

**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:

<p>APN: 0293-111-15 and 0293-151-15</p> <p>APPLICANT: Islamic Community Center of Redlands</p> <p>COMMUNITY: Loma Linda/ 3RD Supervisorial District</p> <p>LOCATION: Northwest corner of Beaumont Avenue and Nevada Street.</p> <p>STAFF: Aron Liang REP('S): Shakil Patel</p> <p>PROPOSAL: Conditional Use Permit to Construct and Operate a 31,860 square-foot place of worship with related on-site facilities on approximately 5.53 acres.</p>	<p>USGS Quad: Redlands</p> <p>Lat/Long: 34° 02' 17.3"N 117° 13' 05.1"W</p> <p>T, R, Section: T1S R3W Sec.32 NE 1/4 of SE 1/4</p> <p>Thomas Bros.: Page 647 Grid: G-3; Thomas Bros. 2005 edition</p> <p>OLUD: Rural Living (RL-5)</p> <p>Overlays: Loma Linda Sphere of Influence, Flood Zone X, Loma Linda Regional Transportation Fee Plan Area, Floodplain Safety (FP1) Overlay, Burrowing Owl (SE)</p>
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PROJECT CONTACT INFORMATION:

Lead agency: San Bernardino County
Land Use Services Department - Current Planning Division
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Project Sponsor: Shakil Patel and Associates
25982 Hinckley Street
Loma Linda, CA 92354

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

Islamic Community Center Redlands
Project P201600355/CUP
January 2018

PROJECT DESCRIPTION:

The Proposed Project is an Application for a Conditional Use Permit (CUP) to allow the construction and operation of a place of worship with related on-site facilities on an approximate 5.53-acre site located in an unincorporated portion of San Bernardino County, within the City of Loma Linda's Sphere of Influence (See Figure 1). Specifically, the Project Site is on the northwest corner of Beaumont Avenue and Nevada Street (See Figure 2). The Applicant proposes up to three construction phases; due to the Project applicant being a non-profit organization, the timing of each phase is depended upon funding. It is anticipated that buildout of the Project would occur between 2030 and 2035. A description of the development that will occur in each phase is provided herein. As shown on Figure 3, Site Plan, Phase I would include: a 13,850 square-foot social building, a 30,860 square-foot retention basin that would also serve as a recreational sports field, a courtyard with fountain, and related parking, landscaping and interior drive aisles; Phase II would include an approximate 7,805 square-foot educational building, and a 1,320 square-foot caretaker residence; and Phase III would include the main sanctuary building proposed at approximately 6,664 square-feet and to include a 35-foot high tower. The Applicant is requesting discretionary actions on the part of the County to approve the project including approval of the Project Site Plan to ensure compatibility with the County's General Plan and Development Code, and issuance of a Conditional Use Permit (CUP).

Development of the Proposed Project will use conventional construction methods consisting of a concrete masonry unit CMU, wood and stucco building with heights not to exceed 35 feet. Proposed parking includes 254 parking spaces. The Proposed Project with have finished elevations at a maximum height of 35 feet for each building. Approximately 31,860 total square feet of buildings are proposed, which is equivalent to 12 percent lot coverage of the Project Site. Approximately 35,970 square feet of the site would be landscaped.

The Project at buildout (with Phases II and III) will require water service and sewer service from the City of Loma Linda. There are two possible connections to the Loma Linda water system including a connection point approximately 1,000 feet to the west on Beaumont Avenue and a connection point approximately 3,000 feet to the north on Bermudez Street. Both options are hydraulically feasible. Available fire flow at the Bermudez Street connection is estimated at 2,150 gpm at 20 psi. Available fire flow at the Beaumont Avenue connection is estimated at 3,200 gpm at 20 psi. The connection to Bermudez Street would be the longest to construct, but construction along this route on San Timoteo Canyon Road appears feasible. The connection to Beaumont Avenue would be the shortest distance to construct. However, special methods of construction would need to be performed for the pipeline crossing the Union Pacific Railroad (UPRR), high pressure gas trunk lines, and San Timoteo Creek. The pipeline can be bore and jacked under UPRR. The pipeline can be supported across the existing bridge that crosses the creek, either by construction of new pipe support hangers or coordinating with the Bear Valley Mutual Water Company to utilize their existing utility crossing on the bridge.

The nearest sewer connection to the Project Site is located approximately 2,600 feet west of the site at Wellesley Avenue. This connection is higher in elevation than the site and would require a lift station; it would also cross San Timoteo Creek and the UPRR. The project at buildout (with Phases II and III) would require connection to the sewer system. The Applicant is currently working with the the San Bernardino County Division of Environmental Health Services (DEHS) and the Santa Ana Regional Water Quality Control Board (RWQCB) to consider an on-site wastewater treatment system for Phase I. The use of an on-site wastewater treatment system for Phase I of the Project Site may be permitted as discussed in a preliminary percolation test for the Project Site conducted in March 2016 by GeoMat Testing Laboratories, Inc. A test was performed to determine soil absorption for a potential on-site wastewater treatment system. A total of three exploratory boreholes were drilled on February 28, 2016 for a proposed on-site wastewater treatment system. Based on

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percolation test results the on-site soils have favorable percolation rates, and the test results show appropriate to soil classification. No restrictive layer was encountered during drilling to 15 feet below ground surface. No caving of test holes took place during testing. The Applicant will continue to work with DEHS and RWQCB to meet the current standard for the proposed on-site wastewater treatment system for Phase I.

A total of eight residential mailboxes (three of which currently receive mail delivered by the United States Post Service [USPS]) would be relocated in order to accommodate the Project. Relocation of the mailboxes was granted by the USPS. Letters requesting the right to relocate the mailboxes were submitted to the corresponding recipients.

Construction Activities and Schedule

The Proposed Project would be developed in three phases.

Initial site preparation will include clearing of debris and vegetation that is primarily non-native. Construction activities for Phase I of the Proposed Project would include: (1) site preparation; (2) grading and excavation; (3) construction of drainage, utilities, and subgrade infrastructure; (4) paving and (5) landscaping. Buildings to be constructed in each of the phases are presented in Table 1 below:

**Table 1
 Proposed Project Phasing for the
 Islamic Community Center**

Phase	Proposed Building	Other Improvements	Anticipated Completion
Phase I	13,850 SF Social Building	Grading, infrastructure, utilities, lighting, paving, interior roadways, parking, landscaping, and retention basin	Spring 2019
Phase II	7,805 SF Education Building		Anticipated by 2025
	1,320 SF Caretaker residence		
Phase III	6,664 SF Sanctuary	35-foot tall tower	Anticipated by 2030

Based on earthwork quantities, the Project Site is expected to balance on-site. Table 2 shows the anticipated construction schedule and effort for the Proposed Project. Construction activities are anticipated to begin in mid-2018, with completion of Phase I anticipated by the spring 2019.

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Table 2
Phase I Construction Schedule and Duration

Phase I Construction Stage	Workers (Max.)	Duration
Site Preparation	10	21 days
Grading/Excavation	10	1 month
Drainage/Utilities/Sub-Grade	10	3 months
Building Construction	50	18 months
Paving and Architectural Coating	25	1 months
Landscaping	10	21 days
Phase II Construction Stage	Workers (Max.)	Duration
Building Construction	50	18 months
Architectural Coating	25	1 months
Landscaping	10	21 days
Phase III Construction Stage	Workers (Max.)	Duration
Building Construction	50	18 months
Architectural Coating	25	1 months
Landscaping	10	21 days

Parking

In accordance with the San Bernardino County Development Code, the Proposed Project would require a total of 250 parking spaces. Review of the site plan indicates that a total of 254 parking spaces would be provided. All parking and roadways including emergency access for fire vehicles would be completed during Phase I.

Landscaping, Fencing and Lighting

The 5.53-acre Project Site would include approximately 35,970 square feet of landscaped area that would cover approximately 15 percent of the site. Landscaping would include drought tolerant trees and shrubs and would occur around the perimeter of the Project Site and within the surface parking area. A total of 23 shade trees would occur within the parking area. All proposed landscaping with the exception of accent plants and shrubs that would occur adjacent to the educational building, caretaker residence and sanctuary (Phase II and III) would be completed in Phase I of the Project. Landscaping for the remaining portions of the site would occur upon completion of the building and prior to occupancy. Minimum sizes of plant materials shall conform to the requirements as set forth in San Bernardino County Development Code 83.10.070 (d) (Landscape Standards Minimum sizes of plant materials).

Lighting for the Proposed Project would include illumination within the interior of the property and along the perimeter of the parking lot; and light fixtures would be oriented towards the property and boxed. The Project would also include wall lights for security. Subject to Section 83.07.030(a) of the San Bernardino County Development Code outdoor lighting must be fully shielded to preclude light pollution or light trespass on abutting residential uses and on the public right-of-way.

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In accordance with San Bernardino County Development Code 83.02.060, a Project will include fencing/screening along the property boundaries whenever a commercial, institutional or industrial development adjoins a residential land use zoning district. Pursuant to San Bernardino County Development Code 83.02.060 (a) (1) – (4) the Proposed Project would include: a 6-foot high solid masonry block wall along the northern property line, and a 6-foot high wrought-iron fence would be constructed along the southern and eastern property line. The existing 6-foot high chain-link fence along the western property boundary (adjacent to San Timoteo Creek) would remain. The proposed masonry wall would be architecturally treated or landscaped on both sides to avoid the appearance of unfinished precision block.

Hours of Operations

Administrative staff would be at the facility Monday through Friday from 9:00 a.m. to 5:00 p.m. The facility would also be open daily to worshippers from sunrise to sunset (approximately 7:00 a.m. to 7:00 p.m.). Main sermon hours would occur each Friday from noon to 2:00 p.m. The facility would also hold special events including Ramadan which would occur once a month for three hours beginning at sunset, and bi-annual feasts.

Site Access and Circulation

Regional access to the Project Site is provided by the I-10 Freeway. Local access is provided by various roadways in the vicinity of the Project Site including Barton Road, San Timoteo Canyon Road, Beaumont Avenue, and Nevada Street. Main access to the site would be provided by a driveway from Nevada Street. Emergency fire access, restricted to fire department only via a gate and Knox-box, is provided from a driveway along Beaumont Avenue. Fire apparatus would proceed north toward the structures and would have sufficient turning radius on-site to turn around and exit the site from Nevada Street (see Figure 3).

Infrastructure and Off-site Improvements

As previously discussed, the Proposed Project will require water service and sewer service from the City of Loma Linda. The project at buildout (with Phases II & III) would be required to connect to the sewer system. There are two possible connections to the Loma Linda water system including a connection point approximately 1,000 feet to the west on Beaumont Ave. and a connection point approximately 3,000 feet to the north on Bermudez Street. Both options are hydraulically feasible. Available fire flow at the Bermudez Street connection is estimated at 2,150 gpd at 20 psi. Available fire flow at the Beaumont Avenue connection is estimated at 3,200 gpd at 20 psi. The connection to Bermudez Street would be the longest to construct, but construction along this route on San Timoteo Canyon Road appears feasible. The connection to Beaumont Avenue would be the shortest distance to construct. However, special methods of construction would need to be performed for the pipeline where crossing the Union Pacific Railroad (UPRR) and San Timoteo Creek. The pipeline can be bored and jacked under UPRR. The pipeline can be supported across the existing bridge that crosses the creek, either by construction of new pipe support hangers or coordinating with the Bear Valley Mutual Water Company to utilize their existing utility crossing at the bridge.

The Project Proponent is working with the DEHS and the RWQCB to consider an on-site wastewater treatment system for Phase I. According to a June 2017 Water and Sewer Feasibility Technical Memorandum that was prepared for the Project by Tetra Tech, the septic system would need to be sized to handle a wastewater flow of 3,960GPD (2.75 gallons per minute [GPM]) per the California Plumbing Code. The nearest sewer connection to the Project Site is located approximately 2,600 feet west of the site at Wellesley Avenue. This connection is higher than the site and would require a lift station; it would also cross San Timoteo Creek and the UPRR.

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The Project would include street improvements on Nevada Avenue and Beaumont Avenue and would include: curb, gutter and sidewalks in accordance with County standards. A driveway would be constructed on Nevada Street and would provide main access to the site. A 25-foot wide driveway on Beaumont Avenue would be constructed to provide ingress only emergency access for the Project Site. A 20-foot wide driveway is proposed at the northeast corner of the site, to provide ingress only emergency access to the proposed caretaker unit. The Proposed Project would include installation of public and private fire hydrants as directed by the City of Loma Linda Fire Department.

A total of seven (8) mailboxes would be removed to allow for the proposed development. The United States Postal Service has approved the new location, proximity to the original mailboxes site.

The Proposed Project at buildout (with Phases II and III) would receive water services and sewer service from the City of Loma Linda. Upon approval of a CUP, the Applicant shall work with the City of Loma Linda Community Development Department to complete and submit a LAFCO's "Extension of Service by Contract" application. Upon CUP approval, the Applicant would pay the applicable City Development Impact Fees, for water services and sewer service, including payments of applications or connection fees, prior to LAFCO's extension of services approval.

Facility Operation/Management Plan

An Operation and Management Plan was prepared for the Islamic Community Center Redlands in December 2018. A copy of the document is on-file with the County of San Bernardino Land Use Services Department. The document includes: an introduction to the non-profit organization, a mission statement, location and background of the facility, purpose and objectives of the project, existing site conditions, development plan, parking, landscaping, fencing and lighting plans, site access and circulation, infrastructure, construction schedule, and administration and management of the proposed facility.

EXISTING SITE CONDITIONS AND SURROUNDING LAND USES:

The Project Site is currently vacant and undeveloped and consists of two parcels of land (APN's 0293-111-15 and 0293-151-15). Parcel 0293-111-15 consists of the entire Project Site of approximately 5.53 acres and Parcel 0293-151-15 contains two existing wells on-site, located on the east side of Nevada Street, approximately 132 feet north of the Project Site. Vegetation is limited to low growing non-native plant species. An aerial photography dating back to 1994 shows the site as vacant. The Project Site occurs at an elevation of approximately 1,248 feet above mean sea level. On-site topography is relatively flat with a slight downward inclination toward the northwest at an average gradient of approximately 1.9 percent. The Project Site is within the Sphere of Influence of the City of Loma Linda and is currently in an unincorporated area of the County, within the 3rd Supervisorial District. Land uses on the Project Site and surrounding parcels are governed by the County of San Bernardino's Development Code. There are other institutional uses within the area including the Seventh Day Adventist (SDA) Korean Church located on New Jersey Street approximately 2,000 feet north of the Project Site. Surrounding land uses include vacant land to the north and east, residential development to the south, and San Timoteo Creek to the west. Table 3 below lists the existing adjacent land uses and zoning districts within a 300-foot radius of the Project Site.

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Table 3
Surrounding Land Uses and Designation
Islamic Community Center

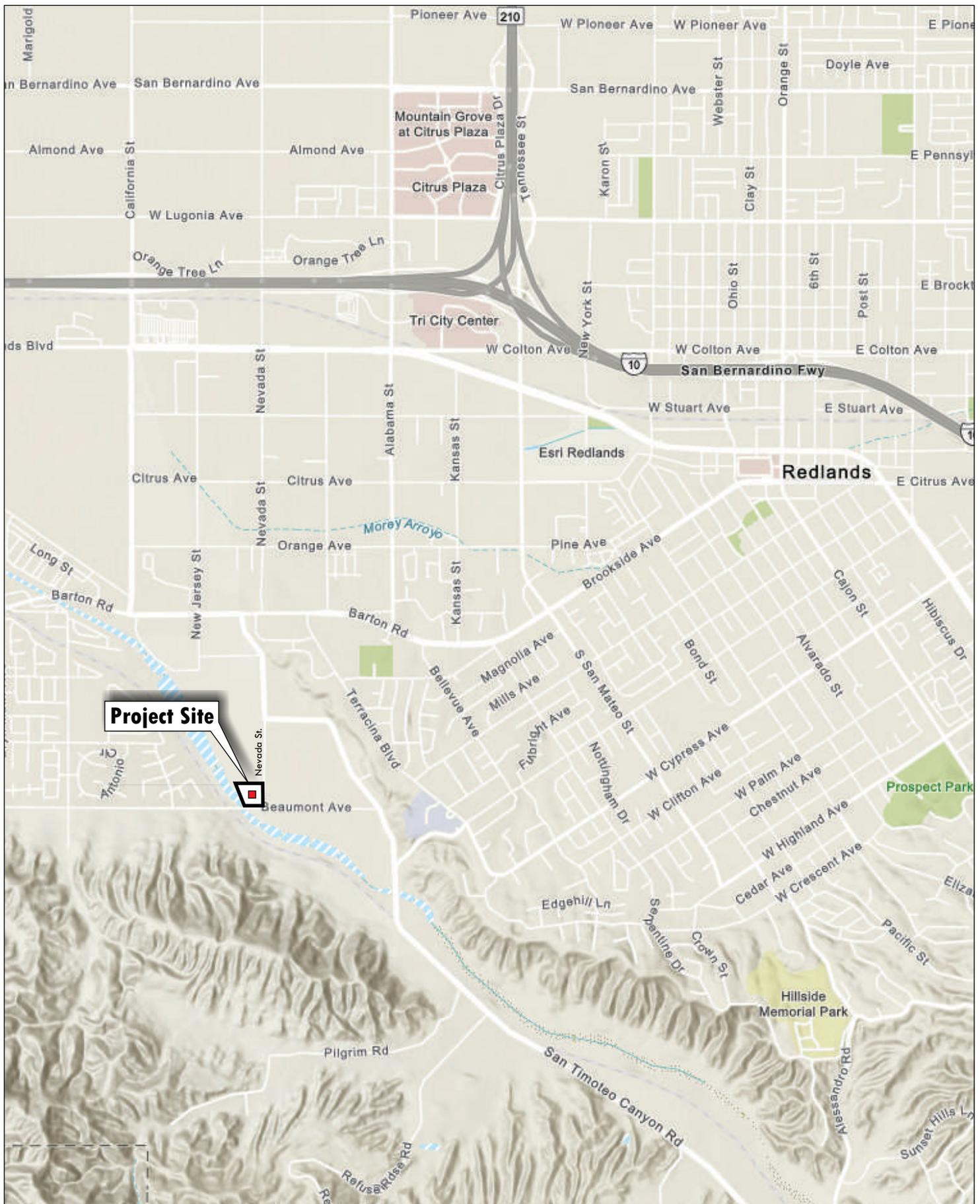
AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Vacant and undeveloped	Rural Living – Residential (RL)
North	Vacant; agriculture	Rural Living – Residential (RL)
South	Residential	Rural Living – Residential (RL)
East	Vacant	City of Redlands – Agriculture (A-1)
West	San Timoteo Creek; residential	Flood Control/City of Loma Linda

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

STATE: Santa Ana Regional Water Quality Control Board (Waste Discharge Requirement)

COUNTY: County of San Bernardino Department of Environmental Health Services (On-site Wastewater Treatment System), Land Use Services Department - Planning, Building and Safety, Land Development; Public Works – Traffic, Surveyor, and Solid Waste Management; County Fire – Community Safety, Hazardous Materials,

LOCAL: City of Loma Linda Pre-Annexation Agreement (Water Service, and Sewer Service)



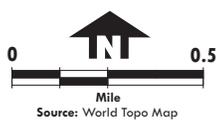
Project Site

LEGEND

■ Project Site Location (Geographic Location)
 Lat/Lon: 34° 02' 17.8126" N, 117° 13' 05.2932" W

REGIONAL LOCATION

Islamic Community Center of Redlands
 County of San Bernardino, California





Project Site



Source: World Topo Map

LILBURN
CORPORATION

PROJECT VICINITY

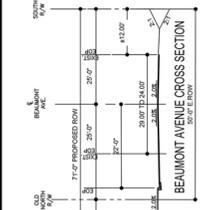
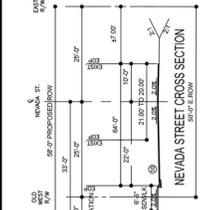
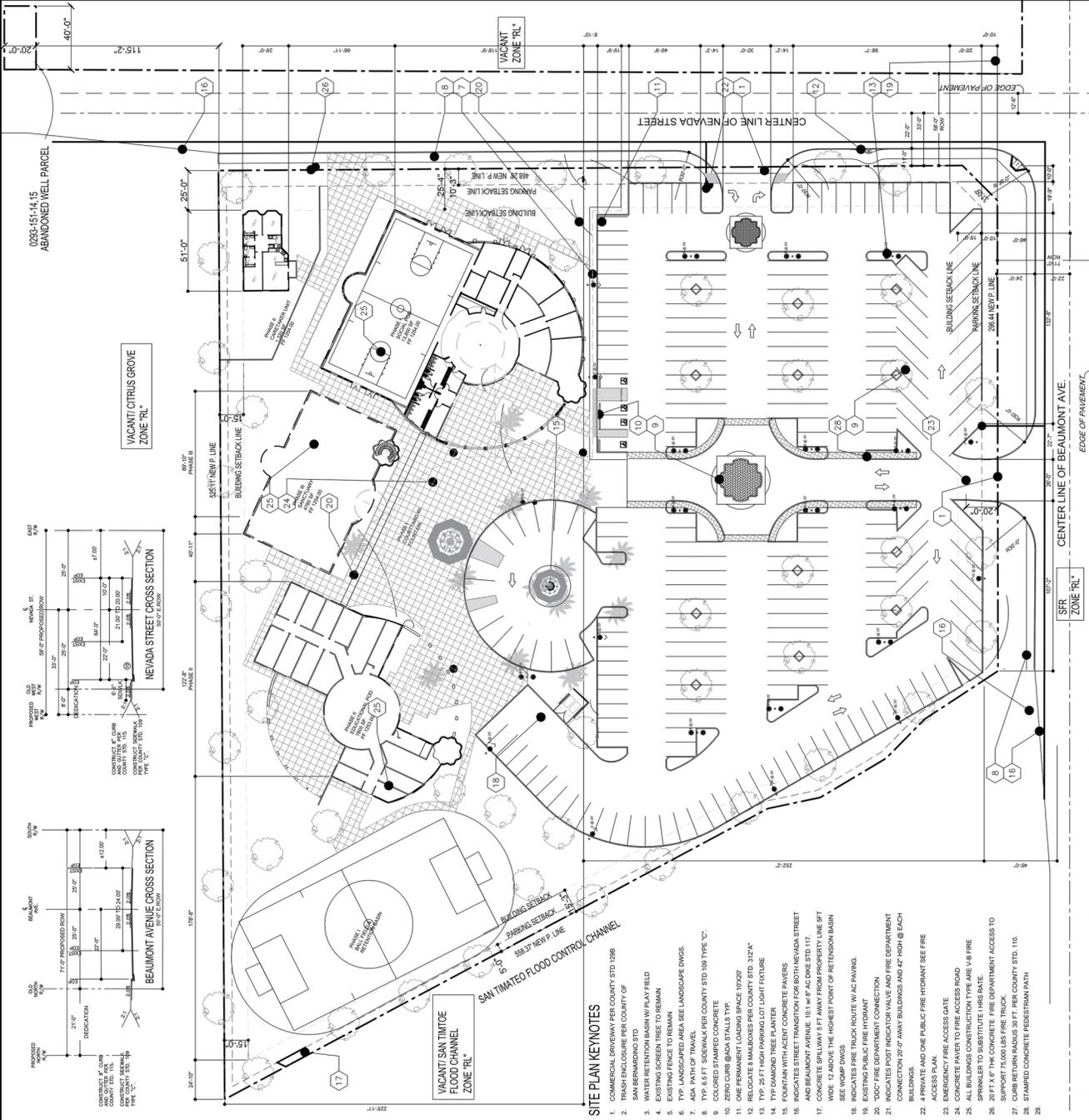
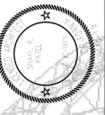
Islamic Community Center of Redlands
County of San Bernardino, California

FIGURE 2

ISLAMIC COMMUNITY CENTER OF REDLANDS

2820 BEAUMONT AVE
 REDLANDS, CA 92354
 APN: 0203-11-15-0000 & 0203-15-14-0000

SHAKIL PATEL & ASSOCIATES AIA LEED-AP
 2582 PINCKNEY STREET, LOMALINDA CA 92354
 ARCHITECTURE, INTERIORS, CONSTRUCTION MANAGEMENT



SITE PLAN KEYNOTES

1. COMMERCIAL DRIVEWAY PER COUNTY STD 109B
2. UNDESIRABLE PER COUNTY OF
3. WATER RETENTION BASIN W/ PLAY FIELD
4. EXISTING SCREEN TREE TO REMAIN
5. EXISTING FENCE TO REMAIN
6. TYP. LANDSCAPED AREA REEL LANDSCAPE DWGS.
7. ADA PATH OF TRAVEL
8. TYP. 4.5 FT SIDEWALK PER COUNTY STD 150 TYPE "C"
9. 2000 CURB (ADA) STALLS TYP.
10. ONE PERMANENT LOADING SPACE 60X20'
11. RELOCATE 8 MALLEOSES PER COUNTY STD. 312"
12. TYP. 28 FT HIGH PARKING LOT LIGHT FIXTURE
13. TYP. DIAMOND TREE PLANTER
14. FOUNTAIN WITH AGENT CONCRETE PAVERS
15. INDICATES STREET TRANSITION FOR BOTH NEVADA STREET AND BEAUMONT AVENUE
16. CONCRETE SPALLWAY 2 FT AWAY FROM PROPERTY LINE 8 FT WIDE 12" ABOVE THE HIGHEST POINT OF RETENTION BASIN SEE WORM DWGS
17. INDICATES FIRE TRUCK ROUTE W/ AC PAVING
18. EXISTING PUBLIC FIRE HYDRANT
19. 100' FIRE DEPARTMENT CONNECTION
20. 100' FIRE DEPARTMENT CONNECTION
21. ALL BUILDINGS TO HAVE ONE FIRE DEPARTMENT CONNECTION 20' AWAY FROM BUILDING AND 5' HIGH @ EACH BUILDING.
22. 4 PRIVATE AND ONE PUBLIC FIRE HYDRANT SEE FIRE ACCESS PLAN.
23. EMERGENCY FIRE ACCESS GATE
24. CONCRETE PAVEMENT TO FIRE ACCESS ROAD
25. ALL BUILDINGS CONSTRUCTION TYPE IVE I-48 FIRE
26. 20 FT X 6 FT CONCRETE FIRE DEPARTMENT ACCESS TO SUPPORT 15,000 LB FIRE TRUCK.
27. CURB RETURN RADIUS 30 FT PER COUNTY STD. 110.
28. STAMPED CONCRETE PEDESTRIAN PATH

OWNER
 ISLAMIC COMMUNITY CENTER OF REDLANDS
 2820 BEAUMONT AVE LOMA LINDA CA

APPLICANT
 SHAKIL PATEL AND ASSOCIATES AIA
 2582 PINCKNEY STREET, LOMA LINDA, CA 92354
 TELEPHONE: 909-913-3175
 FAX: 909-913-3175
 WWW: SHAKILPATEL.COM

ASSessor PARCEL NUMBER
 0203-15-14-0000 & 0203-11-15-0000

ZONING
 RL 25'-0"
 FRONT SETBACK 25'-0"
 SIDE SETBACK 10'-0"
 STREET SIDE 15'-0"

BUILDING DATA
 BUILDING OCCUPANCY: A-3/BIES
 BUILDING TYPE: MULTIFAMILY PERMANENT
 LANGUAGE AREA: 33,570 SQ. FT.
 LANGUAGE AREA: 109,550 SF 43%
 LOT COVERAGE: 14.00% @ 5.90%
 PHASE I (NEXT 5 YEARS): 1,400 SF @ 0.54%
 PHASE II (NEXT 10 YEARS): 6,640 SF @ 2.76%
 TOTAL LOT COVERAGE: 20,040 SF @ 7.90%
 MAXIMUM HEIGHT: 35 FEET

PARKING CALCULATION
 8' X 18' @ 7' - 244 STALLS
 14' X 18' @ 9' - 19 STALLS
 HANDICAPPED STALLS: 254 STALLS

PHASE I	13850	REQUIRED PROVIDED
CSB DC TABLE 88-315 AREA	4907	2500
SANITARY	7073	3900
SUPPORT AREA	1770	400.00
CLASS ROOM	13850	5
TOTAL	13850	213
PHASE II	9030	
SANITARY	0	0.00
OFFICES	870	290.00
CLASS ROOM	8150	490.00
CARETAKER RES	1400	2.00
SUPPORT AREA	7050	400.00
TOTAL	9030	371
PHASE III	6640	
A-3	4700	20.00
OFFICES	0	260.00
SANITARY	1800	400.00
SUPPORT AREA	0	0
TOTAL	6640	660
GRAND TOTAL	29520	250
PHASE I MULTIPURPOSE AND PHASE II SANITARY WILL NOT SIMULTANEOUSLY OCCUR AND MULTIPURPOSE WILL NOT LOADED SIMULTANEOUSLY.		

UTILITIES:
 SEWER: PRIVATE CITY OF LOMA LINDA
 WATER: PRIVATE CITY OF LOMA LINDA
 ELECTRICAL: SEE ELECTRICAL
 GAS: SO. CAL GAS
 TELEPHONE: SEE TELEPHONE
 ACCORDING TO THE HAZARDOUS WASTE MAP, THE PROJECT SITE IS WITHIN A FEMA FLOOD ZONE X

PROJECT DATA

VICINITY MAP

PROJECT SITE PLAN
 Islamic Community Center of Redlands
 County of San Bernardino, California
FIGURE 3

Islamic Community Center Redlands
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EVALUATION FORMAT

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

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

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

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

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|--|
| <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"/> Tribal Cultural Resources |
| <input type="checkbox"/> Paleontological 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"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

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

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


 Signature: Aron Liang, Senior Planner


1/25/2018
 Date: 1/25/2018

Signature: David Prusch, Supervising Planner

Date:

Islamic Community Center Redlands
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I. AESTHETICS

Would the project:

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

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

- a) **No impact.** The Project Site is located in an unincorporated area of San Bernardino County within the City of Loma Linda Sphere of Influence. The immediate vicinity of the Project Site is characterized by vacant land, flood control (San Timoteo Creek), agriculture (citrus groves), and rural residential development. Neither the County General Plan nor the City of Loma Linda General Plan identifies a scenic vista or scenic highway view corridor within the vicinity of the site. The San Bernardino Mountains to the north and Loma Linda Hills to the south are the visually prominent topographic features that provide scenic vistas from mobile and stationary viewing locations throughout the community. The San Bernardino Mountains are a prominent geographic feature visible to the north from the Project Site. The scale of the proposed structures would be consistent with an existing religious facility in the vicinity (i.e., existing church approximately 2,000 feet north of the Project Site). No substantial effect on a scenic vista, including the San Bernardino Mountains is expected. No impact would result.
- b) **No impact.** Beaumont Avenue and Nevada Street are not designated scenic routes in the County’s General Plan or in the California Scenic Highway Mapping System. Under existing conditions the Project Site is vacant and undeveloped. The property appears to be regularly disked for weed abatement and supports little vegetation with the exception of primarily non-native grasses and weeds. Implementation of the Proposed Project would not damage scenic resources, including but not limited to trees, rock, outcroppings, and historic buildings within a scenic highway. No impact is identified, and no mitigation measures are recommended.
- c) **No impact.** Under existing conditions the Project Site is vacant and undeveloped. The Proposed Project would develop the 5.53-acre site with a place of worship to include: a 13,850 square-foot social building, a 7,805 square-foot educational building, a 1,320 square-foot caretaker residence, and a 6,664 square-foot sanctuary with a 35-foot high clock tower. The Project also proposes a 30,860 square-foot retention basin that would serve as a recreational sports field, a courtyard with fountain, and related

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parking, landscaping and interior drive aisles. Proposed structures would have a maximum height of 35 feet consistent with the scale of the nearby religious facilities (i.e., existing church to the north). Proposed development would have a significant setback of over 260 feet from existing residential development to the south. Visually, the Proposed Project would be consistent with the existing surrounding development. No impact is identified, and no mitigation measures are recommended.

- d) **Less than significant.** As shown on the Photometric Site Plan, the Proposed Project would include lighting at the interior of the property and along the perimeter of the parking lot. As shown, light would be oriented towards the property and boxed. The Project would also include wall lights for security. Subject to Section 83.07.030(a) of the San Bernardino County Development Code outdoor lighting must be fully shielded to preclude light pollution or light trespass on abutting residential uses and on the public right-of-way. In accordance with the Development Code the maximum allowed foot-candles from either direct or indirect light from any fixture shall not create a glare above five-tenths (0.5) foot-candles as measured at the property line of a residential land use zone district, residential parcel or public right-of-way. No conflicts with the Development Code are expected as all proposed lighting would be oriented away from the public right-of-way and existing residents to the south. There are a total of three lights proposed near the southern boundary within the parking lot. Foot-candle (fc)¹ distribution along the southern boundary would be less than 0.5 foot-candles. A less than significant impact is expected.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section

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

¹ Is the basic unit of illuminance (the amount of light falling on a surface). Footcandle measurement is taken with a hand held light meter. One footcandle is equivalent to the illuminance produced on one square foot of surface area by a source of one candle at a distance of one foot. Horizontal footcandles measure the illumination striking a horizontal plane. Footcandle values can be measured directly with certain hand-held incident light meters.

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4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?

d) Result in loss of forest land or conversion of forest land to non-forest use?

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

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

a) **No impact.** The Project Site is identified as “Other Land” in the California Department of Conservation, Farmland Mapping and Monitoring Important Farmland Finder (2016). The Project Site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project Site is not designated for agricultural use and implementation of the Proposed Project would not convert Farmland to a non-agricultural use.

b) **No impact.** The Project Site is identified as “Other Land” land in the San Bernardino County Williamson Act FY 2014/2015 Sheet 2 of 2 map published by the California Department of Conservation’s Division of Land Resource Protection (2015). No land under Williamson Act Contract occurs at the Project Site and no impacts will occur.

c) **No impact.** The Project Site has a land use designation of Rural Living in the County’s General Plan and a designation of “San Timoteo Creek Area” in the City of Loma Linda General Plan. Implementation of the Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production because these designations do not occur at the Project Site. No impact is identified and no mitigation measures are required.

d) **No impact.** The Project Site is vacant and undeveloped. Implementation of the Project would not result in loss of forest land or conversion of forest land to non-forest use. The Project Site is zoned RL-5 which permits places of worship, subject to approval of Conditional Use Permit. No impact is identified and no mitigation measures are required.

e) **No impact.** Implementation of the Project would not result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impact is identified and no mitigation measures are required.

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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:

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

SUBSTANTIATION: (Discuss conformity with the South Coast Air Quality Management Plan, if applicable):
 As part of this Initial Study, Air Quality emissions associated with the construction and operation of the Proposed Project were reviewed in accordance with South Coast Air Quality Management District adopted thresholds of significance. A stand-alone report was not created for the Project; however calculations generated from running the model is on file and available for review at the County of San Bernardino Land Use Services Department; findings are discussed herein.

- a) **No impact.** The Project Site is located in the SCAB. The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. As noted in the County’s General Plan, continued development throughout the County would contribute to the further degradation of the ambient air quality of the SCAB. The County’s most recent General Plan update, when viewed as a whole project, is expected to generate emissions levels that would exceed the AQMD thresholds for criteria pollutants, resulting in a significant unavoidable adverse air quality impact. Air quality was addressed in the 2007 General Plan EIR with a Statement of Overriding Considerations. Approval of the development project would not conflict with the Air Quality Management Plan. No impact is anticipated.
- b) **Less Than Significant Impact.** Construction activities associated with the Project will result in emissions of CO, VOCs, NOx, SOx, PM₁₀, and PM_{2.5}. Construction related emissions are expected from the following construction activities: demolition, site preparation, grading, building construction,

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paving, architectural coating, and construction workers commuting. The duration of construction activity and associated construction equipment were based on CalEEMod defaults and a 2018 opening year. The analysis referenced herein was provided by the Islamic Community Center Redlands Focused Air Quality and Greenhouse Gas Assessment, prepared by Urban Crossroads, June 28, 2016. The construction schedule utilized in the analysis represents a “worst-case” analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per California Environmental Quality Act (CEQA) guidelines. The site-specific construction fleet may vary due to specific project needs at the time of construction.

Based on earthwork quantities provided by the architect, the Project site is expected to balance and will not require any soil import/export. Construction emissions for construction worker vehicles traveling to and from the Project site, as well as vendor trips (construction materials delivered to the Project site) were estimated based on CalEEMod defaults.

South Coast Air Quality Management District (SCAQMD) Rules that are currently applicable during construction activity for the Proposed Project include but are not limited to: Rule 1403 (Asbestos); Rule 1113 (Architectural Coatings); Rule 431.2 (Low Sulfur Fuel); Rule 403 (Fugitive Dust); and Rule 1186 / 1186.1 (Street Sweepers). It should be noted that Best Available Control Measures (BACMs) are not mitigation as they are standard regulatory requirements. As such, credit for Rule 1113 and Rule 403 have been taken. The estimated maximum daily construction emissions are presented in Table 4. Project construction-source emissions will not exceed SCAQMD regional thresholds of significance for any criteria pollutant. Therefore, construction-source emissions are considered to be less than significant and no mitigation is required.

Table 4
Estimated Maximum Daily Construction Emissions

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM ₁₀	PM _{2.5}
2017	4.91	51.84	40.51	0.04	10	6.5
2018	37.29	25.18	22.82	0.04	2.32	1.65
Maximum Daily Emissions	37.29	51.84	40.51	0.04	10	6.5
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Operational activities associated with the Project will result in emissions of CO, VOCs, NOx, SOx, PM₁₀, and PM_{2.5}. Operational related emissions are expected from the following primary sources: area source emissions, energy source emissions, and mobile source emissions. Project mobile source emissions impacts are dependent on overall daily vehicle trip generation for the Proposed Project. The Project related operational air quality impacts derive primarily from vehicle trips generated by the Project. Trip characteristics were based on the Traffic Impact Analysis prepared by Kunzman Associates, Inc., June 30, 2016 and CalEEMod default parameters. The estimated operational-source emissions are presented in Table 5. Emissions resulting from the Proposed Project’s operational activity would not exceed applicable SCAQMD regional thresholds of significance for any criteria pollutant. Therefore, Project operational-source emissions are considered to be less than significant and no mitigation is required.

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Table 5
Estimated Operational-Source Emissions
Winter Emissions

Operational Activities	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	2.94	1.3E-4	0.01	--	5E-5	5E-5
Energy Source	0.03	0.26	0.21	1.53E-3	0.02	0.02
Mobile Sources	0.92	2.41	8.88	0.02	1.42	0.40
Total Maximum Daily Emissions	3.89	2.67	9.11	0.02	1.44	0.42
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Compliance with SCAQMD Rules 402, and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM₁₀ and PM_{2.5}).

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 - (a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
 - (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

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

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2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

The Project does not exceed applicable SCAQMD regional thresholds either construction or operational activities and the associated impacts are considered to be less than significant. Therefore, no mitigation measures are required.

- c) **Less than significant impact.** The Proposed Project is located in a non-attainment area for both ozone and particulate matter (MP_{2.5} and PM₁₀). Construction and operation of cumulative projects will further degrade the local air quality, as well as the quality of the SCAB. The greatest cumulative impact on the quality of the regional air basin will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.
- d) **Less than significant impact.** The Proposed Project does not include the manufacturing of any products. An increase in air quality emissions produced as a result of construction activities would be short-term, below SCAQMD significance thresholds, and would cease once construction is complete. As shown in Table 5 operational emissions are below SCAQMD thresholds. There are no sensitive receptors with a XX-mile radius. Therefore, impacts to sensitive receptors are anticipated to be less than significant, and no mitigation measures are recommended.
- e) **Less than significant impact.** The Proposed Project would not generate emissions causing objectionable odors that would affect a substantial number of people. As discussed in response (b) above, the Project would be required to comply SCAQMD Rules 402 nuisance, and 403 fugitive dust, which require the implementation of BACMs for each fugitive dust source, and the AQMP, which identifies BACTs for area sources and point sources. Surrounding land uses include vacant land to the

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north, east and west, with existing residential development to the south. The Proposed Project does not include any operational activities that would generate odors. Impacts are anticipated to be less than significant, and no mitigation measures are recommended.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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): Habitat Assessment for the Burrowing Owl and Sensitive Botanical Species was prepared by L&L Environmental, Inc., June 2016. A copy of the report is available for review at the County of San Bernardino Land Use Services, and the results are summarized herein.

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- a) **Less Than Significant with Mitigation Incorporated.** The Project Site is currently vacant and is located in an urbanized area (i.e., existing roadways, drainage improvements, etc.) of unincorporated San Bernardino County within the City of Loma Linda's Sphere of Influence. Residential development occurs south of the Project Site. Much of the site has been regularly disked (cleared) and is now mostly inhabited by low-growing non-native plant species. The most common plants observed during a site survey conducted as part of the Habitat Assessment for the Burrowing Owl and Sensitive Botanical Species L&L Environmental, Inc., June 2016 were Mediterranean grass (*Schismus barbatus*), filaree (*Erodium* species), and Russian thistle (*Salsola tragus*). Based on the level of historical and ongoing disturbances to the site, lack of native species observed on the site, and the presence of invasive non-native weedy vegetation, it is unlikely that any sensitive or special status plant species occur on the site or will in the immediate future. Focused plant surveys are not recommended.

The Project Site is located within the burrowing owl overlay of the County's General Plan Biotic Overlay. Burrowing owls are a protected species under the federal Migratory Bird Treaty Act and are designated by the California Department of Fish and Wildlife as a species of special concern. California ground squirrels (*Spermophilus beecheyi*) are active on the site. Burrowing owls (BUOW) frequently utilize California ground squirrel burrows for nesting purposes. According to the June 2016 Habitat Assessment for the Burrowing Owl and Sensitive Botanical Species prepared by L&L Environmental, Inc., no sign of burrowing owl or other special status plant or wildlife species were observed during the habitat assessment and habitat assessment. Although no BUOW occupied burrows or evidence of recent burrowing owl signs (pellets, scat, feathers, tracks, etc.) were observed on the site or in the immediately adjacent 150-meter buffer area, the site does contain low-quality suitable habitat for burrowing owl. To ensure potential impacts to the burrowing owl are reduced to a less than significant level, the following mitigation measure shall be implemented:

BIO-1: The Project Proponent shall hire a qualified biologist to conduct a preconstruction clearance survey for the burrowing owl (valid for 30 days) prior to any ground disturbance or vegetation clearing activities on site.

- b) **No impact.** The Project Site does not support riparian habitat or a sensitive natural community. Additionally, the Project Site is not identified in local plans, policies, and regulations of the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. Development of the Project Site as proposed would not result in impacts to riparian vegetation or to a sensitive natural community because these resources do not occur on the Project Site. No impact is identified, and no mitigation measures are recommended.
- c) **No impact.** No federally protected wetlands as defined by Section 404 of the Clean Water Act occur on the Project Site; none are identified in the U.S. Fish and Wildlife Service National Wetlands Inventory. The Project Site is graded and predominately vegetated by low-growing non-native plant species. There are no drainage/wash resources on the property and the Project Site supports no riparian habitat. The Proposed Project would not directly or indirectly impact the adjacent wash area of San Timoteo Creek due to property line setbacks and fencing. The property drains to the northwest where an infiltration basin is proposed to be constructed. No impact is identified, and no mitigation measures are recommended.

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d) **Less Than Significant with Mitigation Incorporated.** In addition, no active raptor nest sites were observed during this study. No trees suitable for nesting are present on the site; however, based on the presence of suitable trees in the immediate area the following mitigation measure is recommended:

BIO-2: In the event construction occurs within the nesting season (January 1 to September 15), the Project Proponent shall have a preconstruction clearance survey conducted prior to any vegetation or ground disturbing activities.

e) **No impact.** The Project Site appears to be regularly disked for weed abatement and vegetation is described as non-native. There are no trees on-site that would be removed in order to accommodate development. No conflicts with any local policies or ordinances protecting biological resources would result.

f) **No impact.** The Project Site is located in an urbanized area of unincorporated County of San Bernardino within the City of Loma Linda’s Sphere of Influence. The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat plan. No impact is identified, and no mitigation measures are required.

Mitigation Measures:

BIO-1: The Project Proponent shall hire a qualified biologist to conduct a preconstruction clearance survey for the burrowing owl (valid for 30 days) prior to any ground disturbance or vegetation clearing activities on site.

BIO-2: In the event construction occurs within the nesting season (January 1 to September 15), the Project Proponent shall have a preconstruction clearance survey conducted prior to any vegetation or ground disturbing activities.

V. CULTURAL RESOURCES

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

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SUBSTANTIATION: (Check if project is located in the Cultural or Paleontologic Resources overlays or cite results of cultural resource review). A Cultural Resources Assessment was prepared by L&L Environmental, Inc. for the Proposed Project in November 2016. The report is summarized herein.

a,b) **Less than significant impact.** A cultural resources records search was completed at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. L&L Archaeologist William R. Gillean completed the search on October 27, 2016 for the project area and all lands found within one-mile. The results indicated that no cultural resources have been recorded within the project area and that the southwestern portion of the project area has been previously addressed by two (2) reports (SB-2853/Greenwood and Associates 1991; SB-6756/ASM 2009). These studies returned negative findings for cultural resources within the current project area. The northwestern portion of the project area has not been previously surveyed for cultural resources. Including the two (2) reports that address the project area, a total of 50 studies have been completed within one-mile and these studies have addressed approximately 40 percent of the land within the search radius. Collectively, these studies have recorded a total of 31 cultural resources.

The identified resources consist of 27 historic resources, one (1) prehistoric isolated find, and three (3) historic pending resources. The historic resources are predominately residences, buildings, or building complexes. The residences were typically constructed between 1866 and 1950 and the remaining buildings or complexes include the Brookside Winery and associated buildings; a hospital complex; a dairy complex; a schoolhouse converted to a church; the Asistencia; and the Bryn Mawr Townsite. Other historic resources consist of the remains of citrus properties, including remnants of buildings, citrus groves, and irrigation systems; foundation remains and/or refuse scatters and deposits; irrigation ditches, including the Mill Creek Zanja; a transmission line; a row of fan palms; and a bridge. Two (2) of these historic resources are listed in the National Register of Historic Places (NRHP) and the California Register Historic Resources (CRHR) (Mill Creek Zanja [36-8092/CA-SBR-8092H] and the Barton Villa [36-17049]) and an additional resource appears eligible for the NRHP and is listed in the CRHR (Marshall House [36-16641]).

During the pedestrian survey, no prehistoric or historic cultural resource sites or isolates were detected and two (2) concentrations of modern construction debris were noted. One small concentration of debris was noted near the center of the project area. This concentration measured about 15 feet (east-west) by 6 feet (north-south) and consisted of concrete chunks and floor tile. Modern debris was also observed near the central portion of the western boundary and consisted of four lengths of concrete pipe. The pipe measured 8 feet 2 inches in length by 2 feet 6 inches in diameter and exhibited a manufacture date stamp of November 17, 2005.

Based on the results of a records search completed at the SCCIC, a pedestrian survey completed by L&L, and previous surveys addressing project area lands (SB-2853/Greenwood and Associates 1991; SB-6756/ASM 2009), no known historical or archaeological resources pursuant to CEQA are located in the project area. These findings, in conjunction with previous soil disturbances in the project area from citrus cultivation and the nearby San Timoteo Creek, render it unlikely that intact, subsurface archaeological deposits will be detected during project implementation. For this reason, the project area appears to have a low sensitivity for historic age and prehistoric archaeological resources and an archaeological mitigation-monitoring program is not recommended.

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- c) **Less than significant with mitigation:** The project area is underlain by Quaternary alluvial sand, gravel, and clay of valley areas covered with thick soil from the Holocene. A comprehensive museum collection records search of the Vertebrate Paleontology Section collections of the Natural History Museum of Los Angeles County did not identify any previously recorded paleontological localities on or near the project area. There is low potential for locating significant paleontological resources during grading and trenching within the project area near the soil surface, but potential increases at greater depth below the surface.

CR-1: In the event paleontological resources are uncovered during grading, the Contractor shall cease all earth disturbing activity and a qualified vertebrate paleontologist shall be contacted to perform a field survey to determine and record any non-renewable paleontological resources found on-site. The paleontologist shall determine the significance, and make recommendations to the County of San Bernardino for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

Implementation of the above mitigation measure would reduce potential impacts to unknown paleontological resources to a less than significant level.

- d) **Less than significant impact.** Implementation of the Proposed Project would require grading and other ground disturbing activities on an approximately 5.53-acre area. There is no evidence that the Project Site is located within an area that is likely to contain human remains, and the discovery of human remains during earthmoving activities is not anticipated. In the unlikely event of an accidental discovery of any human remains Health and Safety Code 7050.5, CEQA 1564.5(e), and Public Resources Code 5097.98 mandate the process to be followed. If human remains are encountered on the property, then the San Bernardino County Coroner's Office must be contacted within 24 hours of the find, and all work should be halted until a clearance is given by that office and any other involved agencies. A less than significant impact is identified and no mitigation measures are recommended.

Mitigation Measures

CR-1: In the event paleontological resources are uncovered during grading, the Contractor shall cease all earth disturbing activity and a qualified vertebrate paleontologist shall be contacted to perform a field survey to determine and record any non-renewable paleontological resources found on-site. The paleontologist shall determine the significance, and make recommendations to the County of San Bernardino for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

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VI. GEOLOGY AND SOILS

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

SUBSTANTIATION: (Check if project is located in the Geologic Hazards Overlay District): In March 2016, a Preliminary Soil Investigation Report was prepared for the Project Site by GeoMat Testing Laboratories, Inc. A copy of the report may be reviewed at the County of San Bernardino Land Use Services Department; results of the report are discussed herein.

a) **Less than significant impact.** Loma Linda is situated within the northern Peninsular Ranges Geomorphic Province of California. Locally, the City lies near the transition zone between the Transverse Ranges Geomorphic Province to the north and the Peninsular Ranges Geomorphic Province to the south. The Peninsular Ranges are a northwest-southeast oriented complex of blocks separated by

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similarly trending faults which extend 125 miles from the Transverse Ranges to south of the California/Mexican border and beyond another 775 miles to the tip of Baja California.

- i) **Less than significant impact.** According to the Preliminary Soil Investigation Report prepared for the site by GeoMat Testing Laboratories, Inc. in March 2016, the 5.53-acre Project Site does not occur within an Alquist-Priolo Earthquake Fault Zone or special study zone. The nearest fault zone is the Loma Linda Fault, approximately one-half mile to the east; the fault is identified as inactive. The nearest known, active earthquake fault is the San Jacinto Fault which is located approximately 1.6 miles to the southwest. The Redlands fault of the Crafton Hills Fault complex is located approximately 2.8 miles to the southeast; the activity rating of this fault is not known. Other known, active earthquake faults in the region include the San Andreas fault located approximately six miles to the northeast and the Cucamonga fault located approximately 15.5 miles to the northwest. Given the site's location in relation to these mapped Alquist-Priolo Earthquake Fault Zones, potential impacts are anticipated to be less than significant ((see a)ii below)).
- ii) **Less than significant impact.** The San Jacinto Fault Zone, a system of northwest-trending, right-lateral, strike-slip faults is the closest known active fault to the annexation area (occurring approximately 1.6 miles to the southwest), and is considered the most important fault to the site with respect to the hazard of seismic shaking and ground rupture. More significant historic earthquakes have occurred on the San Jacinto fault than any other fault in Southern California.
- iii) **Less than significant impact.** Liquefaction is a phenomenon in which cohesion-less, saturated, fine-grained sand and silt soils loose shear strength due to ground shaking. The Project Site is not located in an area with identified liquefaction susceptibility in the San Bernardino County General Plan Geologic Hazard Overlay. The Preliminary Soils Investigation prepared for the Project, found that the liquefaction potential at the Project Site is very low due to an estimated depth of groundwater of 50 feet or greater beneath the existing ground surface of the site.

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

- iv) **No impact.** The Project Site is not located within a designated area as having landslide susceptibility as shown in the San Bernardino County General Plan Geologic Hazard Overlay. The Project Site and immediate vicinity are generally flat with no prominent geologic features. No impact is identified and no mitigation measures are recommended.
- b) **Less than significant impact.** During the development of the Project Site, which would include disturbance of approximately 5.53 acres, project-related dust may be generated due to the operation of

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

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

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

- d) **Less than significant impact.** As reported in the Preliminary Soils Investigation, the overall geologic situation at the site is satisfactory for the proposed use, provided that engineering designs are properly carried out. The Preliminary Soils Investigation includes recommendations for earthwork preparation of the site. Implementation of recommendation measures would ensure that suitable fill material and soil preparations occur. Implementation of Mitigation Measure GEO-1 will ensure potential impacts associated with geology and soils will be reduced to a less than significant level. No additional mitigation measures are recommended.
- e) **Less than significant impact.** The nearest sewer connection to the Project Site is located approximately 2,600 feet west of the site at Wellesley Avenue. This connection is higher than the site and would require a lift station; it would also cross San Timoteo Creek and UPRR. The project at buildout (with Phases II and III) will be required to connect to sewer. The Applicant is currently working with the DEHS and the RWQCB to consider an on-site wastewater treatment system for Phase I. In March 2016, GeoMat Testing Laboratories, Inc., performed a preliminary percolation test for the Project Site to determine soil absorption for a potential on-site wastewater treatment system. A total of three exploratory boreholes were drilled on February 28, 2016 for a proposed on-site wastewater treatment system. The boreholes were tested between 37 and 44 inches below ground surface. Table 6 shows the percolation rates in minutes per inch and square feet per 100 gallons of septic tank capacity for the test holes.

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Table 6
Percolation Rates

Test No	Test Depth (inches)	Soil Classification	Percolation Rate (min/inch)	Square Feet per Gallon per Day
P-1	37 inches	SW-SM	1.6	0.83
P-2	44 inches	SM	2.3	0.83
P-3	43 inches	SM	1.6	0.83
P-4	42 inches	SM	2.0	0.83

Based on visual observation and laboratory testing, the on-site soil consists of generally the same material (sand with silt and silty sand) to the maximum depth explored of 15 feet below ground surface. The variation in test results can be attributed to soil classification, soil texture, and density of soils. Based on percolation test results the on-site soils have favorable percolation rates, and the test results show appropriate soil classification. No restrictive layer was encountered during drilling to 15 feet below ground surface. No caving of test holes took place during testing. The applicant will continue to work with DEHS and the RWQCB to meet the current standard for an on-site wastewater treatment system

Mitigation Measures:

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

VII. GREENHOUSE GAS EMISSIONS

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

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 As part of this Initial Study, Greenhouse Gases were reviewed in accordance with County of San Bernardino adopted thresholds of significance. A stand-alone report was not created for the Project; however calculations generated from the model are on file and available for review at the County of San Bernardino Land Use Services Department; findings are discussed herein.

a-b) **Less than significant impact.** The County of San Bernardino has adopted a screening threshold of significance of 3,000 MTCO₂e per year for GHG emissions (*Greenhouse Gas Emissions Development Review Processes County of San Bernardino* March 2015). Therefore, a screening threshold of 3,000 MTCO₂e per year to determine if additional analysis is required is an acceptable approach for

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small projects. This approach is a widely accepted screening threshold used by the County of San Bernardino and numerous cities in the South Coast Air Basin and is consistent with the South Coast Air Quality Management District (SCAQMD) staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD's *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans* ("SCAQMD Interim GHG Threshold").

Construction activities associated with the Proposed Project would result in emissions of CO₂ and CH₄ from construction activities. For the construction phase Project emissions, GHGs are quantified and amortized over the life of the Project. To amortize the emissions over the life of the Project, the SCAQMD recommends calculating the total greenhouse gas emissions for the construction activities, dividing it by the a 30-year project life then adding that number to the annual operational phase GHG emissions. As such, construction emissions were amortized over a 30-year period and added to the annual operational phase GHG emissions. Operational activities associated with the proposed Project will result in emissions of CO₂, CH₄, and N₂O from the following primary sources: area source emissions, energy source emissions, mobile source emissions, solid waste, and water supply, treatment, and distribution.

The annual GHG emissions associated with the operation of the Proposed Project are estimated to be 547.79 MTCO₂e per year as presented in Table 7. Direct and indirect operational emissions associated with the Proposed Project are compared to the SCAQMD threshold of significance for small land use projects, which is 3,000 MTCO₂e per year. As shown, the Proposed Project would result in a less than significant impact with respect to GHG emissions.

Table 7
Estimated Greenhouse Gases

Emission Source	Emissions (pounds per day)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Annual construction-related emissions amortized over 30 years	15.41	0.003	--	15.48
Area	0.003	0.00001	--	0.003
Energy	169	0.006	0.002	169.77
Mobile Sources	279.23	0.01	--	279.45
Waste	33.09	1.96	--	74.16
Water Usage	8.07	0.03	0.0007	8.92
Total CO₂E (All Sources)	547.79			
SCAQMD Threshold	3,000			
Significant?	No			

The Project does not exceed applicable SCAQMD regional thresholds for construction and operational activity and the associated impacts are considered to be less than significant. In addition, the Project would be designed to the Leadership in Energy and Environmental Design (LEED) standards and therefore energy demands would be minimal. Therefore, no mitigation measures are required.

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VIII. HAZARDS AND HAZARDOUS MATERIALS

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

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SUBSTANTIATION:

- a) **Less than significant impact.** Construction activities would not create a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous materials because construction of the expansion would not involve such activities. The construction and post-construction operation of the place of worship would not involve the routine transport or use of hazardous materials. A less than significant impact would result.
- b) **No impact.** Hazardous or toxic materials transported in association with construction of the Proposed Project may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. Post-construction activities would include standard maintenance (i.e., lawn upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., gas, oil, paint) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment. No impacts are anticipated.
- c) **No impact.** The Project Site is not located within ¼ - mile of a school or a proposed school. No impact is identified and no mitigation measures are required.
- d) **No impact.** Pursuant to California Government Code Section 65962.5, the California Department of Toxic Substances Control (DTSC) compiles the Cortese List and updates it at least annually. The Cortese List includes hazardous waste facilities subject to corrective action, land designated as hazardous waste property or border zone property, sites included in the abandoned site assessment program, and qualifying sites pursuant to Section 25356 of the Health and Safety Code. A copy of the most recent Cortese List was retrieved from DTSC EnviroStor online database on October 25, 2016; the Project Site is not identified on the list.
- e) **No impact.** The Project Site is not within an airport safety review area as identified in the San Bernardino County General Plan – Hazard Overlay Map FH31C and is not located within two miles of a public airport or public use airport. Implementation of the Project would not result in a safety hazard. No impact is identified, and no mitigation measures are recommended.
- f) **No impact.** The Project Site is not located in the vicinity of a private airstrip. No impact is identified, and no mitigation measures are recommended.
- g) **No impact.** The Proposed Project is not anticipated to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Adequate on-site access for emergency vehicles would be verified during the County's plan review processes. The proposed site plan includes an access point along Nevada Street. Construction would take place within the boundaries of the site. Neither the construction nor post-construction operations would conflict with implementation of the County's Emergency Plan. No impact is identified, and no mitigation measures are proposed.
- h) **No impact.** The Project Site is not located in a fire safety overlay as identified in Figure FH31C of the County's General Plan. The Project Site is currently located within the Sphere of Influence of the City of Loma Linda. The Loma Linda Hills and wildland and conservation areas are located less than one-mile south of the Project Site. There are no intermixed wildlands areas within the vicinity. Implementation of the Proposed Project, which includes the construction and operation of a place of worship, would not

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expose people or structures to a significant risk of loss, injury or death involving wildland fires; no impacts would occur.

IX. HYDROLOGY AND WATER QUALITY

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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j) Inundation by seiche, tsunami, or mudflow?

SUBSTANTIATION: In November 2016, a Water Quality Management Plan (WQMP) was prepared for the Project by AECMORENO. A copy of the plan is on-file with the County of San Bernardino Land Use Services Department and is discussed herein.

a,f) **Less than significant with mitigation incorporated.** The Proposed Project includes the construction and operation of a place of worship on a 5.53-acre site. Development of the site includes construction of a retention basin that would also function as a recreational sports field. Proposed bio-retention and catch basins would provide water quality treatment of storm flows from project streets and parkways prior to any overflows reaching San Timoteo Creek.

The Proposed Project would disturb approximately 5.53 acres and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State’s General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one-acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction. The RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County. The County then requires implementation of measures for a project to comply with the area-wide permit requirements. A SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include (BMPs) to prevent project-related pollutants from impacting surface waters. These would include, but are not limited to street sweeping of paved roads around the site during construction, and the use of hay bales or sand bags to control erosion during the rainy season. BMPs may also include or require:

- The Project Proponent shall avoid applying materials during periods of rainfall and protect freshly applied materials from runoff until dry.
- All waste to be disposed of in accordance with local, state and federal regulations. The Project Proponent shall contract with a local waste hauler or ensure that waste containers are emptied weekly. Waste containers cannot be washed out on-site.
- All equipment and vehicles to be serviced off-site.

In addition to complying with NPDES requirements, the County also requires the preparation of a Water Quality Management Plan (WQMP) for development projects that fall within one of eight project categories established by the RWQCB. As discussed in the San Bernardino County Stormwater Program Model Water Quality Management Plan Guidance (as amended June 9, 2005), project proponents for

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development projects that fall into one of eight Permit-specified categories (Category Projects) must develop, submit and implement a WQMP. The Project is considered a Category Project as it includes new development involving the creation of 10,000 square feet or more of impervious surface collectively over the entire site, and the construction of a parking lot of 5,000 square-feet or more. In August 2016, the project proponent submitted a WQMP to the County for review and approval.

As part of the WQMP, all Category projects must identify any hydrologic condition of concern that would be caused by the project, and implement site design, source control, and/or treatment control BMPs to address identified impacts. As discussed in the WQMP, street flows and on-site drainage system consist of swales, catch basins and pipes which will convey flows through the site. All drainages area overflows will ultimately end inside the retention basin. In the event of back to back storm events, flows from the site will overflow from the proposed retention basin into San Timoteo Flood Control Channel. Flows will travel northwest within the channel until the flows reach Santa Ana River Reach 5. Since the downstream conveyance channels that would receive runoff from development of the 5.53-acre area are not all engineered, hardened and regularly maintained, hydrologic conditions of concern were identified for the project. To ensure potential impacts are reduced to less than significant, the following mitigation measures, as provided in the WQMP, shall be implemented.

Implementation of the following mitigation measures would ensure potential impacts to water quality are reduced to a less than significant level.

- WQ-1: Practical education materials shall be provided to property owners and staff covering various water quality issues that will need to be addressed at the site. Materials shall include the protection of storm water quality and Best Management Practices that eliminate or reduce pollution during property improvement. Within 30 days prior to any building opening to the public, the Property owner shall distribute the materials to the occupants and key staff.**
- WQ-2: Rain triggered shutoff devices and shutoff devices designed to limit water use in the event of a broken sprinkler shall be used in the common area landscape design. In addition, irrigation and landscaping shall be coordinated to avoid overspray.**
- WQ-3: Property owner/staff shall be responsible for litter control on-site.**
- WQ-4: The property owner shall stencil signs stating, “drains to the ocean” above the storm drain inlets to warn the public of prohibitions against waste disposal.**
- WQ-5: All trash container areas shall be: 1) paved with an impervious surface, 2) designed not to allow run-on from adjoining areas, 3) designed to divert drainage from adjoining roofs and pavements diverted into the area, 4) screened or walled to prevent off-site transport of trash; and 5) contain a solid roof or awning to prevent exposure to direct precipitation.**
- WQ-6: On-site catch basins shall to be inspected after the first storm event of the rainy season and two times per month thereafter until the end of the rainy season, and shall be cleaned out as necessary or until filled to 25 percent capacity.**

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- b) **No impact.** As identified in the County of San Bernardino General Plan and the City of Loma Linda General Plan, the 5.53-acre Project Site is not used for groundwater recharge. The proposed development would not impact groundwater recharge. Water demands of the Proposed Project are anticipated to be less than 1 acre-foot per year and therefore, the Proposed Project would not substantially deplete groundwater supplies.

Although the Project Site is located within the City of Loma Linda Water Service area as shown in the 2010 Regional Urban Water Management Plan for the San Bernardino Valley, it was previously serviced by its own well. Through a pre-Annexation Development Agreement, the City of Loma Linda would provide domestic water to the site. The City obtains all of its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the San Bernardino Valley. Groundwater in the region includes native water supplies supplemented by imported water to meet approximately 13% to 16% of demands. The City of Loma Linda was a participating agency in development of the 2015 Upper Santa Ana River Watershed Integrated Regional Water Management Plan (IRWM Plan). Resource management activities defined in the Plan, in combination with the integrated goals, objectives, and strategies of the Plan and participating agencies are intended to ensure that the Region's water resources are sustainably managed into the future. The Region's long-term water demands consider the 15 participating agencies' General Plan and/or Urban Water Management Plan scenarios to the year 2035, as required by the November 2012 *IRWM Proposition 84 and 1E Program Guidelines* published by the California Department of Water Resources.

- c) **No impact.** The natural terrain slopes to the north at a slope of approximately 2 percent. On-site drainage will be treated via a retention basin located on the northwest portion of the site. All drainages area overflows will ultimately end inside the retention basin.
- d) **No impact.** Development of the Proposed Project would not alter the existing drainage pattern of the site through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The Proposed Project includes the development of a retention basin designed to capture flows generated on the Project Site. As determined by AEO Moreno in their Preliminary Hydrology Report (October 14, 2016), a 65,340 cubic-foot retention basin would provide enough capacity (up to 73,769 cubic feet) for volumes in excess of the 100-year storm event. The study also determined that post-development flows leaving the site would be less than pre-development flows. Therefore, no impact related to on-site or off-site flooding is anticipated. No impact is identified, and no mitigation measures are recommended.
- e) **No impact.** A Preliminary Drainage Study was prepared by AEC Moreno (October 14, 2016). The purpose of the study was to determine storm water runoff for the site and the associated tributary areas and show that a retention basin would need to be constructed to hold 65,340 cf in order to be adequately sized. As demonstrated in the Preliminary Hydrology Report the potential run-off volume associated with a 100-year event at the Project Site would total 1.50 acre-feet; therefore, the total volume required for water quality purposes was calculated to be 65,340 cubic feet with a foot of freeboard and the volume retained by the basin would be 73,769 cf. In the case of back to back 100-year events, storm flows would leave the retention basin and enter the San Timoteo Flood Control Channel to the west of the site. Development of the Proposed Project would not create or contribute runoff water which would exceed the capacity of the existing storm water drainage system because it is anticipated that all flows would be contained by the proposed underground infiltration basin. No impact is identified, and no mitigation measures are recommended.

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- f) **Less than significant.** Development of the Proposed Project would disturb more than one-acre of soil; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a SWPPP that is required to list BMPs to avoid and minimize soil erosion. A less than significant impact is identified, and no mitigation measures are recommended.
- g) **No impact.** The Project Site is mapped within the “other flood area” (Zone X shaded) designation as identified in the Federal Emergency Management Agency Flood Insurance Rate Map Panel (Map Number 06071C8711H as revised on August 28, 2008). “Other flood areas” are defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than one square-mile; and areas protected by levees from one percent annual chance flood. The Project Site is not identified within a flood plain safety overlay district within the County’s General Plan Hazards Overlay Map (FH31C). The Proposed Project is for religious use including a sanctuary, and class rooms although the Project includes a caretaker residence on-site, no impacts associated with flooding to housing would result.
- h) **Less than significant impact.** The Project Site is mapped by the Federal Emergency Management Agency within the “other flood area” designation. The Proposed Project would develop 29,780 square feet of building space within an area identified to have a 0.2% annual chance flood, 1% annual chance flood with average depths of less than one foot, or with drainage areas less than one square-mile. The Project includes the construction of a retention basin that has been sized for water quality purposes to capture all flows expected to be generated on the site from a 100-year event. In the event of back to back 100-year storm events, excess flows would be allowed to leave the site via a drain along the site’s western boundary to San Timoteo Flood Control Channel. Development of the proposed structures are not expected to impede or redirect flood flows, a less than significant impact is anticipated.
- i) **No impact.** The Project Site is not located within a dam inundation area as identified in the County’s General Plan Hazard Overlay Map (FH31C). No impact is identified and no mitigation measures are recommended.
- j) **No impact.** The Project Site is not located in a coastal area. With the exception of San Timoteo Creek to the west, no large bodies of water or water storage facilities exist within the area; therefore, impacts from a seiche and tsunami are not anticipated. No impact is identified, and no mitigation measures are recommended.

Mitigation Measures:

- WQ-1: Practical education materials shall be provided to property owners and staff covering various water quality issues that will need to be addressed at the site. Materials shall include the protection of storm water quality and Best Management Practices that eliminate or reduce pollution during property improvement. Within 30 days prior to any building opening to the public, the Property owner shall distribute the materials to the occupants and key staff.**

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- WQ-2: Rain triggered shutoff devices and shutoff devices designed to limit water use in the event of a broken sprinkler shall be used in the common area landscape design. In addition, irrigation and landscaping shall be coordinated to avoid overspray.**
- WQ-3: Property owner/ staff shall be responsible for litter control on-site.**
- WQ-4: The property owner shall stencil signs stating, “drains to the ocean” above the storm drain inlets to warn the public of prohibitions against waste disposal.**
- WQ-5: All trash container areas shall be: 1) paved with an impervious surface, 2) designed not to allow run-on from adjoining areas, 3) designed to divert drainage from adjoining roofs and pavements diverted into the area, 4) screened or walled to prevent off-site transport of trash; and 5) contain a solid roof or awning to prevent exposure to direct precipitation.**
- WQ-6: On-site catch basins shall to be inspected after the first storm event of the rainy season and two times per month thereafter until the end of the rainy season, and shall be cleaned out as necessary or until filled to 25 percent capacity.**

X. LAND USE AND PLANNING

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

SUBSTANTIATION:

- a) **No impact.** The Proposed Project is located in an area of unincorporated San Bernardino County within the City of Loma Linda Sphere of Influence. The Proposed Project is the development of a place of worship that would include a sanctuary, social building, classrooms, and caretaker residence. The Project is conditionally permitted within the Rural Living (RL) land use district. In addition, the City of Loma Linda designates this area within their Sphere of Influence as “San Timoteo Creek Area”. Potential future annexation of the area, would require the City of Loma Linda to pre-zone the site, at which time, the City would review current uses and designate the area accordingly. Surrounding land

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uses include a few single-family residences to the south, citrus groves to the north and northeast, flood control facilities (San Timoteo Creek) to the west, and vacant land to the east (City of Redlands). The Proposed Project would be consistent with the surrounding land uses (i.e., Seventh Day Adventist Korean Church to the north); development of the Project would not result in land use conflicts that would divide an established community. No impact is identified, and no mitigation measures are recommended.

- b) **Less than significant.** The Project Site occurs within the County of San Bernardino Rural Living District, which conditionally allows religious assembly, and within the San Timoteo Creek Area as shown on the City of Loma Linda General Plan. Subject to approval of the CUP, no conflicts with applicable land use plans or policies are expected to occur. No mitigation measures are recommended.
- c) **No impact.** The Project Site is not located within the planning areas of an adopted habitat conservation plan or natural community conservation plan. No impact is identified, and no mitigation measures are required.

XI. MINERAL RESOURCES

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

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

- a) **Less than significant impact.** Gravel deposits in the alluvial fans of the San Bernardino County valley area represent the most significant and widely spread mineral resource in the region. Aggregates are essential ingredients in construction materials such as concrete, plaster and mortar. Construction of the Proposed Project will demand aggregate resources. Steel, wood, and concrete will be required as part of the construction. These resources are commercially available in the southern California region and no potential for adverse impacts to the natural resources base supporting these materials is forecast to occur over the foreseeable future. The Project demand for mineral resources is less than significant due to the abundance of available local aggregate resources. A less than significant impact is identified, and no mitigation measures are recommended.
- b) **No impact.** As identified in the California Division of Mines and Geology Mineral Land Classification Map, the Project Site is not located within a designated mineral resource zone; no significant mineral deposits have been identified. Development of the site would not result in the loss of availability of a locally important mineral resource recovery site designated by the California Department of Conservation. No impact is identified, and no mitigation measures are recommended.

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XII. NOISE

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

SUBSTANTIATION: (Check if the project is located in the Noise Hazard Overlay District or is subject to severe noise levels according to the General Plan Noise Element): In February 2017, Kunzman Associates, Inc. prepared a Noise Impact Analysis for the Proposed Project. The report is on-file with the County of San Bernardino Land Use Services Department. Results of the analysis are discussed herein.

a) **Less than significant with mitigation.** Noise can be measured in the form of a decibel (dB), which is a unit for describing the amplitude of sound. The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (Leq), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). Leq is defined as the total sound energy of time-varying noise over a sample period. CNEL is defined as the time-varying noise over a 24-hour period, with a weighting factor of 5 dBA applied to the hourly Leq for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between 10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California’s Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and Ldn rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise. Residential development, schools, churches, hospitals,

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hotels and libraries have a normally acceptable community noise exposure range of 60 dBA CNEL to 70 dBA CNEL.

The project site is bordered by citrus groves to the north, San Timoteo Creek to the west, Beaumont Avenue to the south followed by single-family residential, and Nevada Street to the east. The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, single and multiple-family residential, including transient lodging, motels and hotel uses make up the majority of these areas. Sensitive receptors that may be affected by project generated noise include single-family residential located approximately 65 feet south of the Project Site (along Beaumont Avenue) and approximately 605 feet west of the Project Site. Single-family residences are also located approximately 1,095 feet northeast, 1,161 feet southwest, 1,869 feet southeast, and 2,082 feet east of the Project Site.

Ambient Noise Measurements

Ambient noise levels were measured on November 1, 2016 and ranged between 41.7 and 66.7 dBA_{Leq}. The dominant noise source was from vehicles traveling along Beaumont Avenue, San Timoteo Canyon Road, and Columbia Court. Overhead aircrafts, residential noise, car backup beepers, and bird song were also audible, but not dominant.

Construction Noise

Construction activities would generate noise associated with the transport of workers and movement of construction materials to and from the area, from ground clearing/excavation, grading, and building activities. Unmitigated noise levels could reach between 77.3 dBA L_{eq} and 80.4 dBA L_{max} ("A-weighted decibel, maximum sound level") at the nearest sensitive receptor as presented in Figure 4 Noise Measurement Location Map. Sensitive receptors that may be affected by project generated noise include the single-family detached residential dwelling units located approximately 65 feet south of the project site (along Beaumont Avenue) and approximately 605 feet west of the project site. Single-family detached residential dwelling units are also located approximately 1,095 feet northeast, 1,161 feet southwest, 1,869 feet southeast, and 2,082 feet east of the project site.

Section 83.01.080 of the County of San Bernardino Development Code establishes standards concerning acceptable noise levels for both noise sensitive land uses and for noise generating land uses. Temporary construction, maintenance, repair, and demolition activities between 7:00 AM and 7:00 PM, except Sundays and Federal holidays are exempt from Section 83.01.080(g)(3) the San Bernardino Development Code.

Limiting project construction to the hours in which construction activities are exempt from the County of San Bernardino's Noise Ordinance as well as implementing Mitigation Measures N-1 through N-6 will minimize construction noise impacts at nearby sensitive receptors.

- N-1: 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 manufacturer standards.**
- N-2: The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.**



KUNZMAN ASSOCIATES, INC.

NOISE MEASUREMENT LOCATIONS

Islamic Community Center of Redlands
 County of San Bernardino, California

LILBURN
 CORPORATION

FIGURE 4

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- N-3: Equipment shall be shut off and not left to idle when not in use.**
- N-4: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.**
- N-5: The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.**
- N-6: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.**

- b) **Less than significant impact.** Vibration levels in the project area may be influenced by construction. A vibration impact would generally be considered significant if it involves any construction-related or operations-related impacts in excess of 0.2 inches per second (in/sec) PPV. Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels.

The nearest sensitive receptor to the Project Site occurs approximately 65 feet (refer to Figure 4) south of the site. The threshold at which there may be a risk of architectural damage to general single-family units with plastered walls and ceilings is 0.20 Peak Particle Velocity (PPV) in/second. Primary sources of vibration during construction would be bulldozers; which could produce up to 0.089 PPV at 25 feet. At a distance of 65 feet, a bulldozer would yield a worst-case 0.021 PPV (in/sec) which is well below the threshold of perception and below any risk or architectural damage.

Construction equipment may result in vibration levels that are considered annoying at nearby sensitive receptors when vibration causing equipment is within 100 feet of a receptor. Limiting construction to the hours allowed in the County's Noise Ordinance will greatly reduce this impact. A less than significant impact would result, and no additional mitigation beyond measures N-1 through N-6 provided in response (a) above, is warranted.

- c) **Less Than Significant Impact.** Existing and Existing Plus Project noise levels for each roadway segment were modeled utilizing the Federal Highway Administration (FHWA) Traffic Noise Prediction Model. Project generated increases in ambient noise levels along affected road segments were then calculated.

The Existing Traffic Noise model resulted in noise levels of 55.98-75.13 dBA CNEL at nearby sensitive receptors along area roadways. The Existing Plus Project Traffic noise model resulted in noise levels of 58.19-75.15 dBA CNEL at nearby sensitive receptors and increases in ambient noise levels of 0.02 to 2.21 dBA CNEL.

The SoundPLAN noise modeling software was utilized to model noise associated with the operation of the Proposed Project and to evaluate rail noise impacts to the Project. Noise sources associated with the proposed parking areas and outdoor recreational activities were included in the model. Noise associated with parking lots include, but are not limited to idling cars/trucks, trucks diesel engines, exhaust systems, trailer coupling, air brakes, warning signal, doors closing, and starting engine noise. The

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parking lot was modeled with approximately 307 parking spaces during peak hour. The outdoor recreational activities were modeled using reference sound level data for the various stationary sources. Noise sources were modeled at the proposed soccer/football field and basketball court area, the fountain court, and the outdoor patios of both the educational building and the social building

Crossing inventory data provided by the Federal Railroad Administration was used to calculate rail noise at a distance of 50 feet using the Federal Transit Administration's CREATE General Transit Noise Assessment Spreadsheet. To represent the rail line in SoundPLAN, a line source with a rail noise spectrum was entered and calibrated to generate a noise level of 71 dBA CNEL at 50 feet.

Noise Impacts

The analysis reviewed the potential for noise impacts both to and from the Proposed Project based on County of San Bernardino noise standards for construction noise, transportation and railroad related noise impacts.

As previously discussed, the SoundPLAN was used to model potential rail noise impacts to the Project Site. According to the U.S. Department of Transportation Crossing Inventory Form, 17 freight trains pass by the Project Site between 6:00 AM and 6:00 PM, and 17 freight trains pass by the Project Site between the hours of 6:00 PM and 6:00 AM. Two transit train pass-by's were included in the model, and the modeled train speed used was 40 miles per hour. Noise levels associated with the rail line were calculated at 71 dBA CNEL at a distance of 50 feet. Noise levels on the Project Site due to rail noise ranged between 52.3 and 57.6 dBA CNEL. Noise associated with the rail and Beaumont Avenue at the nearest Proposed Project structure (Social Pod and at the basketball courts), may reach up to 61.5 dBA CNEL.

The County allows institutional/public uses and park uses in areas where exterior noise levels reach up to 65 dBA CNEL. Further, interior noise levels of the proposed Social Pod are not expected to exceed 45 dBA CNEL.

Noise Impacts to the Proposed Project Associated with Future Traffic

It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA; that a change of 5 dBA is readily perceptible, and that an increase or decrease of 10 dBA sounds twice or half as loud. For example, doubling the traffic on a highway would result in an increase of 3 dB. Conversely, reducing traffic by one half would reduce the noise level by 3 dB (Caltrans 2009). For purposes of this study, roadway noise impacts would be considered significant if the project increases noise levels for a noise sensitive land use by 3 dBA CNEL and if: (1) the existing noise levels already exceed the standard appropriate for the receiving land use (60 dBA CNEL for residential and 65 dBA CNEL for churches and schools), or (2) the project increases noise levels from below the standard appropriate for the receiving land use to above that standard.

The County of San Bernardino Development Code Table 83-3 prescribes mobile noise level limits for different land uses. Although noise levels along many area road segments already exceed standards, the Proposed Project will not increase noise levels on area road segments by more than 2.21 dBA CNEL.

Unmitigated noise levels along project area roadways are projected to increase from 0.02 to 2.21 dBA with the completion of the Proposed Project. The largest increase (2.21 dBA) will occur along Nevada

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Street adjacent to the project site, which as mentioned previously, would not be audible. Because there are no road segments which will exceed 65 dBA CNEL *and* experience an increase of 3 dBA CNEL or greater, project generated traffic noise will not result in a significant impact.

Future noise levels along Beaumont Avenue are expected to reach up to 59.29 dBA CNEL at the nearest portion of the Social Pod, approximately 291 feet north of the roadway; 58.45 dBA CNEL at the nearest portion of the recreational sports field, approximately 353 feet north of the roadway; 58.21 dBA CNEL at the nearest portion of the fountain court, approximately 373 feet north of the roadway; and 58.13 dBA CNEL at the nearest portion of the Educational Pod, approximately 380 feet north of the roadway. Future noise levels along Nevada Street are expected to reach up to 61.25 dBA CNEL at the closest point of the Social Pod, approximately 50 feet west of the roadway, and 56.56 dBA CNEL at the nearest point of the sanctuary, approximately 147 feet west of the roadway.

The County allows institutional/public uses and park uses in areas where exterior noise levels reach up to 65 dBA CNEL. Further, interior noise levels of the proposed community center are not expected to exceed 45 dBA CNEL. The Proposed Project use would not exceed the County of San Bernardino Development Code mobile noise level limits for institutional/public uses. Therefore, noise levels at the proposed community center would comply with the County of San Bernardino Development Code and no mitigation is required.

Noise Impacts from the Proposed Project Associated with On-Site Uses

The County of San Bernardino Development Code Table 83-2 (Table 7) prescribes stationary noise level limits for different land uses. The County allows residential uses in areas where exterior noise levels reach up to 65 dBA Leq during the daytime and 45 dBA Leq during the nighttime. The worst-case stationary noise was modeled utilizing the SoundPLAN model. Noise sources associated with the proposed parking areas and outdoor recreational activities were included in the model. Noise associated with parking lots include, but are not limited to idling cars/trucks, trucks diesel engines, exhaust systems, trailer coupling, air brakes, warning signal, doors closing, and starting engine noise. The parking lot was modeled with approximately 307 parking spaces during peak hour. The parking lot was modeled with approximately 307 parking spaces.

The outdoor recreational activities were modeled using reference sound level data for the various stationary sources. Outdoor noise sources were modeled at the proposed recreational sports field, the fountain court, and the outdoor patios of both the Educational Pod and the Social Pod.

Exterior noise level limits for Stationary Sources, as they affect adjacent properties, (Section 83.01.080(c)(1) of San Bernardino County Code) are allowed to reach up to 65 dBA Leq during the daytime and 45 dBA Leq during the nighttime. Project stationary noise sources at the nearest sensitive receptor may result in noise levels of up to 52.7 dBA Leq during the day. The Proposed Project is not expected to exceed the daytime or nighttime noise standard at nearby sensitive receptors. Further, project operational noise will not cause interior noise levels to exceed 45 dBA Leq at any sensitive receptors. The project is consistent with applicable General Plan and development code standards, impacts are considered less than significant.

- d) **Less than significant impact.** Temporary increases in noise, such as noise generated by construction activities are exempted for the County's Noise Ordinance in Section 83.01.080(g)(3) of the County's

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Development Code. Per Section 83.01.080(g)(3) of the County’s Development Code “temporary construction, maintenance, repair, or demolition activities between 7:00 a.m. and 7:00 p.m. except Sundays and Federal holidays” are exempted from the regulations in chapter 83.01.080 of the Development Code. Implementation of Mitigation Measures N-1 through N-6 within this Initial Study would ensure potential impacts are reduced to a less than significant level. No additional mitigation is required.

- e) **No impact.** The Project Site is not within an airport safety review area as identified in the San Bernardino County General Plan – Hazard Overlay Map FH31C. No impact is identified and no mitigation measures are recommended.
- f) **No impact.** The Project Site is not located in the vicinity of a private airstrip. No impact is identified and no mitigation measures are recommended.

Mitigation Measures:

- N-1: 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 manufacturer standards.**
- N-2: The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.**
- N-3: Equipment shall be shut off and not left to idle when not in use.**
- N-4: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.**
- N-5: The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.**
- N-6: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.**

XIII. POPULATION AND HOUSING

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

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

SUBSTANTIATION:

- a) **No impact.** The Project Site is located in an unincorporated area of the County of San Bernardino, adjacent to the eastern boundary of the City of Loma Linda and within the City’s Sphere of Influence and is designated San Timoteo Creek Area. Under the current County of San Bernardino General Plan the Project Site is designated Rural Living. The 5.53-acre Project Site is currently vacant and undeveloped and is surrounded by scattered residential units, flood control facilities (San Timoteo Creek), and agriculture (citrus groves). Implementation of the Proposed Project would not induce substantial population growth in the area; employees are anticipated to come from the local labor pool. No impact is identified, and no mitigation measures are required.
- b) **No impact.** The Project Site is currently vacant and undeveloped. Implementation of the Proposed Project would not reduce the number of existing housing units or necessitate the construction of replacement housing elsewhere. No impact is identified, and no mitigation measures are required.
- c) **No impact.** The Project Site is currently vacant and undeveloped. Implementation of the Proposed Project would not displace substantial numbers of people or necessitate the construction of replacement housing elsewhere. No impact is identified, and no mitigation measures are required.

XIV. PUBLIC SERVICES

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

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

SUBSTANTIATION:

a) Fire Protection

Less than significant impact. Currently, the Project Site is within the City of Loma Linda’s Sphere of Influence and is served by the City of Loma Linda Fire Station 251 (approximately three miles west of the Project Site) through a joint response/automatic aid agreement with the County Fire Department, specifically the San Bernardino County Fire Protection District and its Valley Service Zone. The County Department of Public Safety provides required fire standards during review of building plans and inspections. The County maintains a joint response/automatic aid agreement with the fire departments in neighboring cities including Loma Linda, Colton, Redlands, and San Bernardino. The proposed development would be required to comply with County fire suppression standards and adequate fire access, and pay required development fees.

The Project includes the construction of a caretaker residence, which may house up to five people. Since the Project Site and surrounding area is currently served by the City of Loma Linda, impacts to fire response times are anticipated to be less than significant. With an estimated population of 23,600 people, the firefighter to citizen ratio is approximately 1:2,950 (based on 8 firefighters per 24-hour shift). The addition of a caretaker residence (up to five new residents) would result in a demand increase of approximately 0.06 percent in total firefighters to maintain the City’s current level of service. Therefore, potential impacts are considered less than significant.

Police Protection

Less than significant impact. Currently, the Project Site is located in the service area of the San Bernardino County Sheriff’s Department (SBSD) Central Station. The base of operation is out of the headquarters building located at 655 East Third Street in San Bernardino. The Department provides law enforcement services to the unincorporated areas of the San Bernardino County East Valley. The station is located approximately six miles from the Project Site.

The SBSB currently has 12 sworn officers assigned to the City of Loma Linda and its Sphere of Influence. With an estimated population of 23,600 people, the ratio of officers to citizens is approximately 1:1,967. The proposed Project including the addition of a caretaker residence, would result in up to additional five residents. The officers to citizen ratio would change from 1:1,967 to 1:1,972 and result in a net change of 0.05 percent. Therefore, the Proposed Project would have a less of an impact on police services.

Schools

No impact. The Proposed Project would not create a demand for public school services. Construction employees are anticipated to come from the local area and future employees (approximately 10) are expected to come from the local labor force. As such, the development itself would not generate any new school-aged children requiring public education. The Proposed Project is not expected to draw significant new residents to the region or indirectly generate additional school-aged children; thus, the

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Proposed Project would not result in the need to construct new school facilities or require physical alteration of existing facilities. No impact is identified, and no mitigation measures are proposed.

Parks

No impact. With the exception of the caretaker residence, the Proposed Project does not include residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreation facilities in the vicinity. Accordingly, implementation of the Proposed Project would not result in an increased use or substantial physical deterioration of an existing neighborhood or regional park. The Proposed Project includes the development of a recreational sports field. Patrons of the place of worship may use the field rather than traveling to nearby parks. No impacts are anticipated, and no mitigation measures are recommended.

Other Public Facilities

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

XV. RECREATION

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

SUBSTANTIATION:

- a) **No impact.** With the exception of the caretaker residence, implementation of the Proposed Project does not include the development of residential or other land uses that would cause a substantial increase in the use of existing neighborhood and regional parks or other recreational facilities. Substantial physical deterioration of local recreational facilities is not anticipated as a result of the Proposed Project. No impact is identified, and no mitigation measures are recommended.
- b) **No impact.** The Proposed Project includes the development of a recreational sports field for use by patrons of the place of worship. Development of such facilities would not create an adverse physical effect on the environment. No impact would result, and no mitigation measures are recommended.

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XVI. TRANSPORTATION/TRAFFIC

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

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

SUBSTANTIATION: In June 2016, Kunzman Associates, Inc. prepared a Traffic Impact Analysis for the proposed development. A copy of the report is available for review at the County of San Bernardino Land Use Services Department. Results of the analysis are presented herein.

- a) **Less than significant with mitigation.** In June 2016, Kunzman Associates, Inc. prepared a Traffic Impact Analysis for the proposed development. The purpose of the report was to provide an assessment of the traffic impacts resulting from the development and to identify the traffic mitigation measures necessary to maintain the established level of service standards for the impacted roadway system.

Regional access to the project site is provided by the I-10 Freeway. Local access is provided by various roadways in the vicinity of the site. The east-west roadways which will be most affected by the project are Barton Road, San Timoteo Canyon Road, and Beaumont Avenue. The north-south roadways which will be most affected by the project are San Timoteo Canyon Road and Nevada Street.

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A series of scoping discussions were conducted with the County of San Bernardino to define the desired analysis locations for each future analysis year. In addition, the San Bernardino Associated Governments staff has also been contacted to discuss the project. The analysis of the traffic impacts from the proposed development and the assessment of the required mitigation measures were based on an evaluation of the existing and forecast traffic conditions in the vicinity of the site with and without the project. The following analysis years are considered in this report:

- Existing Conditions (2016)
- Existing Plus Project Conditions
- Project Opening Year Conditions (2018)
- Horizon Year Conditions (2040)

The definition of an intersection deficiency has been obtained from the County of San Bernardino General Plan. The General Plan states that peak hour intersection operations of Level of Service D or better are generally acceptable. Therefore, any intersection operating at Level of Service E or F will be considered deficient.

Existing Conditions (2016)

For existing traffic conditions, the study area intersections currently operate within acceptable Levels of Service during the peak hours. The trips generated by the project were determined by multiplying an appropriate trip generation rate by the quantity of land use.

Existing Plus Project Conditions

The Applicant provided a list of all special events and daily activities anticipated to occur at the facility, including hours of operation, the number of employees, the number of attendees, the times of the events, and the duration of the events. A conservative vehicle occupancy of 1.00 persons per vehicle was assumed to convert the number of employees to vehicles. A conservative vehicle occupancy of 1.50 persons per vehicle was assumed to convert the number of attendees to vehicles. The daily trip generation for the site assumes 100 percent of the attendees utilize the site for each event. Based on discussions with the Applicant, Friday mid-day peak hour contains the peak trip generation. For daily operations, the maximum number of employees is ten (10). Daily operations assumed that all employees arrive during the morning peak hour and depart during the evening peak hour. During the mid-day peak hour, it was assumed that all employees exit and enter the site. Daily worship occurs up to five times a day with a maximum number of attendees of 40. Daily worship occurs throughout the day and attendees were assumed to arrive during the morning peak hour and depart during the evening peak hour. During the mid-day peak hour, it was assumed that service attendees arrive and depart.

Ramadan prayer occurs in the evenings with a maximum number of attendees of 200. Ramadan prayer attendees were assumed to arrive during the mid-day peak hour and the evening peak hour. Annual feast occurs in the evenings with a maximum number of attendees of 500. Annual feast attendees were assumed to arrive during the mid-day peak hour and the evening peak hour.

Major special events occur only two days a year and were not included in the analysis. The proposed development is projected to generate approximately 88 vehicle trips during the Friday mid-day peak hour and 79 vehicle trips during the Friday evening peak hour.

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For Existing Plus Project traffic conditions, the study area intersections are projected to operate within acceptable Levels of Service during the peak hours.

Project Opening Year Conditions (2018)

For Opening Year (2018) Without Project traffic conditions, the study area intersections are projected to operate within acceptable Levels of Service during the peak hours. For Opening Year (2018) With Project traffic conditions, the study area intersections are projected to operate within acceptable Levels of Service during the peak hours.

Horizon Year Conditions (2040)

For Year 2040 Without Project traffic conditions, the study area intersections are projected to operate within acceptable Levels of Service during the peak hours. For Year 2040 With Project traffic conditions, the study area intersections are projected to operate within acceptable Levels of Service during the peak hours.

To ensure that project traffic does not create a safety hazard on-site or impede the roadway systems within the vicinity, the following mitigation measures, as recommended in the TIA, shall be implemented:

- T-1: Construct Nevada Avenue from the north project boundary to Beaumont Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.**
- T-2: Construct Beaumont Avenue from the west project boundary to Nevada Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.**
- T-3: On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project.**
- T-4: The County of San Bernardino shall periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.**

- b) **No impact.** For freeway facilities, the Congestion Management Program controls the definition of deficiency for purposes of this study. The Congestion Management Program definition of deficiency is based on maintaining a Level of Service standard of Level of Service E or better, except where an existing Level of Service F condition is identified in the Congestion Management Program document (San Bernardino County Congestion Management Program Table 2-1). A Congestion Management Program deficiency is, therefore, defined as any freeway segment operating or projected to operate at Level of Service F, unless the segment is identified explicitly in the Congestion Management Program document.

No analysis is required further than five miles from the Project Site. The roadway elements that must be analyzed are dependent on the analysis year. The identification of the study area, and the intersections

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and highway segments requiring analysis, was based on an estimate of the two-way traffic volumes on the roadway segments near the project site. All arterial segments have been included in the analysis when the anticipated project volume equals or exceeds 50 two-way trips in the peak hours. The requirement is 100 two-way peak hour trips for freeways. The Proposed Project does not contribute trips greater than the freeway threshold volume of 100 two-way peak hour trips.

The TIA prepared for the Proposed Project did not identify any conflicts with applicable congestion management programs, including level of service standards and travel demand measures. No impacts are anticipated.

- c) **No impact.** The Project Site is not within an airport safety review area as identified in the San Bernardino County General Plan – Hazard Overlay Map FH31C. The Proposed Project is the construction and operation of a place of worship. There are no structures proposed above the maximum height limit of 35 feet. The Proposed Project would not have an impact on air traffic patterns.
- d) **Less than significant.** The Proposed Project would not create or substantially increase hazardous conditions due to its design. There are no sharp curves, dangerous intersections, or incompatible uses as most of the adjacent citrus groves to the north are inactive or do not require the use of heavy farm equipment on roadways within the vicinity. To ensure safety, on-site roadway improvements were incorporated into this Initial Study and are included as Mitigation Measures T-1 through T-4.
- e) **No impact.** Access to the site would be provided from a driveway on Nevada Street. The Plan has been reviewed by the County Fire Marshal and design changes, including adequate turning radius for fire apparatus, were incorporated as directed. No impacts are anticipated.
- f) **No impact.** There are no bus stops, or bike paths, within the immediate vicinity of the site. However, pedestrians currently travel along San Timoteo Creek located west of the Project Site. However, the Proposed Project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities because these facilities do not occur in the Project Site vicinity. The nearest bus stop/bus route is provided by the Omnitrans Route 19, which travels along Barton Road approximately 4,000 feet north of the Project Site. No impact is identified, and no mitigation measures are required.

Mitigation Measures:

- T-1: Construct Nevada Avenue from the north project boundary to Beaumont Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.**
- T-2: Construct Beaumont Avenue from the west project boundary to Nevada Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.**
- T-3: On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project.**

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T-4: The County of San Bernardino shall periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

XVII. TRIBAL CULTURAL RESOURCES

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

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Listed or eligible for listing in the California Register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a) **No impact.** A cultural resources records search was completed at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. L&L Archaeologist William R. Gillean completed the search on October 27, 2016 for the project area and all lands found within one-mile. The results indicated that no cultural resources have been recorded within the project area and that the southwestern portion of the project area has been previously addressed by two (2) reports (SB-2853/Greenwood and Associates 1991; SB-6756/ASM 2009). These studies returned negative findings for cultural resources within the current project area. The northwestern portion of the project area has not been previously surveyed for cultural resources. Including the two (2) reports that address the project area, a total of 50 studies have been completed within one-mile and these studies have addressed approximately 40 percent of the land within the search radius. Collectively, these studies have recorded a total of 31 cultural resources.

The identified resources consist of 27 historic resources, one (1) prehistoric isolated find, and three (3) historic pending resources. The historic resources are predominately residences, buildings, or building complexes. The residences were typically constructed between 1866 and 1950 and the remaining buildings or complexes include the Brookside Winery and associated buildings; a hospital

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complex; a dairy complex; a schoolhouse converted to a church; the Asistencia; and the Bryn Mawr Townsite. Other historic resources consist of the remains of citrus properties, including remnants of buildings, citrus groves, and irrigation systems; foundation remains and/or refuse scatters and deposits; irrigation ditches, including the Mill Creek Zanja; a transmission line; a row of fan palms; and a bridge. Two (2) of these historic resources are listed in the National Register of Historic Places (NRHP) and the California Register Historic Resources (CRHR) (Mill Creek Zanja [36-8092/CA-SBR-8092H] and the Barton Villa [36-17049]) and an additional resource appears eligible for the NRHP and is listed in the CRHR (Marshall House [36-16641]).

During the pedestrian survey, no prehistoric or historic cultural resource sites or isolates were detected and two (2) concentrations of modern construction debris were noted. Based on the records search and field survey, development of the Project is not anticipated to result in an adverse impact to any listed or eligible for listing in the California Register of historical resources, historic resource. No impact is anticipated.

- b) **Less than significant with mitigation.** In accordance with AB 52, a records search at California State University Fullerton was initiated to obtain potential tribal cultural resources that may occur at the Project Site. The County of San Bernardino submitted the results to tribes that have requested project consultation for AB 52 compliance on September 29, 2016. Results of the records search and any correspondence received from the tribes will be presented to the Planning Commission at the time of the public hearing. As of the date this Initial Study, the County has received three letters including: 1) a letter from the Twenty-nine Palms Band of Mission Indians indicating that they have no interest in consulting with the County on this Project; and 2) Gabrieleno Band of Mission Indians – Kizh Nation, indicating that the Project site lies within an area where the Ancestral territories of the Kizh Gabrieleno’s villages adjoined and overlapped with each other; and 3) the Morongo Band of Mission Indians indicating that the project area is sensitive for Native American resources and that the Project site lies within their respective Traditional Use Area (TUAs). For these reasons, these two tribes have requested additional project information, coordination, consultation with the Lead Agency, and/or Native American monitoring. In the meantime, they requested the incorporation of their Standard Development Conditions, as included in Appendix E of the Cultural Resources Investigation, on any development plans or entitlement applications, which shall be incorporated as Conditions of Approval for the Project. Implementation of the following mitigation measure and the tribe’s Standard Development Conditions would ensure potential impacts to tribal resources are reduced to a less than significant level:

TCR-1: Applicant shall allow for monitoring by a qualified archaeologist who meets the Secretary of the Interior’s guidelines and is listed in the Register of Professional Archaeologists. Monitoring shall be required for all soil disturbances including grading (cut and fill). Should movement of soils for grading for re-compaction activities show no evidence of an archaeological site or artifacts, and with the agreement of the County of San Bernardino, Land Use Services Department and the on-site archaeological monitor, further monitoring at this location shall no longer be required. In the event that a prehistoric site or historic remains older than 50 years is identified during monitoring, the Project Archaeologist monitor shall be empowered to stop all construction activities in the vicinity of the find (e.g., 50 feet radius).

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If the discovered archaeological/cultural materials are prehistoric in nature and/or include Native American remains, the Project Archaeologist shall notify the County as well as a Native American monitor to assist in the identification of the resources or human remains. The Native American monitor shall be retained from a list of suitable candidates from the Native American Heritage Commission.

The Project Archaeologist shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact. The Archaeologist's survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. The Applicant shall comply with the recommendations of the evaluating Archaeologist, as contained in the survey, study, or report. Project development activities may resume once copies of the archaeological survey, study, or report are submitted to the County of San Bernardino and the South Central Coastal Information Center, Department of Anthropology, CSU Fullerton.

Not less than 14 days prior to the issuance of any grading or excavation permit, the Applicant shall submit the draft contract between the selected Project Archaeologist (or firm) and the Applicant to be employed for the required monitoring services. The contract shall also include the proposed scope of services (including the monitoring, reporting, and disposition requirements noted above) which shall be subject to review and approval by the County of San Bernardino. Contracts shall include a requirement for monthly written reports from the archaeological monitor to the Planning Division summarizing the monitor's activities during the reporting period.

XVIII. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: In June 2017, a Water and Sewer Feasibility Study Technical Memorandum was prepared for the Proposed Project by Tetra Tech. A copy of the memorandum is on file at the County of San Bernardino Land Use Services Department. A summary of the report findings is discussed herein.

a,b,d) **Less than significant impact.** The Applicant is currently working with the DEHS and the RWQCB for a proposed on-site wastewater treatment system for Phase I. The use of an on-site wastewater treatment system at the Project site may be permitted as discussed in a preliminary percolation test for the Project Site conducted in March 2016 by GeoMat Testing Laboratories, Inc. In the event an on-site wastewater treatment system for Phase I is not accepted, the Project would be serviced by the City of Loma Linda through a Joint Powers Agreement with the City of San Bernardino. The City of San Bernardino operates both a secondary and a tertiary plant that discharge effluent to the Santa Ana River. The Proposed Project would be served by the City of San Bernardino sewer collection and treatment system, which has waste treated by the San Bernardino Water Reclamation Plant (SBWRP). The Proposed Project would generate wastewater that can be discharged to a municipal system with sufficient capacity. The SBWRP is a regional plant that serves a larger population than just the City of San Bernardino and Loma Linda (Highland and San Bernardino International Airport). The existing flow to the SBWRP of 28 million gallons per day (MGD) could be expected to increase cumulatively (at build-out) by 20.2 MGD for a total flow of 48.2 MGD. This amount would exceed the existing design capacity of 33 MGD by 15.2 MGD. Additional facilities would need to be built or expansion of existing facilities would need to be completed to accommodate the proposed build-out in the service area of the SBWRP.

The wastewater collection system is currently experiencing deficiencies and the City of Loma Linda's Wastewater Collection System Master Plan report of 2002 predicted an increase in system pipe capacity deficiencies of 57,022 out of 750,718 linear feet of pipe by the year 2025. That report was not based on the build-out projections presented in the General Plan Update EIR.

Mitigation presented in the City's General Plan Update EIR requires the City to update the Wastewater Collection System Master Plan to reflect General Plan Update build-out statistics, review treatment facility capacity periodically and adjust Sewer Capacity Fees when appropriate in consultation with participating communities to accommodate construction of new or expanded wastewater treatment and collection facilities.

The nearest sewer connection to the Project Site is located approximately 2,600 feet west of the site at Wellesley Avenue. This connection is higher than the site and would require a lift station; it would also

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cross San Timoteo Creek and UPRR. These flows would be accommodated with existing capacities of both the sewer system and the SBWRP. The Project is consistent with the City of Loma Linda General Plan and would be required to meet the requisites of the Santa Ana Regional Water Quality Control Board regarding wastewater quality. Impacts are considered less than significant.

Utilization of an on-site wastewater treatment system may be permitted by the RWQCB and may be approved to avoid violation of any water quality standards or waste discharge requirements, and will have a less than significant impact on the environment and no mitigation measures are recommended. Issuance of the necessary on-site wastewater treatment system permits are considered ministerial in nature and are anticipated to result in less than significant impacts and no mitigation measures are recommended.

- d) **Less than significant impact.** The City of Loma Linda provides the production and distribution of water within the City and the Sphere of Influence areas. The City obtains its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the eastern San Bernardino Valley. The City operates five groundwater wells: Richardson Wells 1, 3, and 4 and Mountain View Wells 3 and 5. These production wells have a combined capacity of 14 million gallons per day. The City also has emergency water connections with the City of San Bernardino as well as the City of Redlands water systems.

The Project Proponent entered into a Pre-Annexation Agreement with the City of Loma Linda to receive water service at the site. The Project Proponent would be responsible for financing the infrastructure for water improvements. Construction plans would be reviewed by the City Engineer to ensure the design would meet City standards. Upon completion, the maintenance of the pipe would be handled by City of Loma Linda Public Works Department. Currently, the City's water resources are sufficient to meet the demand at build out based on the City's current resources and the anticipated new development. A less than significant impact is anticipated.

The installation of the new 3,000 linear-foot water pipe would not be considered growth inducing, but growth accommodating. As shown in their Master Water Service Plan, the City of Loma Linda has planned for the construction of a pipe within Nevada Avenue south of Barton in order to meet buildout demands of the General Plan. Since the water line is planned, the project would not result in an unanticipated growth not analyzed within the City's General Plan.

- c) **No impact.** As discussed in the WQMP, street flows and on-site drainage system consist of swales, catch basins and pipes which will convey flows through the site. All drainages area overflows will ultimately be directed to retention basin. In the event of back to back 100-year storm events, flows from the site will overflow from the proposed retention basin into San Timoteo Flood Control Channel.
- e) **No impact.** Wastewater treatment services are administered under provisions of a Joint Powers Agreement (JPA) with the City of San Bernardino. At the San Bernardino Municipal Water Department wastewater facility, wastewater is treated to the secondary level. Effluent is then piped to a tertiary treatment facility, known as the RI/X plant, before being discharged to the Santa Ana River. However, the Project may include the installation of an on-site wastewater treatment system for Phase I that will be designed to handle all wastewater generated by the Proposed Project. If an on-site wastewater treatment system is installed, the Project proponent is required to secure all necessary permits prior to the installation of the system. No impacts to the City of San Bernardino Municipal Water Department wastewater facility would result.

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- f) **Less than significant impact.** The County contracts with the City of Loma Linda to provide solid waste services. Republic Services of Southern California currently provides solid waste collection services within the City of Loma Linda and its Sphere of Influence. Solid waste that is not diverted to recycling or composting facilities is transported to the San Timoteo Sanitary Landfill, a County-owned landfill located in the City of Redlands. The San Timoteo Sanitary Landfill is permitted to receive up to a maximum of 1,000 tons per day. However current estimates are an average disposal rate of 663 tons per day; landfill capacity is currently anticipated to last until the year 2044. According to the Cal Recycle estimated solid waste generation rates for churches/religious facilities is approximately 200 pounds per day. The Proposed Project would therefore generate an estimated 0.1 tons per day (28,600 square feet times 0.007 pounds per square feet of public institution per day). This would not be considered a significant amount of additional solid waste into the County’s waste stream; impacts to the solid waste collection system would be less than significant.

- g) **Less than significant impact.** The Proposed Project would be required to comply with the County of San Bernardino waste reduction programs, including recycling and other diversion programs to divert the amount of solid waste disposed in landfills. As such, the Project Applicant would be required to work with refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (CA Pub Res. Code § 42911), the Proposed Project is required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. Implementation of these programs would reduce the amount of solid waste generated by the Proposed Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Proposed Project would comply with all applicable solid waste statutes and regulations; as such, impacts would be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

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Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly Or indirectly?

SUBSTANTIATION

- a) **Less than significant impact.** Based on the analysis provided herein, the Proposed Project does not have the potential to significantly degrade the overall quality of the region’s environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The Project Site is located within the burrowing owl overlay of the County’s General Plan Biotic Overlay. Burrowing owls are a protected species under the federal Migratory Bird Treaty Act and are designated by the California Department of Fish and Wildlife as a species of special concern. According to the June 2016 Habitat Assessment for the Burrowing Owl and Sensitive Botanical Species prepared by L&L Environmental, Inc., no sign of burrowing owl or other special status plant or wildlife species were observed during the habitat assessment and habitat assessment. The site does contain low-quality suitable habitat for burrowing owl. To ensure potential impacts to the burrowing owl are reduced to a less than significant level, appropriate mitigation has been incorporated into this Initial Study as contained in Section III, and shall be a part of the Project Mitigation Monitoring and Reporting Program. No additional mitigation is warranted.

In accordance with AB 52, a records search at California State University Fullerton was initiated to obtain potential tribal cultural resources that may occur at the Project Site. The County of San Bernardino submitted the results to tribes that have requested project consultation for AB 52 compliance on September 29, 2016. As of the date this Initial Study, the County has received three letters including: 1) A letter from the Twenty-nine Palms Band of Mission Indians indicated that they have no interest in consulting the County on this Project; and 2) Gabrieleno Band of Mission Indians – Kizh Nation, indicating that the Project site lies within an area where the Ancestral territories of the Kizh Gabrieleno’s villages adjoined and overlapped with each other; and 3) the Morongo Band of Mission Indians indicating that the project area is sensitive for Native American resources and that the Project site lies within their respective Traditional Use Area (TUAs). For these reasons, these two tribes have requested additional project information, coordination, consultation with the Lead Agency, and/or Native American monitoring. In the meantime, they requested the incorporation of their Standard Development Conditions, as included in Appendix E of the Cultural Resources Investigation, on any development plans or entitlement applications, which shall be incorporated as Conditions of Approval for the Project. Implementation of the tribe’s Standard Development Conditions, Mitigation Measure TRC-1, and consultation with the County would ensure potential impacts to tribal resources are less than significant; no additional mitigation is warranted.

- b) **Less than significant impact.** Based on the analysis provided herein, the Proposed Project would not have impacts that are considered individually limited, but cumulatively considerable. The location of planned and/or foreseeable future projects in the area to which this project would add

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cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses without generating any cumulatively significant impacts.

- c) **Less than significant impact.** Based on the analysis provided herein, the Proposed Project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as identified by the studies conducted for this project or identified by review of other sources or by other agencies.

Only minor increases in traffic, air quality emissions and noise will be created by implementation of the Proposed Project. These potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further insure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.

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MITIGATION MEASURES

Biological Resources

- BIO-1:** The Project Proponent shall conduct a preconstruction clearance survey (valid for 30 days) prior to any ground or vegetation clearing activities on site.
- BIO-2:** In the event construction occurs within the nesting season (January 1 to September 15), the Project Proponent shall have a preconstruction clearance survey conducted prior to any vegetation or ground disturbing activities.

Cultural Resources

- CR - 1:** In the event paleontological resources are uncovered during grading, the Contractor shall cease all earth disturbing activity and a qualified vertebrate paleontologist shall be contacted to perform a field survey to determine and record any non-renewable paleontological resources found on-site. The paleontologist shall determine the significance, and make recommendations to the County of San Bernardino for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

Geology and Soils

- GEO-1:** All recommendations contained within the Geotechnical/Geologic Study prepared by GeoMat Testing Laboratories, Inc., as approved by the County as part of the plan review process shall be incorporated prior to initiating ground disturbing activities.

Hydrology & Water Quality

- WQ-1:** Practical education materials shall be provided to property owners and church staff cover various water quality issues that will need to be addressed at the site. Materials shall include the protection of storm water quality and Best Management Practices that eliminate or reduce pollution during property improvement. Within 30 days prior to building opening to the public, the Property owner shall distribute the materials to the occupants and key church staff.
- WQ-2:** Rain triggered shutoff devices and shutoff devices designed to limit water supply in the event of a broken sprinkler shall be used in the common area landscape design. In addition, irrigation and landscaping shall be coordinated to avoid overspray.
- WQ-3:** Property owner/church staff shall be responsible for litter control on-site.

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- WQ-4:** The property owner shall stencil signs stating, “drains to the ocean” above the storm drain inlets to warn the public of prohibitions against waste disposal.
- WQ-5:** All trash container areas shall meet be: 1) paved with an impervious surface, 2) designed not to allow run-on from adjoin areas, 3) designed to divert drainage from adjoining roofs and pavements diverted area the area, 4) screened or walled to prevent off-site transport of trash; and 5) contain a solid roof or awning to prevent exposure to direct precipitation.
- WQ-6:** The catch basins are to be inspected after the first storm event of the rainy season and two times per month thereafter until the end of the rainy season, and shall be cleaned out as necessary or until filled to 25 percent capacity.

Noise

- N-1:** 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 manufacturer standards.
- N-2:** The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
- N-3:** Equipment shall be shut off and not left to idle when not in use.
- N-4:** The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
- N-5:** The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.
- N-6:** The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.

Traffic and Circulation

- T-1:** Construct Nevada Avenue from the north project boundary to Beaumont Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.
- T-2:** Construct Beaumont Avenue from the west project boundary to Nevada Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.

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- T-3:** On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project.
- T-4:** The County of San Bernardino shall periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

Tribal Cultural Resources:

- TCR-1:** Applicant shall allow for monitoring by a qualified archaeologist who meets the Secretary of the Interior's guidelines and is listed in the Register of Professional Archaeologists. Monitoring shall be required for all soil disturbances including grading (cut and fill). Should movement of soils for grading for re-compaction activities show no evidence of an archaeological site or artifacts, and with the agreement of the County of San Bernardino, Land Use Services Department and the on-site archaeological monitor, further monitoring at this location shall no longer be required. In the event that a prehistoric site or historic remains older than 50 years is identified during monitoring, the Project Archaeologist monitor shall be empowered to stop all construction activities in the vicinity of the find (e.g., 50 feet radius).

If the discovered archaeological/cultural materials are prehistoric in nature and/or include Native American remains, the Project Archaeologist shall notify the County as well as a Native American monitor to assist in the identification of the resources or human remains. The Native American monitor shall be retained from a list of suitable candidates from the Native American Heritage Commission.

The Project Archaeologist shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact. The Archaeologist's survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. The Applicant shall comply with the recommendations of the evaluating Archaeologist, as contained in the survey, study, or report. Project development activities may resume once copies of the archaeological survey, study, or report are submitted to the County of San Bernardino and the South Central Coastal Information Center, Department of Anthropology, CSU Fullerton.

Not less than 14 days prior to the issuance of any grading or excavation permit, the Applicant shall submit the draft contract between the selected Project Archaeologist (or firm) and the Applicant to be employed for the required monitoring services. The contract shall also include the proposed scope of services (including the monitoring, reporting, and disposition requirements noted above) which shall be subject to review and approval by the County of San Bernardino. Contracts shall include a requirement for monthly written reports from the archaeological monitor to the Planning Division summarizing the monitor's activities during the reporting period.

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GeoMat Testing Laboratories, Inc., Geotechnical/Geological Report, APN 0292-111-15, Redlands, CA., June 26, 2017.

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