertical or by geotechnically supporting these slopes, such as through the use of retaining walls. The modifications to these cut slopes shall be displayed on the project grading plans prior to issuance of grading permits. Upon implementation of applicable solutions the potential effect is less than significant.*

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

"Note 1: Construction Equipment Controls. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site."

"Note-2: Noise Ordinance. To minimize potential impacts to adjacent sensitive receptors, project construction shall only be performed during the hours construction activities are exempt from the Glen Helen Specific Plan noise standards: Temporary construction, maintenance or demolition activities shall only be conducted between the hours of 6:30 a.m. and 8:00 p.m. However, this exemption does not apply on Sundays and national holidays.

"Note-3: Equipment Staging. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction."

GENERAL REFERENCES

Alquist-Priolo Special Studies Zone Act Map Series

California Department of Water Resources

CEQA Guidelines, Appendix G

County of San Bernardino Development Code, 2007

County of San Bernardino General Plan, 2007

County of San Bernardino, Glen Helen Specific Plan, Revised January 1, 2015
County of San Bernardino Greenhouse Gas Emissions, Updated March 2015

County of San Bernardino Hazard Overlay Map

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

Environmental Impact Report, San Bernardino County General Plan, 2007

Farmland Mapping and Monitoring Program, California Resources Agency.

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

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

NETROnline Website

Preliminary Water Quality Management Plan,

State of California CalRecycle Website

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

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

The 2015 San Bernardino Valley Regional Urban Water Management Plan

PROJECT SPECIFIC REFERENCES

CalEEMod Air Quality and GHG Modeling, KPC EHS Consultants, November 2017

Engineering Geology Study, Proposed Infiltration Basin and New Structure, Earth Systems Southwest, September 29, 2017.

GHG Screening Tables, applicant provided.

Preliminary Geotechnical Investigation, ALR Engineering and Testing, December 14, 2015.