

## 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:

|                    |   |
|--------------------|---|
| <b>APNs:</b>       | 0261-111-24, -31, -34, -36, -39   |
| <b>Applicant:</b>  | Jacqueline Garduno (Pallet Center, Inc.)  |
| <b>Project No:</b> |   |
| <b>Staff:</b>      | Aron Liang, Planner   |
| <b>Rep:</b>        | Jim Harley & Andrea Harley-Bianchini<br>(All Cities Permit Services, Inc.)  |
| <b>Proposal:</b>   | Minor Use Permit, Grading/Building Permits, and approval of a lot merger for development of a wood pallet and crate manufacturing facility with indoor and outdoor storage. |

|                        |   |
|------------------------|---|
| <b>USGS Quad:</b>      | Devore  |
| <b>Lat/Long:</b>       | 34° 12' 24.8" N, 117° 23' 0.8" W  |
| <b>T, R, Section:</b>  | T1N R5W Sec. 2, 3 N 1/2   |
| <b>Community Plan:</b> | Glen Helen Specific Plan  |
| <b>LUZD:</b>           | Corridor Industrial (CI)  |
| <b>Overlays:</b>       | Scenic Resources Overlay<br>Fire Safety Overlay<br>Blotic Resources Overlay<br>Geologic Hazards Overlay |

### PROJECT CONTACT INFORMATION:

**Lead agency:** County of San Bernardino  
Land Use Services Department  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0182

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**Phone No:** (909) 387-0235    **Fax No:** (909) 387-3223  
**E-mail:** [Aron.Liang@lus.sbcounty.gov](mailto:Aron.Liang@lus.sbcounty.gov)

### PROJECT DESCRIPTION:

#### **Summary**

The Proposed Project is an Application for a Minor Use Permit to allow the construction and operation of a wood pallet and crate manufacturing facility with indoor and outdoor storage on an approximate 7.26-acre site, including APN 0261-111-24, 31, 34, 36, and 39 located in San Bernardino County's Glen Helen Specific Plan area (See Figure 1, Regional Location). Specifically, the Project Site consists of three property addresses: 19284, 19302, and 19314 Kendall Drive, on the north side of Kendall Drive and adjacent to Interstate 215 (See Figure 2, Project Vicinity). The Proposed Project includes the construction and operation of a 40,000 square-foot metal canopy building, installation of a paved area for parking, circulation, and loading zone/storage uses, a storm water infiltration basin, and perimeter landscaping (See Figure 3, Site Plan). The proposed metal canopy building is anticipated to have a finished elevation at a maximum height of approximately 27 feet (See Figure 4, Architectural Elevations). Additionally, the Proposed Project includes the preservation of an existing 1,190 square-foot residential structure to be used as an office and an existing 600 square-foot guest house will be preserved and used as a caretaker/night-watchman quarters. The Project also includes the approval of a Grading/Building Permits and a lot merger that would consolidate APN 0261-111-24,

APN 0261-111-31, APN 0261-111-34, APN 0261-111-36, and APN 0261-111-39 into one parcel.

***Surrounding Land Uses and Setting***

The Project Site is in the northeastern portion of the Glen Helen Specific Plan area which includes San Bernardino County territory that is within the City of San Bernardino Sphere of Influence which has been pre-zoned for Industrial Light (IL) land uses. Land uses on the Project Site and parcels to the east, west, and south are governed by the Glen Helen Specific Plan in accordance with the San Bernardino County Development Code. Interstate-215 (I-215) is located immediately north of the Project Site and parcels located beyond I-215 are governed by the City of San Bernardino Development Code and Zoning Map. The following table lists the existing land uses and zoning districts.

| <b>Existing Land Use and Land Use Zoning Districts</b> |  |                                 |
|--|--|---------------------------------|
| <b>Location</b>  | <b>Existing Land Use</b>                             | <b>Land Use Zoning District</b> |
| <b>Project Site</b>                                    | Developed, Occupied or Prior Residential Development | Corridor Industrial (CI)        |
| <b>North</b>   | Interstate-215                                       | N/A                             |
| <b>South</b>   | Vacant and Undeveloped                               | Corridor Industrial (CI)        |
| <b>East</b>  | Developed and Occupied – Residential Housing         | Corridor Industrial (CI)        |
| <b>West</b>  | Vacant and Undeveloped                               | Corridor Industrial (CI)        |

***Project Site Location, Existing Site Land Uses and Conditions (Include site photos)***

The Project Site consists of five parcels (APN 0261-111-24, -31, -34, -36 and -39) within the County of San Bernardino. The Project Site is located in the Cajon/Kendall Corridor Planning Sub-Area as identified by Exhibit 2-1 of the Glen Helen Specific Plan. Buildings, ornamental trees, landscaping, as well as construction debris are currently on the Project Site. The Proposed Project includes the preservation of an existing 1,190 square-foot residential structure to be used as an office and an existing 600 square-foot guest house will be preserved and used as a caretaker/night-watchman quarters. Additionally, shipping/trash containers of various size are found on the Project Site and will be removed as part of the general site preparation phase.

Figure 1: Regional Location

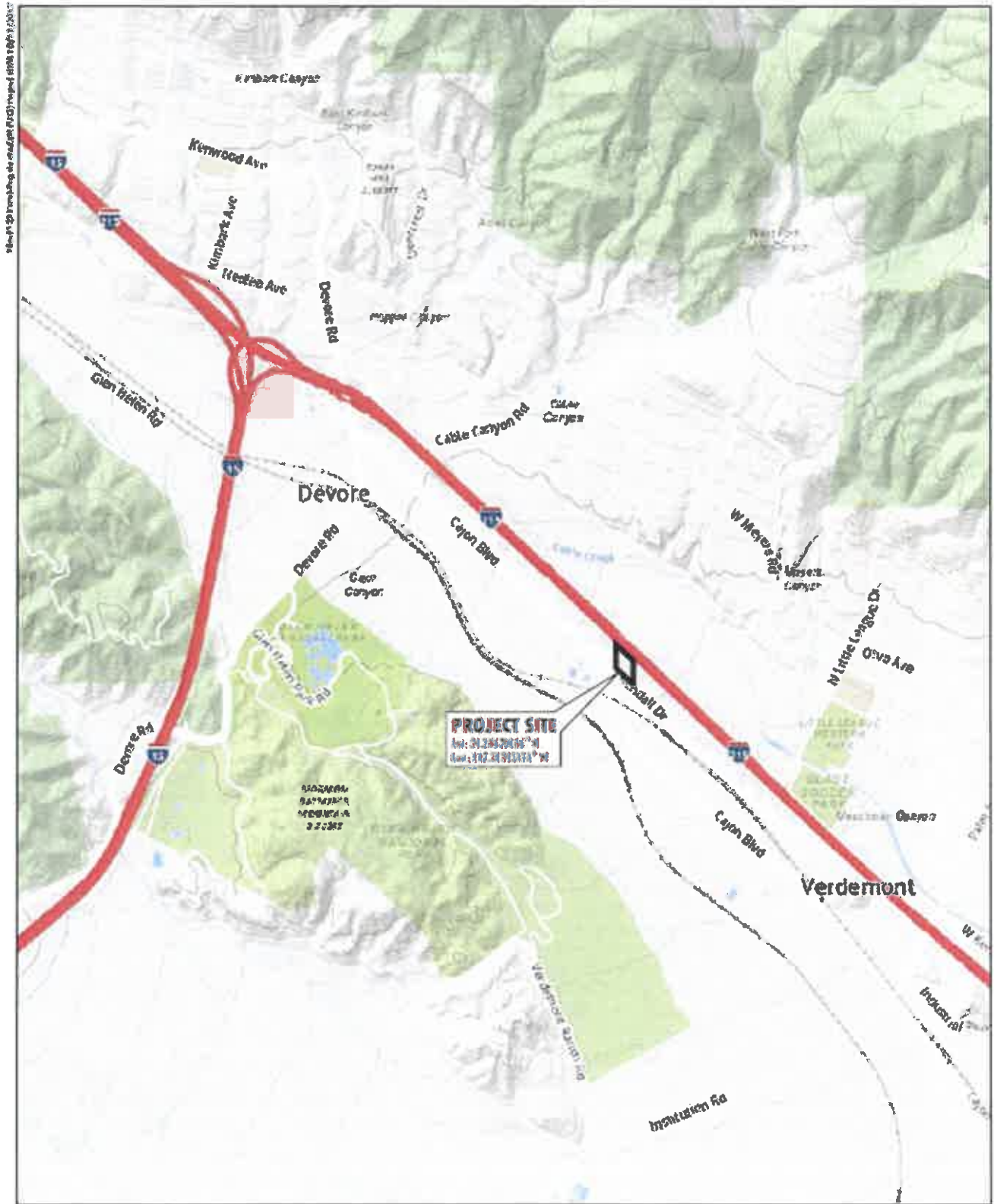
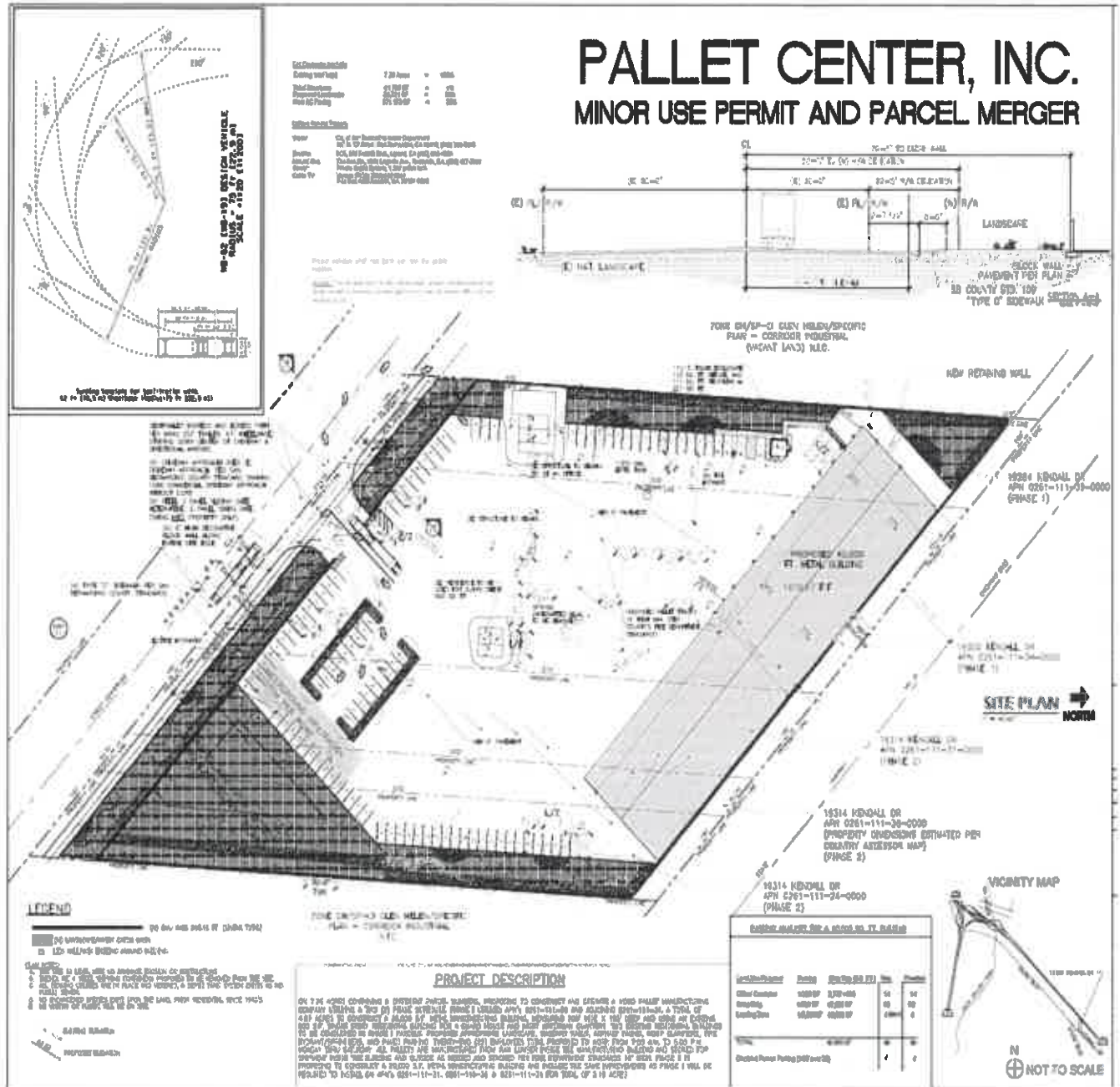




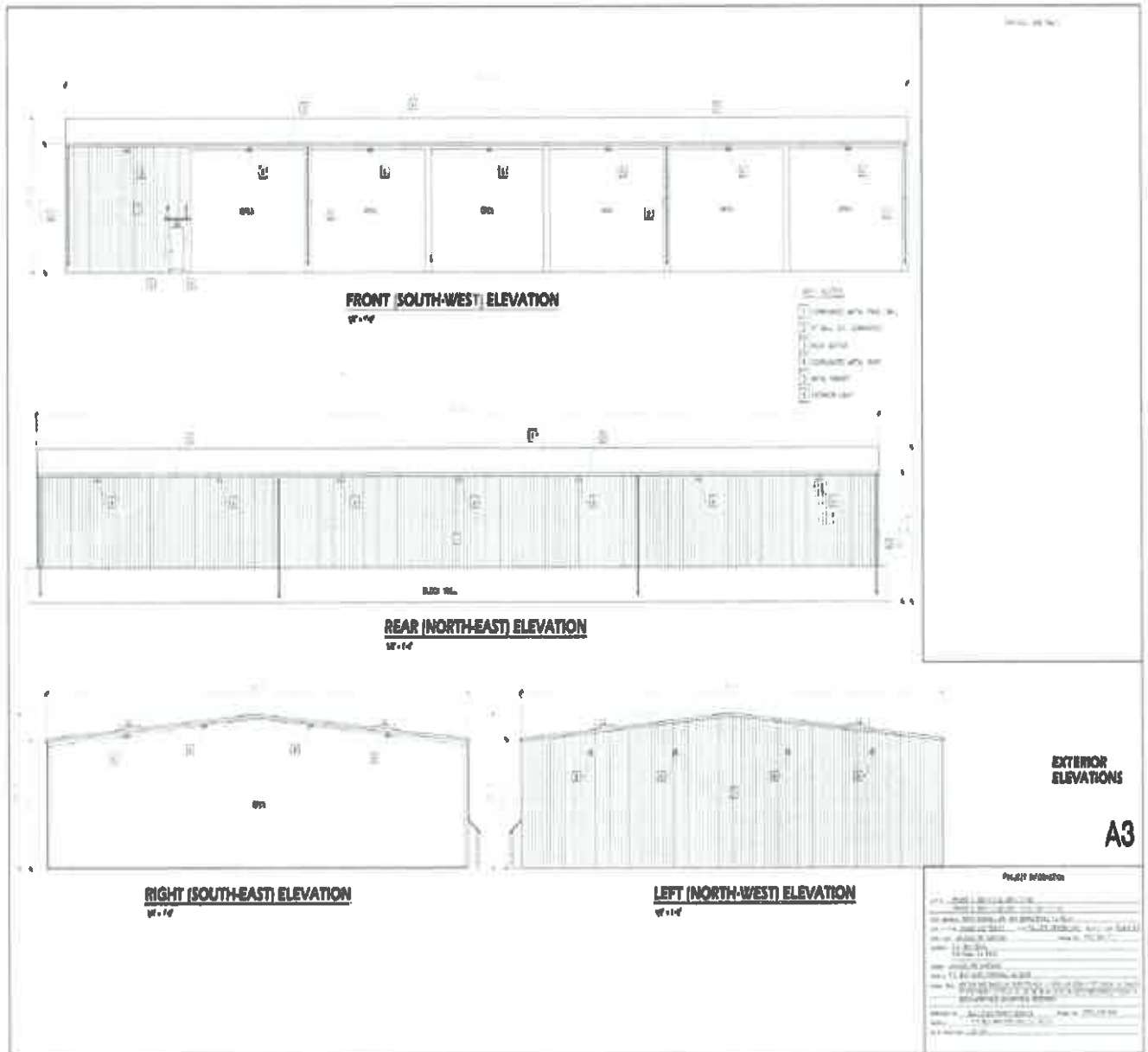
Figure 2: Project Vicinity



Figure 3: Site Plan



**Figure 4: Architectural Elevations**



**OTHER PUBLIC AGENCIES WHOSE APPROVAL REQUIRED (e.g., permits or agreement):**  
(Example: permits, financing approvals, or participation agreements.)

**Federal:** N/A

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

**County:** Land Use Services – Planning/Building and Safety/Code Enforcement/Land Development, County Fire, Environmental Health Services, Solid Waste Management, and Public Works.

**Local:** City of San Bernardino

**SUMMARY OF CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES**

McKenna et al. contacted the Native American Heritage Commission (NAHC) and inquired into the presence/absence of sacred or religious Native American site in the general area of the Cajon Pass. The NAHC responded with "negative results", however, the NAHC also emphasized that the lack of any record is not equal to a lack of such resources, only that there is no written record on file. A listing of local Native American representatives of Serrano, Cahuilla, Luiseno, Kitanemuk, and Tataviam representatives was provided. McKenna et al. would note that the Gabrielino may also wish to comment on this area. Letters were sent to the identified representatives, requesting comment or raising issues pertaining to the area. Consultation under AB 52 has not been completed and the potential for tribal cultural resources to be unearthed remains.

(See Tribal Cultural Resources Section later in this document.)

## **EVALUATION FORMAT**

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 18 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

|                                |  |                       |           |
|--------------------------------|--|-----------------------|-----------|
| Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less than Significant | No Impact |
|--------------------------------|--|-----------------------|-----------|

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 impacts requiring analysis within the EIR).

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



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below 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"/> Geology / Soils             |
| <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology / Water Quality   |
| <input type="checkbox"/> Land Use/ Planning                 | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                       |
| <input type="checkbox"/> Population / Housing               | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                  |
| <input type="checkbox"/> Transportation / Traffic           | <input type="checkbox"/> Tribal Cultural Resources          | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance |   |  |

**DETERMINATION: (To be completed by the Lead Agency)**

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

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

Signature (prepared by): Aron Liang, Senior Planner

Date

2.14.2019

Signature: Chris Warrick, Supervising Planner  
 Land Use Services Department/Planning Division

Date

2-14-2019

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

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

- a) **Less than Significant.** The Project Site is located in an unincorporated area of San Bernardino County within the Glen Helen Specific Plan area. According to Glen Helen Specific Plan Section GH2.0525, the Project Site is within the Scenic Resources Overlay I-215 Scenic Corridor. The goal of the Scenic Resources Overlay is to provide development standards that will protect, preserve and enhance important viewsheds within the Glen Helen Specific Plan area. The Scenic Resources Overlay includes design considerations which are incorporated to allow development to coexist and not substantially interfere with the preservation of unique natural resources, roadside views and scenic corridors within the Specific Plan area. The Scenic Resources Overlay implements state and federal programs and regulations regarding scenic highway routes.

The application of the overlay within the Specific Plan area is consistent with the provisions of the San Bernardino County General Plan and Development Code. In accordance with Section GH2.0525, a feature or vista within the Glen Helen area can be considered scenic if it:

1. Provides a vista of undisturbed natural areas;
2. Includes a unique or unusual feature which compromises an important or dominant portion of the viewshed;
3. Offers a distant vista that provides relief from less attractive views of nearby features (such as views of mountain backdrops from developed areas)

The Project Site vicinity has experienced industrial development, and the Project Site and adjacent properties to the east, west, and south are zoned for industrial uses as outlined by the Glen Helen Specific Plan. Additionally, the Proposed Project's metal canopy includes a finished elevation at a maximum height of approximately 27 feet, which is below the maximum allowable structure height of 75 feet for the Corridor Industrial land use zone, as outlined by Section GH2.0420(h)(2)(a).

CEQA review is currently being conducted for a similar pallet business that also proposes installation of an identical 27-foot tall metal canopy; the site is located approximately ½-mile to the southeast of the proposed Project Site. In accordance with San Bernardino County Planning Department requests, visual simulations of that project's proposed metal canopy were created using two viewpoints; one from Kendall Drive and one from I-215. Figure 5 and Figure 6 of this Initial Study, were originally created to assist in review of the other project Application but are incorporated herein due to the nearby site locations and the use of the same canopy design for each project.

As demonstrated in the top photograph of Figure 5 – Simulation Viewpoint 1, Existing Conditions, views of another similar project site ("Xtreme Pallets") including views of curb and gutter, landscaping, wrought iron fence, and site activities (i.e., pallet stacks, vehicles, etc.) in the foreground, followed by mature trees in the middle ground, and the San Bernardino Mountains' foothills in the background. Implementation of the Proposed Project would introduce a 27-foot metal canopy that would provide shielding from the elements to facilitate the site's activities. The canopy would screen on-site activities from travelers along the I-215. As viewed in the simulation provided in Figure 5, the canopy would not introduce foreign elements (i.e., lines or forms) into the landscape as there are existing man-made lines and forms created as viewers take in the roof lines along Kendall Drive and large industrial buildings further south, and other man-made elements (e.g. fencing, material storage) in this view shed. As seen in the simulation, portions of the mature trees that occur in the middle ground, would be blocked from view. However, background views of the San Bernardino Mountains' foothills would still be visible. Given that there are no sensitive receptors within the vicinity of the Project Site, only travelers along Kendall Drive and the I-215 would have the Project Site within their view shed; however, at speeds in excess of 50 miles an hour, the Project Site would only be visible for a short duration (less than 10 seconds).

The Project Site is currently partially developed and occupied, however, the Project Site contains views from Kendall Drive and I-215 which are similar to those described in the middle ground and background of the Xtreme Pallets' site. Additionally, the Project Proponent anticipates incorporating an identical 27-foot metal canopy to screen on-site activities from travelers along the I-215. Furthermore, the Project Proponent has indicated that the Proposed Project will include a six-foot-tall solid masonry wall around the perimeter including the site boundary parallel to Interstate-215 to screen the facility from the view of the right-of-way in accordance with Section GH2.0525 of the Specific Plan. The proposed metal canopy is anticipated to further screen the facility from the view of the I-215 right-of-way (refer to Figure 6 – Simulation Viewpoint 2) while having less than significant impacts on scenic resources within the Scenic Resources Overlay as demonstrated in the bottom photograph on Figure 6. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

**Figure 5: Simulation Viewpoint 1**

**Existing Conditions – Southbound on Kendall Avenue, West View**



**Proposed Conditions – Southbound on Kendall Avenue, West View**



Scanned from Public 1012



**Figure 6: Simulation Viewpoint 2**

**Existing Conditions – Southbound on I-215, South View**



**Proposed Conditions - Southbound on I-215, South View**





- b) **Less than Significant.** The majority of the Project Site is/has been developed and includes landscape vegetation and trees scattered throughout. The existing ornamental trees and landscaping found on the Project Site will be removed. However, the Site Plan includes installation of perimeter landscaping. Additionally, the Project Site does not contain rock outcroppings or historic buildings. Furthermore, the California Scenic Highway Mapping System does not recognize the segment of I-215 that is adjacent to the Project Site as a designated state scenic highway.

The County General Plan, however, designates the segment of I-215 that passes through the Specific Plan Area as a scenic highway. The area extending 200 feet on both sides of I-215 is subject to land use and aesthetic controls under the San Bernardino County Open Space Overlay as described in the San Bernardino County Development Code. The Glen Helen Specific Plan acknowledges potential impacts to scenic resources, such as scenic highways, through implementation of GH2.0525.

The Project Site is within the Scenic Resources Overlay I-215 Scenic Corridor. In accordance with section GH2.0525(b) of the Glen Helen Specific Plan, the following Development Requirements are required for land uses which are proposed within the Scenic Resources Overlay:

1. **Building and Structure Placement:** The building and structure placement should be compatible with and should not detract from the visual setting or obstruct significant views.
2. **Grading:** The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography should be screened from view from either the scenic highway or the adjacent scenic and recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, and which are capable of surviving with a minimum maintenance of supplemental water.
3. **Outside Storage Areas:** Outside storage areas allowed shall be completely screened from view of the right-of-way with walls, landscaping and plantings which are compatible with the local environment and are capable of surviving with a minimum of maintenance and supplemental water.
4. **Utilities:** All utilities shall be placed underground.

The proposed metal canopy includes a finished elevation at a maximum height of approximately 27 feet, which is below the maximum allowable structure height of 75 feet for the Corridor Industrial land use zone, as outlined in the Specific Plan Section GH2.0420(h)(2)(a). Therefore, the proposed metal canopy is not anticipated to reduce the value of the distant vista that provides relief from less attractive views of nearby features. In addition, as discussed above, the canopy would screen on-site activities from travelers along the I-215, as shown in Figure 6, Simulation Viewpoint 2. Furthermore, the Project Proponent has indicated that the Proposed Project will include a six-foot-tall solid masonry wall around the perimeter of the Project Site, including the property boundary parallel to I-215, to screen the facility from the view of the right-of-way in accordance with Specific Plan Section GH2.0525(b). Therefore, the Proposed Project will not substantially damage scenic resources. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) **No Impact.** The Project Site is currently developed, and landscaping as well as construction debris are currently found on the Project Site. In the context to other existing industrial development in the vicinity of the Project Site, the Proposed Project would not degrade the existing visual character of the Project Site or its surroundings. The Project Site will be developed to meet all Site Development

Standards as outlined by Section GH2.0420(h) of the Glen Helen Specific Plan, as well as the Scenic Resources Overlay Development Requirements as outlined by Section GH2.0525(b). No conflicts with the development standards and requirements are expected. No impacts are identified or anticipated, and no mitigation measures are required.

- d) **No Impact.** In accordance with the Specific Plan Section GH2.0420(j)(3)(h), Light and Glare, lights shall be designed, oriented, and shielded so that glare does not extend beyond the property line to any adjacent property, roadway or freeway. In particular, no glare shall be produced that would be distracting to motorists on the I-215 and its associated transition road. Lighting levels on the Project Site shall be sufficient to provide for safe operations according to commonly accepted specifications for proper security. The Proposed Project will be developed in accordance with the standards outlined in Section GH2.0420(j)(3)(h). No impacts are identified or are anticipated, and no mitigation measures are required.

| Issues   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant    | No Impact                           |
|--|--------------------------------|--|--------------------------|-------------------------------------|
| <b>II. AGRICULTURE AND FORESTRY RESOURCES -</b>  |                                |  |                          |                                     |
| <p>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::</p> |                                |  |                          |                                     |
| <p>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?</p>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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?</p>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- a) **No Impact.** The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project Site as "Other Land" in its California Important Farmland Finder. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or within the immediate vicinity. The Proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.
- b) **No Impact.** The California Department of Conservation's Division of Land Resource Protection identifies the Project Site as "Non-enrolled Land" in its San Bernardino County Williamson Act Contract FY 2015/2016. Additionally, the Glen Helen Specific Plan does not designate any lands within the

Project Site or within the immediate vicinity for agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

- c) **No Impact.** The Project Site does not support existing agricultural uses and no agricultural uses occur in the immediate vicinity of the Project Site. Additionally, the Proposed Project would not result in the conversion of farmland to non-farmland use. No impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** The Project Site does not support forest land. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.
- e) **No Impact.** Implementation of the Proposed Project would not result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

| Issues  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant               | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>III. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management or air pollution control district might be relied upon to make the following determinations. Will the project:  |                                |  |                                     |                                     |
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" 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"/>            |
| <b>SUBSTANTIATION:</b> (Discuss conformity with the South Coast Air Quality Management Plan, if applicable):  |                                |  |                                     |                                     |

a) **Less than Significant.** The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (2016 AQMP) was adopted by the SCAQMD on March 3, 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

The Project Site is located in an unincorporated area of San Bernardino County within the Glen Helen Specific Plan area. The Proposed Project is the development of a wood pallet and crate manufacturing facility with indoor and outdoor storage. The Proposed Project is located within the Corridor Industrial (CI) land use zone as outlined by Exhibit 2-2 of the Glen Helen Specific Plan in accordance with the San Bernardino County Development Code. The Glen Helen Specific Plan Section GH2.0420, Corridor Industrial describes that the CI land use zone allows a range of general industrial uses, including research and development activities, small parts and equipment manufacturing, assembly, processing, repair services for goods and equipment, and supporting office/administrative uses. The



Proposed Project is an allowed use within the CI land use zone as described by Section GH2.0420. Therefore, the emissions associated with the Proposed Project have already been accounted for in the AQMP. Approval of the Proposed Project would not conflict with the AQMP. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant.** The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2016.3.1 prepared by the SCAQMD (available at the County offices for review). CalEEMod was used to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include: reactive organic gases (ROG), nitrous oxides (NO<sub>x</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). In addition, reactive organic gas (ROG) emissions are analyzed. Two of the analyzed pollutants, ROG and NO<sub>x</sub>, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

The Project Proponent anticipates the preservation of an existing 1,190 square-foot residential structure on the Project Site, however, CalEEMod analysis included demolition of the 1,190 square-foot structure in the event that the Project Proponent decides to remove the structure in the future. Therefore, the following air quality analysis represents a worst-case scenario and is considered conservative. Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: demolition, site grading (mass and fine grading), building construction, paving, and architectural coating. Construction is anticipated to begin in early to mid-2018 and be completed in mid-2019. The resulting emissions generated by construction of the Proposed Project are shown in Table 1 and Table 2, which represent summer and winter construction emissions, respectively.

**Table 1**  
**Summer Construction Emissions Summary**  
**(Pounds per Day)**

| <b>Source/Phase</b>            | <b>ROG</b>  | <b>NO<sub>x</sub></b> | <b>CO</b>   | <b>SO<sub>2</sub></b> | <b>PM<sub>10</sub></b> | <b>PM<sub>2.5</sub></b> |
|--------------------------------|-------------|-----------------------|-------------|-----------------------|------------------------|-------------------------|
| Demolition                     | 3.8         | 38.5                  | 23.2        | 0.04                  | 2.1                    | 1.9                     |
| Site Preparation               | 4.7         | 48.3                  | 23.5        | 0.04                  | 10.9                   | 6.9                     |
| Grading                        | 2.9         | 30.7                  | 17.4        | 0.03                  | 4.7                    | 3.0                     |
| Building Construction          | 3.7         | 29.8                  | 25.8        | 0.06                  | 3.2                    | 1.9                     |
| Paving                         | 2.2         | 15.3                  | 15.4        | 0.02                  | 1.0                    | 0.8                     |
| Architectural Coating          | 22.5        | 1.9                   | 3.1         | 0.01                  | 0.4                    | 0.2                     |
| <b>Highest Value (lbs/day)</b> | <b>22.5</b> | <b>48.3</b>           | <b>25.8</b> | <b>0.06</b>           | <b>10.9</b>            | <b>6.9</b>              |
| SCAQMD Threshold               | 75          | 100                   | 550         | 150                   | 150                    | 55                      |
| <b>Significant</b>             | <b>No</b>   | <b>No</b>             | <b>No</b>   | <b>No</b>             | <b>No</b>              | <b>No</b>               |

Source: CalEEMod.2016.3.1 Summer Emissions.  
 Phases do not overlap and represent the highest concentration.

**Table 2**  
**Winter Construction Emissions Summary**  
**(Pounds per Day)**

| <b>Source/Phase</b>            | <b>ROG</b>  | <b>NO<sub>x</sub></b> | <b>CO</b>   | <b>SO<sub>2</sub></b> | <b>PM<sub>10</sub></b> | <b>PM<sub>2.5</sub></b> |
|--------------------------------|-------------|-----------------------|-------------|-----------------------|------------------------|-------------------------|
| Demolition                     | 3.8         | 38.5                  | 23.0        | 0.04                  | 21                     | 1.9                     |
| Site Preparation               | 4.7         | 48.3                  | 23.3        | 0.04                  | 10.9                   | 6.9                     |
| Grading                        | 2.9         | 30.7                  | 17.3        | 0.03                  | 4.7                    | 3.0                     |
| Building Construction          | 3.7         | 29.8                  | 24.7        | 0.05                  | 3.2                    | 1.9                     |
| Paving                         | 2.2         | 15.3                  | 15.3        | 0.02                  | 1.0                    | 0.8                     |
| Architectural Coating          | 22.5        | 1.9                   | 2.9         | 0.01                  | 0.4                    | 0.2                     |
| <b>Highest Value (lbs/day)</b> | <b>22.5</b> | <b>48.3</b>           | <b>24.7</b> | <b>0.05</b>           | <b>10.9</b>            | <b>6.9</b>              |
| SCAQMD Threshold               | 75          | 100                   | 550         | 150                   | 150                    | 55                      |
| <b>Significant</b>             | <b>No</b>   | <b>No</b>             | <b>No</b>   | <b>No</b>             | <b>No</b>              | <b>No</b>               |

Source: CalEEMod.2016.3.1 Winter Emissions.  
 Phases do not overlap and represent the highest concentration.

As shown in Table 1 and Table 2, construction emissions would not exceed SCAQMD thresholds. Impacts would be less than significant.

**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 (PM<sub>10</sub> and PM<sub>2.5</sub>).

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<sub>x</sub> and PM<sub>10</sub> 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:

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.

Operational Emissions

The operational mobile source emissions were calculated using a Trip Generation Analysis prepared by Kunzman Associates, Inc. in September 2017 (available at the County offices for review). The Trip Generation Analysis determined that the Proposed Project would generate approximately 284 total daily trips (377 passenger car equivalent). Emissions associated with the Proposed Project's estimated vehicle trips were modeled and are listed in Table 3 and Table 4, which represent summer and winter operational emissions, respectively.

**Table 3**  
**Summer Operational Emissions Summary**  
**(Pounds per Day)**

| Source                  | ROG        | NO <sub>x</sub> | CO         | SO <sub>2</sub> | PM <sub>10</sub> | PM <sub>2.5</sub> |
|-------------------------|------------|-----------------|------------|-----------------|------------------|-------------------|
| Area                    | 1.0        | 0.0             | 0.0        | 0.00            | 0.0              | 0.0               |
| Energy                  | 0.0        | 0.3             | 0.3        | 0.00            | 0.0              | 0.0               |
| Mobile                  | 0.7        | 12.9            | 7.6        | 0.05            | 2.8              | 0.8               |
| <b>Totals (lbs/day)</b> | <b>1.7</b> | <b>13.3</b>     | <b>8.0</b> | <b>0.1</b>      | <b>2.8</b>       | <b>0.8</b>        |
| SCAQMD Threshold        | 55         | 55              | 550        | 150             | 150              | 55                |
| <b>Significance</b>     | <b>No</b>  | <b>No</b>       | <b>No</b>  | <b>No</b>       | <b>No</b>        | <b>No</b>         |

Source: CalEEMod.2016.3.1 Summer Emissions.

**Table 4**  
**Winter Operational Emissions Summary**  
**(Pounds per Day)**

| Source                  | ROG        | NO <sub>x</sub> | CO         | SO <sub>2</sub> | PM <sub>10</sub> | PM <sub>2.5</sub> |
|-------------------------|------------|-----------------|------------|-----------------|------------------|-------------------|
| Area                    | 1.0        | 0.0             | 0.0        | 0.00            | 0.0              | 0.0               |
| Energy                  | 0.0        | 0.3             | 0.3        | 0.00            | 0.0              | 0.0               |
| Mobile                  | 0.6        | 12.9            | 6.9        | 0.05            | 2.8              | 0.8               |
| <b>Totals (lbs/day)</b> | <b>1.7</b> | <b>13.2</b>     | <b>7.2</b> | <b>0.1</b>      | <b>2.8</b>       | <b>0.8</b>        |
| SCAQMD Threshold        | 55         | 55              | 550        | 150             | 150              | 55                |
| <b>Significance</b>     | <b>No</b>  | <b>No</b>       | <b>No</b>  | <b>No</b>       | <b>No</b>        | <b>No</b>         |

Source: CalEEMod.2016.3.1 Winter Emissions.

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. Impacts are anticipated to be less than significant.

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

- c) **No Impact.** The Proposed Project would not exceed any SCAQMD thresholds for criteria pollutants during construction (see Tables 1 and 2). Operational emissions are less than significant and would not result in a cumulatively considerable net increase of any criteria pollutant (see Tables 3 and 4). Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** SCAQMD has developed a methodology to assess the localized impacts of emissions from a proposed project as outlined within the Final Localized Significance Threshold (LST) Methodology report; completed in June 2003 and revised in July 2008. The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. LSTs apply to projects that must undergo CEQA or the National Environmental Policy Act (NEPA) and are five acres or less. Although the Proposed Project is larger than five acres, LST methodology will be incorporated to represent worst-case scenario emissions thresholds. CalEEMod version 2016.3.1 was used to estimate the on-site and off-site construction emissions. The LSTs were developed to analyze the significance of potential air quality impacts of proposed projects to sensitive receptors (i.e. schools, single family residences, etc.) and provides screening tables for small projects (one, two, or five acres). Projects are evaluated based on geographic location and distance from the sensitive receptor (25, 50, 100, 200, or 500 meters from the site).

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, convalescent facility or anywhere that it is possible for an individual to remain for 24 hours. Additionally, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors. Commercial and industrial facilities are not included in the definition of sensitive receptor because employees do not typically remain on-site for a full 24 hours, but are usually present for shorter periods of time, such as eight hours.

The Project Site is approximately 7.26 acres, however, the "5 acres scenario" was used to represent a worst-case scenario as larger sites are typically granted a larger emission allowance. The Project Site is located adjacent to Kendall Drive and I-215. The nearest sensitive receptor land use is residential development located immediately to the east of the Project Site and therefore LSTs are

based on an 82-foot distance. The resulting Proposed Project's construction and operational emissions with the appropriate LST are presented in Table 5.

**Table 5  
 Localized Significance Thresholds  
 (Pounds per Day)**

|  | <b>NOx</b>  | <b>CO</b>   | <b>PM10</b> |            | <b>PM2.5</b> |            |
|--|-------------|-------------|-------------|------------|--------------|------------|
| <b>Construction Emissions</b><br>(Max. from Table 1 and Table 2)                   | 48.3        | 25.8        | 10.9        |            | 6.9          |            |
| <b>Operational Emissions</b><br>(Max. Total from Table 3 and Table 4) <sup>1</sup> | 13          | 0.8         | 0.3         |            | 0.1          |            |
| <b>Highest Value (lbs/day)</b>   | <b>48.3</b> | <b>25.8</b> | <b>10.9</b> | <b>0.3</b> | <b>6.9</b>   | <b>0.1</b> |
| <b>LST Thresholds</b>  | 270         | 2,193       | 16*         | 4†         | 9*           | 2†         |
| <b>Greater Than Threshold</b>  | <b>No</b>   | <b>No</b>   | <b>No</b>   | <b>No</b>  | <b>No</b>    | <b>No</b>  |

Note: PM10 and PM2.5 emissions are separated into construction and operational thresholds in accordance with the SCAQMD Mass Rate LST Look-up Tables.

\* Construction emissions LST

† Operational emissions LST

<sup>1</sup> Per LST Methodology, mobile source emissions do not need to be included except for land use emissions and on-site vehicle emissions. It is estimated that approximately 10 percent of mobile emissions will occur on the Project Site.

Source: CalEEMod.2016.3.1 Summer & Winter Emissions; SCAQMD Final Localized Significance Threshold Methodology; SCAQMD Mass Rate Look-up Tables for 5-acre site in SRA No. 32, distance of 25 meters.

As shown in Table 5, the Proposed Project's emissions are not anticipated to exceed the LSTs. Therefore, the Proposed Project is not anticipated to expose sensitive receptors to substantial pollutant concentrations. No impacts are identified or are anticipated, and no mitigation measures are required.

- e) **Less than Significant.** The Proposed Project does not contain land uses typically associated with the emission of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities as well as the temporary storage of domestic solid waste associated with the Proposed Project's long-term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with County of San Bernardino solid waste regulations. The Proposed Project would be also required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the Proposed Project construction and operations would be less than significant. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.



| Issues   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant               | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>IV. BIOLOGICAL RESOURCES - Will the project:</b>  |                                |  |                                     |                                     |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or Impede the use of native wildlife nursery sites?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input 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 ):

a) **Less than Significant Impact with Mitigation Incorporated.** The Project Site is located in an unincorporated area of San Bernardino County within the Glen Helen Specific Plan area. The Proposed Project is the development of a wood pallet and crate manufacturing facility with indoor and outdoor storage. The Proposed Project is located within the Corridor Industrial (CI) land use zone as outlined by Exhibit 2-2 of the Glen Helen Specific Plan as described by the San Bernardino County Development Code. Additionally, the parcels located to the east, west, and south of the Project Site are also zoned for CI under the Glen Helen Specific Plan. The parcels located to the west and south are currently vacant and undeveloped while the parcel located to the east is developed and occupied with residential housing. The I-215 is located immediately to the north of the Project Site and parcels located beyond I-215 are governed by the City of San Bernardino Development Code and Zoning Map.

The Proposed Project is subject to the development requirements outlined in the Glen Helen Specific Plan which includes the Section GH2.0530, Biotic Resources Overlay. The intent of the Biotic

Resources Overlay is to implement General Plan and Specific Plan policies regarding the protection and conservation of beneficial rare and endangered plants and animal resources and their habitats which have been identified within unincorporated areas of the specific plan. Section GH2.0530(a), Locational Requirements, states that the Biotic Resources Overlay applies to all of the Glen Helen Specific Plan Area and incorporates the findings of the Glen Helen Specific Plan and EIR Resource Management Plan (RMP). The purpose of the RMP is to comply with the mitigation requirements of the Glen Helen Specific Plan and the Program Draft Environmental Impact Report (DEIR), and to provide a framework for the implementation of biological mitigation measures within the Glen Helen Specific Plan Area, and to design and implement short- and long-term resource management strategies aimed at maximizing resource avoidance, protection and replacement.

The RMP determined that 29 sensitive wildlife species and 14 sensitive plant species occur or may potentially occur within the Glen Helen Specific Plan area. According to RMP Exhibit 9, Proposed Conservation Areas and Critical Habitat Boundary, the Project Site is within the California gnatcatcher (*Poliioptila californica*) Critical Habitat Boundary. Additionally, the Project Site is located within the burrowing owl (*Athene cunicularia*) overlay of the County's General Plan Biotic Resources 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 (CDFW) as a species of special concern. The burrowing owl is recognized by the RMP as a sensitive wildlife species with moderate potential to occur within the Glen Helen Specific Plan Area. Furthermore, a California Natural Diversity Database (CNDDDB) records search of the Devore and San Bernardino North USGS Quadrangles indicates that no sensitive biological resources have been recorded at the Project Site or in its immediate vicinity. The special status species found nearest to the Project Site within the last two years was a California glossy snake (*Arizona elegans occidentalis*). The California glossy snake was found under artificial cover approximately 0.5 miles to the southeast of the Project Site on March 12, 2016. California glossy snakes are designated by the CDFW as a species of special concern, however, they are not recognized by the RMP as a sensitive wildlife species with potential to occur within the Glen Helen Specific Plan area.

The Project Site is currently partially developed. The Proposed Project would result in an alteration of 25 percent or more of the ground area covered by the existing land use within potentially sensitive habitats identified in the RMP and therefore the Project Proponent shall adhere to the development requirements listed in Section GH2.0530(b)(1), Application Submittal, of the Glen Helen Specific Plan. Possible significant adverse impacts have been identified or are anticipated, and the mitigation measure below is required as a condition of project approval to reduce these impacts to a level below significant.

**Mitigation Measure BIO-1:**

*The Project Proponent shall conduct a pre-construction biological survey of the Project Site and submit a report no more than 30 days prior to construction that identifies the presence or the potential occurrence of sensitive species. This shall occur prior to the removal of any stand of trees, to determine if raptor nests are present. If active nests are observed, tree removal will be postponed until the nest is considered inactive, or until the end of the of the nesting season (August 31). The survey and report shall be in accordance with the requirements specified in the RMP.*

- b) **Less than Significant.** During a recent site visit conducted in October 2017, the Project Site did not support riparian habitat and is not located in a riparian area as recognized by the RMP. Implementation of the Proposed Project would not result in impacts to riparian habitat. Although, the Project Site is

located within the burrowing owl overlay of the County's General Plan Biotic Resources Overlay as well as the RMP's California gnatcatcher Critical Habitat Boundary, development of the Project Site has existing for decades. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) **No Impact.** No portions of the Project Site support waters or wetland habitat that would come under the jurisdiction of the U.S. Army of Corps of Engineers, does not support waters or riparian habitat that would come under the jurisdiction of the Regional Water Quality Control Board, and does not support streams, creeks, washes, similar waterways, or any riparian habitat that would come under the jurisdiction of the CDFW. No impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** The Proposed Project is located within the Corridor Industrial (CI) land use zone as outlined by Exhibit 2-2 of the Glen Helen Specific Plan. The parcels located to the east, west, and south of the Project Site are zoned for CI land uses under the Glen Helen Specific Plan. The parcels located to the west and south are currently vacant and undeveloped while the parcel located to the east is developed and occupied with residential housing. The I-215 is located immediately to the north of the Project Site and parcels located beyond I-215 are governed by the City of San Bernardino Development Code and Zoning Map. Ornamental trees and landscaping, as well as plant and construction debris, are currently found on the Project Site.

The Project Site has experienced previous development and is in a portion of San Bernardino County which is fragmented by existing industrial, commercial, and residential development as well as transportation infrastructure. Impacts to wildlife movement and habitat fragmentation have already occurred in the project vicinity. Implementation of the Proposed Project is not anticipated to interfere substantially with the movement of any native resident or migratory wildlife corridor or impede the use of native wildlife nursery sites. No impacts are identified or are anticipated, and no mitigation measures are required.

- e) **Less than Significant Impact with Mitigation Incorporated.** Ornamental trees and landscaping, as well as plant and construction debris, are currently found on the Project Site. The Proposed Project will require the removal of existing trees and the Project Proponent shall adhere to the guidelines provided by the RMP and the development requirements listed in Section GH2.0530(b)(2), Raptor Nests, of the Glen Helen Specific Plan. Possible significant adverse impacts associated with tree removal will be mitigated to less than significant with the implementation of Mitigation Measure BIO-1.
- f) **No Impact.** The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the CDFW California Regional Conservation Plans Map (July 2017). No impacts are identified or are anticipated, and no mitigation measures are required.

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

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

In September 2017, McKenna et. al. completed an archaeological records search, consultation with the Native American Heritage Commission, and obtained a paleontological overview for the Project Site (available at the County offices for review); the findings are summarized herein:

a, b) **Less than Significant.** McKenna et al. completed an archaeological records search, consultation with the Native American Heritage Commission, and obtained a paleontological overview for the Project Site. The archaeological records search was completed by McKenna et al. on September 12, 2017, at the California State University, Fullerton, South Central Coastal Information Center. At the time of McKenna et al.'s archaeological records search, no resources had been identified within the Project Site, but a minimum of five resources have been recorded within a one-mile radius of the Project Site. Of these, P36-002910, Historic Route 66 (and National Old Trails Highway) has been listed on the National Register of Historic Places.

Research, which included a review of previous studies, site records, historic maps, and historic aerial photographs confirmed prior uses of portions of the Project Site, including structural improvements dating to ca. 1933 and 1946. As a result, McKenna et al. has determined that the Project Site is sensitive for the presence of historic archaeological resources (including isolates). At the time of this Initial Study, both structures on-site are anticipated to remain. As a condition of approval, any standing structures more than 50 years old that are subsequently approved for removal shall be reviewed by a qualified archaeologist to determine the need for documenting and recording. The potential for prehistoric archaeological resources is considered low. Implementation of the Proposed Project is anticipated to result in less than significant impact with incorporation of a condition of approval should buildings be approved for demolition in accordance with the San Bernardino County Development Code. No mitigation measures are required.

- c) **Less than Significant.** A paleontological overview was completed for the Project Site by the Natural History Museum of Los Angeles County. This overview identified the Project Site as consisting of surface sediments composed of younger Quaternary Alluvium, derived from alluvial fan deposits from the San Gabriel Mountains adjacent to the northwest including via Cajon Wash that currently flows just the southwest of the Project Site. While these deposits are not generally associated with fossil specimens, "pockets" of finer-grained material may yield fossils; additionally, no such specimens have been recorded in the immediate Project Site. As a condition of project approval any approved substantial excavations shall be monitored for fossil specimens and be conducted in a manner consistent with the San Bernardino County Museum guidelines and protocols. Implementation of the Proposed Project is anticipated to result in less than significant impact with incorporation of a condition of approval should substantial excavations be approved in accordance with the San Bernardino County Development Code. No mitigation measures are required.
- d) **Less than Significant.** McKenna et al.'s findings did not address the possibility of the Proposed Project to disturb any human remains, including those interred outside of formal cemeteries. If human remains are encountered during any earth-moving operations associated with the Proposed Project, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds and the San Bernardino County Coroner is notified. In accordance with California Public Resources Code Section 5097.98, the Coroner will immediately contact the Native American Heritage Commission (NAHC) in the event remains are determined to be human and of Native American origin. Implementation of the Proposed Project is anticipated to result in less than significant impact with adherence to the California Public Resources Code. No mitigation measures are required.

| <i>Issues</i>  | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i>        | <i>No Impact</i>         |
|--|---------------------------------------|---|-------------------------------------|--------------------------|
| <b>VI. GEOLOGY AND SOILS - Will the project:</b>   |                                       |   |                                     |                          |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                                       |   |                                     |                          |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/>              | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?  | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?  | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?   | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- a) The Project Site is located in an unincorporated area of San Bernardino County within the Glen Helen Specific Plan area. Glen Helen Specific Plan Section GH2.0520 includes a Geologic Hazards Overlay. The intent of the Geologic Hazard Overlay is to provide greater public safety by establishing review procedures and setbacks for areas that are subject to potential geologic problems such as ground shaking, surface fault rupture, liquefaction, and subsidence. The application of the overlay supplements the mapping, standards, and provisions of the County of San Bernardino General Plan and Development Code. The Project Site is located within the Geologic Hazards Overlay in accordance with the parameters described by Section GH2.0520(a), Locational Requirements. In addition to the requirements contained in Section 82.15.040, Development Standards, of the San Bernardino County Development Code, the following provisions of Section GH2.0520(b), Development Requirements, of the Glen Helen Specific Plan, shall apply to proposed projects within the Glen Helen Specific Plan area where applicable:



1. Due to number, size and complexity of faulting in the Glen Helen area, the requirement for submittal of a geologic report for the placement of human occupancy structures shall be extended to include all developments of one or more structures in the fault hazard areas shown on Exhibit 2-4, Fault Hazards, of the Glen Helen Specific Plan.
2. Due to the potential for shallow or deep-seated landsliding, ridge top shattering, ground lurching and debris flows, site specific slope stability evaluations should be conducted for developments proposed in areas generally susceptible to landslides. (Zones 3 and 4 as shown on Exhibit 2-5, Landslide Susceptibility, of the Glen Helen Specific Plan).
3. Due to the potential for liquefaction and lateral spreading, site specific liquefaction analyses should be conducted for developments proposed in areas of moderate or high liquefaction potential in the Sycamore Flat, Glen Helen Regional Park, and the northwestern portion of the Specific Plan area, as shown on Exhibit 2-6, Liquefaction and Lateral Spread Susceptibility, of the Glen Helen Specific Plan.

The Proposed Project shall adhere to Section 82.15.040, Development Standards, of the San Bernardino County Development Code, as well as Section GH2.0520(b), Development Requirements, of the Glen Helen Specific Plan, as discussed in the responses provided below.

- i) **Less than Significant.** The Project Site is located in seismically active southern California with numerous fault systems in the region. The San Andreas fault zone is located approximately one-mile northeast of the Project Site, while the San Jacinto fault zone is located approximately one-mile southwest of the Project Site. The Project Site, however, is not located within an Alquist-Priolo Earthquake Fault Zone or Proposed County Fault Hazard Zone as identified by Exhibit 2-4 of the Glen Helen Specific Plan. Since the Project Site is not located in a fault hazard area, the provisions of Section GH2.0520(b)(1) shall not apply. Implementation of the Proposed Project is anticipated to result in less than significant impacts with adherence to Section 82.15.040, Development Standards, of the San Bernardino County Development Code. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- ii) **Less than Significant.** As is the case for most areas of southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. During the life of the Proposed Project, seismic activity associated with active faults can be expected to generate moderate to strong ground shaking at the Project Site. The Proposed Project will be developed in conformance with the International Building Code (IBC), the California Building Standards Code, the Development Standards of Section 82.15.040 of the San Bernardino County Development Code, and the applicable Development Requirements of Section GH2.0520(b) of the Glen Helen Specific Plan. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- iii) **Less than Significant.** Seismically induced lateral spreading involves primary lateral movement of earth materials over underlying materials which are liquefied due to ground shaking. It differs from slope failure in that complete ground failure involving large movement does not occur due to the relatively smaller gradient of the initial ground surface. Lateral spreading is demonstrated by near-vertical cracks with predominantly horizontal movement of the soil mass involved. Additionally, liquefaction is a phenomenon in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking. According to Glen Helen Specific Plan Exhibit 2-6, Liquefaction and Lateral Spread Susceptibility, the Project Site is located in Zone L (Low Potential Area) for liquefaction susceptibility. The Project Site is not located in an area of

moderate or high liquefaction potential and therefore the provisions of Section GH2.0520(b)(3) shall not apply. Implementation of the Proposed Project is anticipated to result in a less than significant impact with regards to liquefaction with adherence to Section 82.15.040, Development Standards, of the San Bernardino County Development Code. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

iv) **Less than Significant.** Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. According to Exhibit 2-5, Landslide Susceptibility, of the Glen Helen Specific Plan, the Project Site is located in Zone 1 (Least Susceptible Area) for landslide susceptibility. The Project Site is not located in Zone 3 or 4 as shown in Exhibit 2-5 and therefore the provisions of Section GH2.0520(b)(2) shall not apply. Implementation of the Proposed Project is anticipated to result in less than significant impact with adherence to Section 82.15.040, Development Standards, of the San Bernardino County Development Code. No mitigation measures are required.

b) **Less than Significant.** During the development of the Project Site, which would include disturbance of approximately 7.26 acres, project-related dust may be generated due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-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 and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs is anticipated to ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

c) **Less than Significant.** Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. According to Exhibit 2-5, Landslide Susceptibility, of the Glen Helen Specific Plan, the Project Site is located in Zone 1 (Least Susceptible Area) for landslide susceptibility. The Project Site is not located in Zone 3 or 4 as shown in Exhibit 2-5 and therefore the provisions of Section GH2.0520(b)(2) shall not apply.

Seismically induced lateral spreading involves primary lateral movement of earth materials over underlying materials which are liquefied due to ground shaking. It differs from slope failure in that complete ground failure involving large movement does not occur due to the relatively smaller gradient of the initial ground surface. Lateral spreading is demonstrated by near-vertical cracks with predominantly horizontal movement of the soil mass involved. Additionally, liquefaction is a phenomenon in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking. According to Exhibit 2-6, Liquefaction and Lateral Spread Susceptibility, of the Glen Helen Specific Plan, the Project Site is located in Zone L (Low Potential Area) for liquefaction susceptibility. The Project Site is not located in an area of moderate or high liquefaction potential as shown in Exhibit 2-6 and therefore the provisions of Section GH2.0520(b)(3) shall not apply.

Ground subsidence is a process characterized by downward displacement of surface material caused by natural phenomena such as a removal of underground fluids, natural consolidation, or dissolution of underground minerals, or by man-made phenomena such as underground mining. Currently, there is no determination on the Project Site's possible location on a geologic unit or soil

that is potentially unstable, or that would become unstable as a result of the project and potentially result in on- or off-site subsidence. However, structures have existed on the Project Site for at least 40 years, and the Proposed Project will be developed in conformance with the International Building Code (IBC), the California Building Standards Code, the Development Standards of Section 82.15.040 of the San Bernardino County Development Code, and the applicable Development Requirements of Section GH2.0520(b) of the Glen Helen Specific Plan. Less than significant impacts are anticipated, and no mitigation measures are required.

- d) **Less than Significant.** Expansive soils, sometimes referred to as shrink-swell soils, are fine-grained silts and clays which are subject to swelling and contracting. The amount of swelling and contracting is subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. The United States Department of Agriculture (USDA) Natural Resources Conservation Service's (NRCS) Web Soil Survey identified the presence of Tujunga gravelly loamy sand (TvC) and Soboba stony loamy sand (SpC) on the Project Site. The USDA Soil Conservation Service's Soil Survey of San Bernardino County: Southwestern Part, California, describes both TvC and SpC as having a low shrink-swell potential. Therefore, the Project Site is not anticipated to be located on expansive soil creating substantial risks to life or property. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
  
- e) **Less than Significant.** The Project Site is located in the Cajon/Kendall Corridor Planning Sub-Area as identified by Exhibit 2-1 of the Glen Helen Specific Plan. Section GH2.0620(b)(3), the Cajon Corridor and Kendall Corridor Planning Sub-Areas, of the Glen Helen Specific Plan, state that existing septic systems in the Cajon/Kendall Corridor Planning Sub-Area can remain until new development proposals exceed existing capacities. This will be determined on a case-by-case basis as new project applications are submitted to the County. The Project Proponent has indicated that the Proposed Project will utilize an existing 1,200-gallon septic tank located on the Project Site to meet wastewater disposal demands. Capacity is sufficient for the proposed operation and therefore, the Proposed Project does not require the installation of a new septic tank. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i> |
|---------------|---------------------------------------|---|------------------------------|------------------|
|---------------|---------------------------------------|---|------------------------------|------------------|

**VII GREENHOUSE GAS EMISSIONS - Will the project:**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:**

- a) **Less than Significant.** Emissions were estimated using the CalEEMod version 2016.3.1. The Project Proponent anticipates the preservation of an existing 1,190 square-foot residential structure on the Project Site, however, CalEEMod analysis included demolition of the 1,190 square-foot structure in the event that the Project Proponent decides to remove the structure in the future. Therefore, the following greenhouse gas analysis represents a worst-case scenario and is considered conservative.

Construction is anticipated to begin in early to mid-2018 and be completed in mid-2019. Other parameters which are used to estimate construction emissions such as the worker and vendor trips and trip lengths utilized the CalEEMod defaults. The operational mobile source emissions were calculated using a Trip Generation Analysis prepared by Kunzman Associates, Inc. The Trip Generation Analysis determined that the Proposed Project would generate approximately 284 total daily trips (377 passenger car equivalent).

Many gases make up the group of pollutants that are believed to contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of GHG: Carbon dioxide (CO<sub>2</sub>), Methane (CH<sub>4</sub>), and Nitrous oxide (N<sub>2</sub>O). SCAQMD provides guidance methods and/or Emission Factors that are used for evaluating a project's emissions in relation to the thresholds. A threshold of 10,000 MTCO<sub>2</sub>e per year has been adopted by SCAQMD for industrial facilities. The modeled emissions anticipated from the Proposed Project compared to the SCAQMD threshold are shown below in Table 6 and Table 7.

**Table 6  
 Greenhouse Gas Construction Emissions  
 (Metric Tons per Year)**

| Source/Phase                   | CO <sub>2</sub> | CH <sub>4</sub> | N <sub>2</sub> O |
|--------------------------------|-----------------|-----------------|------------------|
| Demolition                     | 36.8            | 0.0             | 0.0              |
| Site Preparation               | 18.3            | 0.0             | 0.0              |
| Grading                        | 28.6            | 0.0             | 0.0              |
| Building Construction          | 403.6           | 0.1             | 0.0              |
| Paving                         | 21.9            | 0.0             | 0.0              |
| Architectural Coating          | 5.0             | 0.0             | 0.0              |
| <b>Total MTCO<sub>2</sub>e</b> | <b>516.2</b>    |                 |                  |
| SCAQMD Threshold               | 10,000          |                 |                  |
| <b>Significant</b>             | <b>No</b>       |                 |                  |

Source: CalEEMod.2016.3.1 Annual Emissions.

**Table 7  
 Greenhouse Gas Operational Emissions  
 (Metric Tons per Year)**

| Source/Phase             | CO <sub>2</sub> | CH <sub>4</sub> | N <sub>2</sub> O |
|--------------------------|-----------------|-----------------|------------------|
| Area                     | 0.0             | 0.0             | 0.0              |
| Energy                   | 262.1           | 0.0             | 0.0              |
| Mobile                   | 850.3           | 0.6             | 0.0              |
| Waste                    | 10.1            | 0.6             | 0.0              |
| Water                    | 41.3            | 0.3             | 0.0              |
| <b>MTCO<sub>2</sub>e</b> | <b>1,190.7</b>  |                 |                  |
| SCAQMD Threshold         | 10,000          |                 |                  |
| <b>Significant</b>       | <b>No</b>       |                 |                  |

Source: CalEEMod.2016.3.1 Annual Emissions.

As shown in Table 6 and Table 7, the Proposed Project's emissions would not exceed the SCAQMD's 10,000 MTCO<sub>2</sub>e threshold of significance and therefore would have less than significant impacts regarding greenhouse gas emissions. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Additionally, the County of San Bernardino has published its Greenhouse Gas Emissions Development Review Processes (DRP). The DRP was developed to support the County's GHG emission reduction plan by identifying strategies for reducing GHG emissions from development projects within the County. The DRP identifies a uniform set of performance standards applicable to all development projects including those whose GHG emissions are less than a 3,000 MT CO<sub>2</sub>e threshold that the DRP indicates is an appropriate greenhouse gas threshold. As noted in the DRP, with the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 MTCO<sub>2</sub>e PER YEAR will be considered to be consistent with the Plan and determined to have a less than significant individual and cumulative impact for GHG emissions.

The GHG-reducing performance standards were developed by the County to improve the energy efficiency, water conservation, vehicle trip reduction potential, and other GHG reducing impacts from all new development approved within the unincorporated portions of San Bernardino County. As such, the following Performance Standards establish the minimum level of compliance that a development must meet to assist in meeting the 2020 GHG reduction target identified in the in the County GHG Emissions Reduction Plan. These Performance Standards apply to all Projects, including those that are exempt under CEQA, and will be included as Conditions of Approval for development projects.

The Performance Standards used for commercial and industrial projects in the county are provided below and are required to be included as part of the project's Conditions of Approval:

**COMMERCIAL AND INDUSTRIAL PROJECTS**

1. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
  - a) Waste Stream Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.

- a) **Vehicle Trip Reduction.** The “developer” shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides.
  - b) **Provide Educational Materials.** The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants and require that the tenants shall display in their stores current transit route information for the project area in a visible and convenient location for employees and customers. The specific transit routes displayed shall include Omni Trans Route 8, San Bernardino-Mentone-Yucaipa.
  - c) **Landscape Equipment.** The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.
2. **GHG – Construction Standards.** The “developer” shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:
- a) Implement the approved Coating Restriction Plans.
  - b) Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
  - c) Grading contractor shall provide the implement the following when possible:
    - 1) training operators to use equipment more efficiently.
    - 2) identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions
    - 3) replacing older, less fuel-efficient equipment with newer models
    - 4) use GPS for grading to maximize efficiency
  - d) Grading plans shall include the following statements:
    - “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”
    - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
  - e) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.



- f) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
  - g) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
3. **GHG – Design Standards.** The developer shall submit for review and obtain approval from County Planning that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
- a) **Meet Title 24 Energy Efficiency requirements implemented July 1, 2014** The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended January 24, 2013; Cool Roof Coatings performance standards as amended January 24, 2013):
    - Incorporate dual paned or other energy efficient windows,
    - Incorporate energy efficient space heating and cooling equipment,
    - Incorporate energy efficient light fixtures, photocells, and motion detectors,
    - Incorporate energy efficient appliances,
    - Incorporate energy efficient domestic hot water systems,
    - Incorporate solar panels into the electrical system,
    - Incorporate cool roofs/light colored roofing,
    - Incorporate other measures that will increase energy efficiency.
    - Increase insulation to reduce heat transfer and thermal bridging.
    - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
  - b) **Plumbing.** All plumbing shall incorporate the following:
    - All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
    - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
    - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
  - c) **Lighting.** Lighting design for building interiors shall support the use of:
    - Compact fluorescent light bulbs or equivalently efficient lighting.
    - Natural day lighting through site orientation and the use of reflected light.
    - Skylight/roof window systems.
    - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.

- A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
  - Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
- d) **Building Design.** Building design and construction shall incorporate the following elements:
- Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
  - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
  - Roofing materials shall have a solar reflectance index of 78 or greater.
  - All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
  - Energy Star or equivalent appliances shall be installed.
  - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
- e) **Landscaping.** The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- f) **Irrigation.** The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
- g) **Recycling.** Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
- h) **Transportation Demand Management (TDM) Program.** The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.

4. **GHG – Installation/Implementation Standards.** The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/ procedures include the following:

- a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent.
- b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.

Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

- b) **Less than Significant.** There are no existing GHG plans, policies, or regulations that have been adopted by CARB or SCAQMD that would apply to this type of emissions source. However, the operator shall comply with 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.

It is possible that CARB may develop performance standards for Project-related activities prior to construction of the Proposed Project. In this event, these performance standards would be implemented and adhered to, and there would be no conflict with any applicable plan, policy, or regulation. Therefore, the Proposed Project is consistent with CARB scoping measures and does not conflict with local or regional greenhouse gas plans. Less than significant impacts related to greenhouse gas emissions would occur. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

| <i>Issues</i>   | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i>        | <i>No Impact</i>                    |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| <b>VIII HAZARDS AND HAZARDOUS MATERIALS - Will the project:</b>   |                                       |   |                                     |                                     |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?   | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?   | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, will 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, will 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, will 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |

***SUBSTANTIATION:***

a, b) **Less than Significant.** The Project Proponent has indicated that no hazardous materials will be on the Project Site as wood pallet and crate manufacturing operations do not require the use of hazardous materials. Hazardous or toxic materials transported in association with construction may include items such as oils, paints, and fuels. All materials required during construction will be kept in compliance with State and local regulations. With implementation of Best Management Practices (BMPs) and compliance with all applicable federal, state and local regulations including all Certified Unified Program Agency (CUPA) regulations, potential impacts to the public or the environment from the

routine transport, use, or disposal of hazardous materials during construction are considered to be less than significant. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- c) **No Impact.** No existing or known proposed schools occur within one-quarter mile of the Project Site. The nearest school is North Verdemont Elementary, located approximately one-mile east of the Project Site. Therefore, the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or known proposed school. No impacts are identified, and no mitigation measures are required.
- d) **No Impact.** As reviewed on November 8, 2017, the Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system. Therefore, the Proposed Project would not create a significant hazard to the public or the environment. No impacts are identified or are anticipated, and no mitigation measures are 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 FH21B (Devore) and is not located within two miles of a public airport or public use airport. The nearest airport is the Ontario International Airport, located approximately 19 miles southwest of the Project Site. Implementation of the Proposed Project would not result in a safety hazard for people residing or working in the project area. No impacts are identified or are anticipated, and no mitigation measures are required.
- f) **No Impact.** The Project Site is not located in the vicinity of a known private airstrip; therefore, the Proposed Project is not anticipated to result in a safety hazard for people residing or working in the project area. The nearest airport is the Ontario International Airport, located approximately 19 miles southwest of the Project Site. No impacts are identified or are anticipated, and no mitigation measures are required.
- 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 Site Plan review process. No impacts are identified or are anticipated, and no mitigation measures are required.
- h) **Less than Significant.** The Project Site is located in Fire Safety Area 3 (FS-3) as identified by San Bernardino County's General Plan – Hazard Overlay Map FH21B (Devore). FS-3 lands are primarily within the wildland-urban interface of the Valley Region. Present and future development within FS-3 is exposed to the impacts of wildland fires and other natural hazards primarily due to its proximity to Fire Safety Area 1. FS-3 is subject to Santa Ana wind conditions that have the potential of dramatically spreading wildland fire during extreme fire behavior conditions. The Glen Helen Specific Plan Section GH2.0510(a), Locational Requirements, of the Fire Safety Overlay, requires that all proposed project applications must be submitted to the responsible fire authority. Additionally, Section GH2.0510(b), Development Requirements, of the Fire Safety Overlay, states that the development requirements delineated in the San Bernardino County Development Code are applicable to proposed projects located within Fire Safety Areas delineated for the Glen Helen Specific Plan area. Therefore, the Project Proponent shall adhere to all applicable Sections of Chapter 82.13, Fire Safety (FS) Overlay, of the San Bernardino County Development Code, as well as Section GH2.0510, Fire Safety Overlay, of the Glen Helen Specific Plan. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

| <b>Issues</b> |   | <b>Potentially Significant Impact</b> | <b>Less than Significant with Mitigation Incorporated</b> | <b>Less than Significant</b>        | <b>No Impact</b>                    |
|---------------|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| <b>IX</b>     | <b>HYDROLOGY AND WATER QUALITY - Will the project:</b>  |                                       |   |                                     |                                     |
| a)            | Violate any water quality standards or waste discharge requirements?  | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b)            | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will 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 will 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 will result in substantial erosion or siltation on- or offsite?  | <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 which will result in flooding on- or offsite?  | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e)            | Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f)            | Otherwise substantially degrade water quality?  | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g)            | Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?   | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h)            | Place within a 100-year flood hazard area structure which would impede or redirect flood flows?   | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" 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"/> |
| j)            | Inundation by seiche, tsunami, or mudflow?  | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |



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**SUBSTANTIATION:**

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a) **Less than Significant.** The Proposed Project includes the construction and operation of a wood pallet and crate manufacturing facility with indoor and outdoor storage on a 7.26-acre site. The Proposed Project would disturb more than one acre 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 storm water 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 storm water associated with construction activities; and 2) identify, construct and implement storm water pollution control measures to reduce pollutants in storm water discharges from the construction site during and after construction. The Santa Ana Regional Water Quality Control Board (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). In accordance with the County's requirements, Joseph E. Bonadiman & Associates, Inc. prepared a WQMP for the Proposed Project in December 2018. The WQMP has identified various BMPs which shall be implemented by the Proposed Project. Mandatory compliance with the Proposed Project's SWPPP and WQMP, in addition to compliance with NPDES Permit requirements, would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, implementation of the Proposed Project would not violate any water quality standards or waste discharge requirements. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

b) **No Impact.** The Project Site is currently served by the City of San Bernardino Municipal Water Department (SBMWD). Section GH2.0615(a), Existing Conditions, of the Glen Helen Specific Plan states that there are four SBMWD reservoirs located within the Glen Helen Specific Plan boundary which have a total capacity of 18 million gallons. Section GH2.0615(b), Domestic Water Plan, states the following:

Water service along Cajon Boulevard and Kendall Drive will continue to be served by the City of San Bernardino Municipal Water Department. Projected water demands for the Glen Helen Specific Plan along this corridor can be met through the four existing reservoirs. The transmission mains in this area, ranging in size from 12 inches to 24 inches in diameter, support planned increase in water usage.

Therefore, the Proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. No impacts are identified or are anticipated, and no mitigation measures are required.

- c) **No Impact.** In April 2018, Joseph E. Bonadiman & Associates, Inc. prepared a Preliminary Hydrology Study and Drainage Analysis for the Proposed Project. The Preliminary Hydrology and Drainage Analysis found that no significant off-site tributary concerns would affect the Project Site hydrology. Drainage from the north shall be allowed to flow through the Project Site and shall not be blocked. Development of the Proposed Project would not 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. No impacts are identified or are anticipated, and no mitigation measures are required.
- d) **Less than Significant.** The Preliminary Hydrology and Drainage Analysis notes that the Proposed Project is anticipated to result in an increase in peak flow and runoff volume, however, the increase in flow rates shall be mitigated on-site to reduce the total site discharge to 90 percent of the pre-development conditions per the San Bernardino County Hydrology Manual. The Preliminary Hydrology and Drainage Analysis concluded that the site shall be designed to accommodate a storm water detention basin with a minimum capacity of 0.480 acre-feet (AF), 4:1 side slopes and total water depth of 2.54 feet, to bottom of basin. This can be accomplished with a basin having a triangular base with the dimensions of 100.00'x120.34'x156.80'. The basin shall have a 12" outflow pipe located at the bottom of the basin with a slope of 0.5 percent away from the basin. The basin shall be equipped with a spillway with the crest at a minimum of three feet from the bottom of the basin and shall have a base width of 10 feet with 2:1 side slopes. The bottom shall slope away from the basin at no less than one percent. The rim of the basin shall be a minimum of five feet from the bottom of the basin. This will provide a minimum of two feet of freeboard above the 100-year High Water Level (HWL) and one-foot of freeboard above the 1000-year HWL and shall prevent the water surface from breaching the rim. The basin shall also have a 15-foot wide top width levee. The basin has been incorporated into the Site Plan design. With the inclusion of the recommended basin, the Proposed Project will not have a negative impact on downstream properties or facilities. No significant adverse impacts are identified or anticipated, and no mitigation measure are required.
- e) **Less than Significant.** Construction of the storm drain basin as described in Section IX(d) above, is anticipated to reduce the total site discharge to 90 percent of the pre-development conditions per the San Bernardino County Hydrology Manual. Additionally, the Preliminary Hydrology and Drainage Analysis concludes that implementation of the basin will ensure that development of the Proposed Project will not have a negative impact on downstream properties or facilities. The Proposed Project is not anticipated to create runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide additional sources of polluted runoff. No significant adverse impacts are identified or anticipated, and no mitigation measure are required.

- f) **No Impact.** The Proposed Project does not present any other known conditions that could result in the substantial degradation of water quality. No impacts are identified or are anticipated, and no mitigation measures are required.
- g) **No Impact.** The Proposed Project includes the construction and operation of a 20,000 square-foot metal canopy building and development of perimeter landscaping. The Proposed Project does not include housing other than the quarters for on-site employees. The Proposed Project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. No impacts are identified or are anticipated, and no mitigation measures are required.
- h) **No Impact.** The Project Site is not located in a Flood Plain Safety (FP) Overlay District as identified by San Bernardino County's General Plan – Hazard Overlay Map FH21B (Devore). Therefore, the Proposed Project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. No impacts are identified or are anticipated, and no mitigation measures are required.
- i) **No Impact.** The Project Site is not located in a Dam Inundation area as identified by San Bernardino County's General Plan – Hazard Overlay Map FH21B (Devore). Therefore, the Proposed Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including as a result of the failure of a levee or dam. No impacts are identified or are anticipated, and no mitigation measures are required.
- j) **Less than Significant.** Seiches are standing waves generated in enclosed bodies of water in response to ground shaking. The Project Site is not located in the immediate vicinity of a known large body of water or water storage facility and therefore impacts from potential seiches are not anticipated. Tsunamis are large waves generated in open bodies of water by fault displacement of major ground movement. Due to the inland location of the Project Site, tsunamis are not considered to be a risk. Dams or other water-retaining structures may fail as a result of large earthquakes, resulting in flooding and mudflow production. The Project Site is not located within a designated Dam Inundation area as identified by San Bernardino County's General Plan – Hazard Overlay Map FH21B (Devore). Therefore, the risk of inundation by seiche, tsunami, or mudflow is considered low. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

| <i>Issues</i>   | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i>                    |
|---|---------------------------------------|---|------------------------------|-------------------------------------|
| <b>X. LAND USE AND PLANNING - Will the project:</b>   |                                       |   |                              |                                     |
| 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 type="checkbox"/>     | <input checked="" 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 Project Site is located in an unincorporated area of San Bernardino County within the Glen Helen Specific Plan area. The Proposed Project is the development of a wood pallet and crate manufacturing facility with indoor and outdoor storage. The Proposed Project is located within the Corridor Industrial (CI) land use zone as outlined by Exhibit 2-2 of the Glen Helen Specific Plan. Additionally, the parcels located to the east, west, and south of the Project Site are also designated CI within the Glen Helen Specific Plan. The parcels located to the west and south are currently vacant and undeveloped while the parcel located to the east is developed and occupied with residential housing. The I-215 is located immediately to the north of the Project Site and parcels located beyond I-215 are governed by the City of San Bernardino Development Code and Zoning Map. The Proposed Project is compatible with the CI land use designation and therefore the Proposed Project would not divide an established community. No impacts are identified or are anticipated, and no mitigation measures are required.
  
- b) **No Impact.** The Project Site is located in an unincorporated area of San Bernardino County within the Glen Helen Specific Plan area. The Proposed Project is the development of a wood pallet and crate manufacturing facility with indoor and outdoor storage. The Proposed Project is located within the CI land use zone as outlined by Exhibit 2-2 of the Glen Helen Specific Plan. Section GH2.0420, Corridor Industrial, of the Glen Helen Specific Plan describes that the CI land use zone allows a range of general industrial uses, including research and development activities, small parts and equipment manufacturing, assembly, processing, repair services for goods and equipment, and supporting office/administrative uses. The Proposed Project is an allowed use within the CI land use zone as described by Section GH2.0420 and therefore the Proposed Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Proposed Project. No impacts are identified or are anticipated, and no mitigation measures are required.
  
- c) **No Impact.** The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the CDFW California Regional Conservation Plans Map (July 2017). No impacts are identified or are anticipated, and no mitigation measures are required.

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

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

- a) **Less than Significant.** Gravel deposits in the alluvial fans of the San Bernardino County valley represent the most significant and widely spread mineral resource in the region. Aggregates are essential ingredients in construction materials such as concrete, plaster and mortar. Construction of the Proposed Project will demand aggregate resources, such as steel, wood, and concrete which are anticipated to be required as part of the construction phase. These resources are commercially available in the southern California region without any constraint and no potential for adverse impacts to the natural resources base supporting these materials is forecast to occur over the foreseeable future. The Proposed Project's demand for mineral resources will be minimal and is considered less than significant due to the abundance of available local aggregate resources. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- b) **Less than Significant.** The Project Site is located in an area designated as Mineral Resource Zone 2 (MRZ-2) as outlined by the California Department of Conservation's Surface Mining and Reclamation Act (SMARA) Mineral Lands Classification (MLC) data portal. The Project Site is located in the Corridor Industrial (CI) land use zone as outlined by the Glen Helen Specific Plan. Heavy industrial uses such as mining are not permitted land uses within the CI land use designation. Therefore, the Proposed Project would not result in the loss of availability of a locally – important mineral resource recovery site. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

| <i>Issues</i>  | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i>        | <i>No Impact</i>                    |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| <b>XII. NOISE - Will the project result in:</b>  |                                       |   |                                     |                                     |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?  | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?  | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?   | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?   | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will 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, will 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 October 2017, a Focused Noise Analysis was prepared by Kunzman Associates, Inc. in accordance with the County of San Bernardino General Plan and Development Code (available at the County offices for review). The findings of the report are summarized herein.

- a) **Less than Significant.** The unit of measurement used to describe a noise level is the decibel (dB), which is a logarithmic unit of noise level measurement that relates the energy of a noise source to that of a constant reference level. The human ear, however, is not equally sensitive to all frequencies within the sound spectrum. Therefore, the "A-weighted" noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written as dBA. Average noise levels over a period of minutes or hours are usually expressed as dBA  $L_{eq}$ , or the equivalent noise level for that period of time. Noise standards for land use compatibility are stated in terms of the Community Noise Equivalent Level (CNEL) and the Day-Night Average Noise Level ( $L_{dn}$ ). CNEL is a 24-hour weighted average measure of community noise. CNEL is obtained by adding five decibels to sound levels in the evening (7:00 PM to 10:00 PM), and by ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the evening and nighttime hours.  $L_{dn}$  is a similar 24-hour average measure that weights only the nighttime hours. The findings and recommendations of the Focused Noise Analysis, summarized below, are discussed in terms of CNEL and dBA  $L_{eq}$ .



### Noise Impacts to Off-Site Receptors Due to Project Generated Traffic

A worst-case project generated traffic noise level was modeled utilizing the Federal Highway Administration (FHWA) Traffic Noise Prediction Model - FHWA-RD-77-108. Traffic noise levels were calculated from the centerline of the analyzed roadway to the nearest sensitive receptor. The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. The potential off-site noise impacts caused by an increase of traffic volumes from operation of the Proposed Project on the nearby roadways were calculated for the Existing Year (without the Proposed Project) and the Existing Year (with the Proposed Project). Modeled comparison of the two scenarios revealed that the Proposed Project is estimated to increase traffic noise levels from the existing conditions, which ranges between 66.0-67.1 CNEL, to a range between 66.5-67.1 CNEL at the nearest sensitive receptors to the centerline of each modeled roadway segment. Therefore, vehicle traffic generated by the Proposed Project will not result in a substantial increase in ambient noise levels.

### Operational Noise Impacts to Off-Site Sensitive Receptors

Project operations, including noise from manufacturing activities, parking lot activities, loading and unloading of supplies and heating, ventilation, and air conditioning (HVAC) operation, may disturb the peace and quiet of adjacent residential areas or cause discomfort/annoyance to the nearest sensitive receptors, which are single-family detached residential dwelling units located approximately 57 feet and 73 feet, southeast and northwest of the Project Site, respectively. A five-dBA increase is considered to be "readily audible" and therefore the Focused Noise Analysis considered a five dBA  $L_{eq}$  increase to be a substantial permanent increase in ambient noise levels due to stationary noise sources. Analysis revealed that the Proposed Project's stationary noise sources at the property line of the Project Site may result in noise levels of up to 38.2 dBA  $L_{eq}$  and is not expected to exceed the daytime or nighttime noise standard at nearby sensitive receptors. Furthermore, the Proposed Project's operational noise will not cause interior noise levels to exceed 45 dBA  $L_{eq}$  at any sensitive receptors. Therefore, the Proposed Project is consistent with applicable General Plan and Development Code Standards and will not result in a substantial increase in ambient noise levels.

### Glen Helen Specific Plan – Operational Noise

The Glen Helen Specific Plan Section GH2.0420(j)(3)(I), Noise, specifies that business operations and activities within or adjacent to visitor serving designations shall be conducted to comply with the following noise standards, measured at the Project Site property line:

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

### Glen Helen Specific Plan – Construction Noise

The Glen Helen Specific Plan Section GH2.0420(j)(2), Exemptions, states that the following sources of hazards and nuisances are exempt from the requirements outlined by Section GH2.0420(j), Performance Standards for Commercial and Industrial Districts:

- a) Emergency equipment, vehicles and devices; and
- b) Temporary construction, maintenance or demolition activities conducted between the hours of 6:30 a.m. and 8:00 p.m. However, this exemption does not apply on Sundays and national holidays.

### Conclusion

The Focused Noise Analysis concludes that development of the Proposed Project would produce a less than significant impact for both traffic noise and operational noise to nearby sensitive receptors. Additionally, the Project Proponent shall adhere to Section GH2.0420(j)(3)(I), Noise, and Section GH2.0420(j)(2), Exemptions, of the Glen Helen Specific Plan to ensure less than significant impacts occur. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant.** Groundborne vibration and groundborne noise could originate from earth movement during the construction phase of the Proposed Project as well as from the operation and maintenance of the facilities. The Focused Noise Analysis prepared by Kunzman Associates, Inc., which was conducted in accordance with the County of San Bernardino General Plan and Development Code, found that development of the Proposed Project would produce a less than significant impact for both traffic noise and operational noise to nearby sensitive receptors, as discussed in Section XII(a). Additionally, the Project Proponent shall adhere to Section GH2.0420(j)(3)(I), Noise, and Section GH2.0420(j)(2), Exemptions, of the Glen Helen Specific Plan, as discussed in Section XII(a). Adherence to all applicable requirements is anticipated to result in less than significant impacts regarding exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- c) **Less than Significant.** The Proposed Project is not expected to result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Proposed Project. The Focused Noise Analysis prepared by Kunzman Associates, Inc., which was conducted in accordance with the County of San Bernardino General Plan and Development Code, found that development of the Proposed Project would produce a less than significant impact for both traffic noise and operational noise to nearby sensitive receptors, as discussed in Section XII(a). No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- d) **Less than Significant.** In accordance with the Glen Helen Specific Plan Section GH2.0420(j)(2), Exemptions, the following sources of hazards and nuisances are exempt from the requirements outlined by Section GH2.0420(j), Performance Standards for Commercial and Industrial Districts:
  - a) Emergency equipment, vehicles and devices; and
  - b) Temporary construction, maintenance or demolition activities conducted between the hours of 6:30 a.m. and 8:00 p.m. However, this exemption does not apply on Sundays and national holidays

Additionally, the Focused Noise Analysis prepared by Kunzman Associates, Inc., found that development of the Proposed Project would produce a less than significant impact for both traffic noise and operational noise to nearby sensitive receptors, as discussed in Section XII(a). The Project

Proponent shall adhere to Glen Helen Specific Plan Section GH2.0420(j)(2), Exemptions, and therefore, with consideration of the Focused Noise Analysis findings, the Proposed Project is anticipated to result in less than significant impacts regarding a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Proposed Project. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- e) **No Impact.** The Project Site is not within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public land use airport, as identified in the San Bernardino County General Plan – Hazard Overlay Map FH21B (Devore). The nearest airport is the Ontario International Airport, located approximately 19 miles southwest of the Project Site. Implementation of the Proposed Project would not expose people residing or working in the project area to excessive noise levels. No impacts are identified or are anticipated, and no mitigation measures are required.
  
- f) **No Impact.** The Project Site is not located in the vicinity of a known private airstrip; the nearest airport is the Ontario International Airport, located approximately 19 miles southwest of the Project Site. Therefore, the Proposed Project is not anticipated to expose people residing or working in the project area to excessive noise levels. No impacts are identified or are anticipated, and no mitigation measures are required.

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

***SUBSTANTIATION:***

- a) **No Impact.** The Project Proponent has indicated that the Proposed Project is anticipated to require 22 full time employees. Therefore, implementation of the Proposed Project would not result in substantial growth. No impacts are identified or are anticipated, and no mitigation measures are required.
- b) **Less than Significant.** The Project Site is currently developed. Two residential structures are on the Project Site; both at this time are scheduled to be retained by the Project Proponent to be used for the Proposed Project as an office and caretaker/night-watchman quarters. Implementation of the Proposed Project would not result in the displacement of existing housing units, necessitating the construction of replacement housing elsewhere. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- c) **Less than Significant.** Currently there are two residential structures on the Project Site; both will be utilized for the Proposed Project as an office caretaker/night-watchman quarters. Implementation of the Proposed Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

| <i>Issues</i>  | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i>        | <i>No Impact</i>                    |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| <b>XIV. PUBLIC SERVICES</b>  |                                       |   |                                     |                                     |
| a) Will 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"/> |
| Other Public Facilities?   | <input type="checkbox"/>              | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**SUBSTANTIATION:**

a) **Fire Protection**  
**Less than Significant.** The Project Site is located in the service area of the San Bernardino County Fire Department Division 2 (East Valley). San Bernardino County Fire Station 232 is located approximately 1.6 miles southeast of the Project Site on Palm Avenue and CAL Fire Contract Devore Station 2 is located approximately 1.8 miles northwest of the Project Site on Cajon Boulevard.

The Project Site is located in Fire Safety Area 3 (FS-3) as identified by San Bernardino County's General Plan – Hazard Overlay Map FH21B (Devore). FS-3 lands are primarily within the wildland-urban interface of the Valley Region. Present and future development within FS-3 is exposed to the impacts of wildland fires and other natural hazards primarily due to its proximity to Fire Safety Area 1. FS-3 is subject to Santa Ana wind conditions that have the potential of dramatically spreading wildland fire during extreme fire behavior conditions. The Glen Helen Specific Plan Section GH2.0510(a), Locational Requirements, of Fire Safety Overlay, requires that all proposed project applications must be submitted to the responsible fire authority, in accordance with the provisions of the San Bernardino County Development Code. Additionally, Section GH2.0510(b), Development Requirements, of the Fire Safety Overlay, states that the development requirements delineated in the San Bernardino County Development Code are applicable to proposed projects located within Fire Safety Areas within the Glen Helen Specific Plan area. Therefore, the Project Proponent shall adhere to all applicable Sections of Chapter 82.13, Fire Safety (FS) Overlay, of the San Bernardino County Development Code, as well as Section GH2.0510, Fire Resources Overlay, of the Glen Helen Specific Plan.

In accordance with the San Bernardino County Fire Prevention Standard for Pallet Refurbishing and Storage Yards, single pallets shall be placed horizontally on top of one another in an orderly and stable

manner and a group of single pallet stacks shall be clustered closely together within 6 inches of each other. Furthermore, the Proposed Project shall adhere to the following general standards:

1. Pallets stored outside shall be in accordance with the requirements of this Standard. Pallets stored inside of a building shall be in accordance with the provisions of NFPA 13 and the San Bernardino County Fire Code.
2. Pallets shall be stored in stacks in an orderly, stable manner and shall not exceed sixteen (16) feet in height. In areas of the county or in cities where zoning regulations require lower storage heights or screening, these shall be complied with.

The Project Proponent shall adhere to the San Bernardino County Fire Prevention Standard for Pallet Refurbishing and Storage Yards. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

#### Police Protection

**Less than Significant.** The Project Site is located in the service area of the Central Station of the San Bernardino County Sheriff's Department. The Central Station is located at 655 East Third Street, approximately 9.5 miles southeast of the Project Site. The base of operation is out of the Headquarters building. Central Station provides law enforcement services to the unincorporated areas of the central valley including; Arrowhead Farms, Colton, Devore, Muscoy and San Manuel Amphitheater. In addition, Central Patrol is responsible for contract law enforcement in the cities of Grand Terrace and Loma Linda, as well as the San Manuel Indian Reservation and Casino. The Project Proponent has indicated that the Proposed Project is anticipated to require 22 full-time employees. The Proposed Project is consistent with Glen Helen Specific Plan land use zoning and employees are anticipated to be gathered from the existing local labor pool. Therefore, the Proposed Project is not anticipated to significantly increase demand for police protection services. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

#### Schools

**No Impact.** The Proposed Project would not create a direct demand for public school services. The Project Proponent has indicated that the Proposed Project is anticipated to require 22 full-time employees. Employees are anticipated to come from the local labor pool. The Proposed Project is not anticipated to 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 a substantial number of additional school-aged children; thus, the Proposed Project would not result in the need to construct new or physically altered public school facilities. No impacts are identified or are anticipated, and no mitigation measures are required.

#### Parks

**No Impact.** The Proposed Project does not include any type of residential use or other land use that would generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. Implementation of the Proposed Project would not result in an increased use or substantial physical deterioration of an existing neighborhood or regional park. No impacts are identified or are anticipated, and no mitigation measures are required.

#### 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. No impacts are identified or are anticipated, and no mitigation measures are required.

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

***SUBSTANTIATION:***

- a) **No Impact.** Implementation of the Proposed Project does not include the development 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 impacts are identified or are anticipated, and no mitigation measures are required.
- b) **No Impact.** The Proposed Project does not include recreational facilities or require the construction or expansion of recreation facilities, which might have an adverse physical effect on the environment. No impacts are identified or are anticipated, and no mitigation measures are required.

| Issues   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant    | No Impact                           |
|--|--------------------------------|--|--------------------------|-------------------------------------|
| <b>XVI. TRANSPORTATION/TRAFFIC – Will the project:</b>   |                                |  |                          |                                     |
| 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 greenways, pedestrian and bicycle paths, and mass transit. | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 September 2017, a Trip Generation Analysis was prepared by Kunzman Associates, Inc. in accordance with the County of San Bernardino Traffic Impact Study Guidelines (available at the County offices for review). The findings of the report are summarized herein.

- a) **No Impact.** The Trip Generation Analysis determined that the existing plus Proposed Project is projected to generate approximately 377 daily vehicle trips in passenger car equivalents, 72 passenger car equivalents of which will occur during the morning peak hour, and 80 passenger car equivalents of which will occur during the evening peak hour. The Proposed Project does not require a traffic impact analysis as the Proposed Project is projected to generate less than 100 peak hour trips, is located more than 300 feet from the intersection of two classified roadways, and there are no apparent operational issues to create safety concerns. Additionally, the existing plus Proposed Project will generate less than 50 peak hour trips at any intersection during both the morning peak hour and the evening peak hour. Therefore, the existing plus Proposed Project does not conflict with an applicable plan, ordinance, or policy establishing measure of effectiveness for the performance of the

circulation system. No impacts are identified or are anticipated, and no mitigation measures are required.

- b) **No Impact.** The Trip Generation Analysis prepared by Kunzman Associates, Inc. did not identify a conflict with the San Bernardino Associated Governments (SANBAG) Congestion Management Plan. No impacts are identified or are anticipated, and no mitigation measures are required.
- 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 FH21B (Devore). The nearest airport is the Ontario International Airport, located approximately 19 miles southwest of the Project Site. Development of the Proposed Project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. No impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** The Proposed Project is not anticipated to create substantial hazards due to a design feature or incompatible uses. Access to the Project Site is currently provided via Kendall Drive. No significant changes to the width or location of this access point are proposed. However, the Project Proponent has indicated that sliding gates shall be installed; adequate design features will be verified during the County's Site Plan review process. No impacts are identified or are anticipated, and no mitigation measures are required.
- e) **No Impact.** The Project Site plan includes perimeter access to the Project Site from Kendall Drive. Additionally, the Project Proponent has indicated that a Knox Box rapid entry system will be incorporated into the design of the proposed sliding gates located at the Kendall Drive access point. Adequate design features will be verified during the County's Site Plan review process. The Proposed Project is not expected to result in inadequate emergency access. No impacts are identified or are anticipated, and no mitigation measures are required.
- f) **No Impact.** The Project Site is located in an area of the Glen Helen Specific Plan zoned for Corridor Industrial (CI) land uses and there are no bus stops, bike paths, or pedestrian trails in the immediate vicinity of the site. The Proposed Project would not conflict adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities because these facilities do not occur in the Project Site vicinity. No impacts are identified or are anticipated, and no mitigation measures are required.

| Issues   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant               | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| <b>XVII. TRIBAL CULTURAL RESOURCES - Will the project:</b>   |                                |  |                                     |                          |
| a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is?                           |                                |  |                                     |                          |
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/> |

**SUBSTANTIATION:**

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

- a)
- i) **Less than Significant.** McKenna et al. has completed an archaeological records search, consultation with the Native American Heritage Commission, and obtained a paleontological overview for the Project Site. The archaeological records search was completed by McKenna et al. on September 12, 2017, at the California State University, Fullerton, South Central Coastal Information Center. This research confirmed that no resources had been identified within the Project Site, but a minimum of five resources have been recorded within a one-mile radius of the Project Site. Of these, P36-002910, the Historic Route 66 (and National Old Trails Highway) has been listed on the National Register of Historic Places. Research, which included a review of previous studies, site records, historic maps, and historic aerial photographs confirmed prior use of portions of the Project Site, including structural improvements dating to ca. 1933 and 1946. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
  - ii) **Less than Significant Impact with Mitigation Incorporated.** McKenna et al. contacted the Native American Heritage Commission (NAHC) and inquired into the presence/absence of sacred or religious Native American site in the general area of the Cajon Pass. The NAHC responded with "negative results", however, the NAHC also emphasized that the lack of any record is not equal to a lack of such resources, only that there is no written record on file. A listing of local Native American

representatives of Serrano, Cahuilla, Luiseno, Kitanemuk, and Tataviam representatives was provided. McKenna et al. would note that the Gabriolino may also wish to comment on this area. Letters were sent to the identified representatives, requesting comment or raising issues pertaining to the area. Consultation under AB 52 has not been completed. However, in the event that any potential tribal cultural resources are unearthed, implementation of Mitigation Measures TCR-1 through TCR-5 would ensure potential impacts are reduced to a less than significant level:

**Mitigation Measure:**

**TCR-1:** Prior to the issuance of a grading permit and/or action that would permit project site disturbance (whichever occurs first), the Applicant shall provide written evidence to the County of San Bernardino that the Applicant has retained a qualified archaeologist and Native American monitor to observe grading activities and to salvage and catalogue historic and archaeological resources, as necessary. A Tribal monitor representing the Gabrieleño Band of Mission Indians – Kizh Nation shall be present for all ground-disturbing activities that occurs within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). The Project developer/applicant shall provide compensation (hourly wages, per diem, mileage, lodging, etc.) for the Tribal monitor as part of the monitoring effort for the Project.

**TCR-2:** A pre-construction meeting shall be held with the contractors, archaeologist, and American tribal monitor/representative prior to the start of construction. This meeting shall outline all processes for monitoring on the project and information regarding how the Project Archaeologist and the Tribe will provide a weekly construction schedule identifying all ground disturbing activities within the monitoring area, and the specific cultural concerns associated with the Project area.

**TCR-3:** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

**TCR-4:** In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input.

**TCR-5:** If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop an cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment.



**a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).**

**b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.**

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

**SUBSTANTIATION:**

a, e) **Less than Significant.** The Project Site is located in the Cajon/Kendall Corridor Planning Sub-Area as identified by Exhibit 2-1 of the Glen Helen Specific Plan. Section GH2.0620(b)(3), Cajon Corridor and Kendall Corridor Planning Sub-Areas, of the Glen Helen Specific Plan, states that existing septic systems in the Cajon/Kendall Corridor Planning Sub-Area can remain until new development proposals exceed existing capacities. This will be determined on a case-by-case basis as new project applications are submitted to the County. The Project Proponent has indicated that the Proposed Project will utilize an existing 1,200-gallon septic tank located on the Project Site in accordance with Section GH2.0620(b)(3), therefore the Proposed Project does not require the installation of a new septic tank. Utilization of the existing septic system would ensure that the Proposed Project would not violate any water quality standards or waste discharge requirements. Furthermore, adherence to the County of San Bernardino Department of Public Health and Santa Ana RWQCB requirements for on-site septic system operation and maintenance. As such, the Proposed Project is not anticipated to exceed the wastewater treatment requirements of the Santa Ana RWQCB. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

b) **No Impact.**

Water Facilities

The Project Site is currently served by the City of San Bernardino Municipal Water Department (SBMWD). Section GH2.0615(a), Existing Conditions, of the Glen Helen Specific Plan states that there are four SBMWD reservoirs located within the Glen Helen Specific Plan boundary which have a total capacity of 18 million gallons. Section GH2.0615(b), Domestic Water Plan, states the following:

Water service along Cajon Boulevard and Kendall Drive will continue to be served by the City of San Bernardino Municipal Water Department. Projected water demands for the Glen Helen Specific Plan along this corridor can be met through the four existing reservoirs. The transmission mains in this area, ranging in size from 12 inches to 24 inches in diameter, support planned increase in water usage.

Therefore, the Proposed Project will not result in the construction of new water facilities or expansion of existing facilities.

#### Wastewater Treatment Facilities

The Project Site is located in the Cajon/Kendall Corridor Planning Sub-Area as identified by Exhibit 2-1 of the Glen Helen Specific Plan. Section GH2.0620(b)(3), Cajon Corridor and Kendall Corridor Planning Sub-Areas, of the Glen Helen Specific Plan, states that existing septic systems in the Cajon/Kendall Corridor Planning Sub-Area can remain until new development proposals exceed existing capacities. This will be determined on a case-by-case basis as new project applications are submitted to the County. The Project Proponent has indicated that the Proposed Project will utilize an existing 1,200-gallon septic tank located on the Project Site in accordance with Section GH2.0620(b)(3). The Proposed Project does not require the installation of a new septic tank and there is no historical evidence which suggests that the soils on-site are incapable of adequately supporting the continued use of the existing 1,200-gallon septic tank. The County shall determine if use of the existing septic system will be permitted, however, utilization of the existing system would ensure that the Proposed Project would not violate any water quality standards or waste discharge requirements. Furthermore, adherence to the County of San Bernardino Department of Public Health and Santa Ana Regional Water Quality Control Board (RWQCB) requirements for on-site septic system operation and maintenance. Therefore, the Proposed Project will not result in the construction of new wastewater treatment facilities or expansion of existing facilities.

The Proposed Project will not 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. No impacts are identified or are anticipated, and no mitigation measures are required.

- c) **Less than Significant.** Glen Helen Specific Plan Section GH2.0625(b)(6), Kendall Corridor, states that each proposed use will be required to prepare a drainage study to determine if new small, local storm drain improvements are needed. In accordance with the Section GH2.0625(b)(6), a Preliminary Hydrology and Drainage Analysis was prepared for the Proposed Project. The Preliminary Hydrology and Drainage Analysis recommends the design of a storm water basin to reduce the total site discharge to 90 percent of the pre-development conditions per the San Bernardino County Hydrology Manual, and to ensure that development of the Proposed Project will not have a negative impact on downstream properties or facilities. The basin has been incorporated into the Site Plan design. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- d) **Less than Significant.** The Project Site is currently served by the City of San Bernardino Municipal Water Department (SBMWD). Section GH2.0615(a), Existing Conditions, of the Glen Helen Specific Plan states that there are four SBMWD reservoirs located within the Glen Helen Specific Plan boundary which have a total capacity of 18 million gallons. Section GH2.0615(b), Domestic Water Plan, states the following:

Water service along Cajon Boulevard and Kendall Drive will continue to be served by the City of San Bernardino Municipal Water Department. Projected water demands for the Glen Helen Specific Plan along this corridor can be met through the four existing reservoirs. The transmission mains in this area, ranging in size from 12 inches to 24 inches in diameter, support planned increase in water usage.

Additionally, according to the Water Facilities Master Plan Report prepared by Kennedy/Jenks Consultants for the SBMWD in June 2015, SBMWD's service area overlies a portion of the Bunker Hill Groundwater (BHG) Basin, which is a sub-basin of the San Bernardino Basin Area (SBBA). Out of the five million acre-feet (AF) of water contained in the basin, approximately 1.5 million acre-feet are extractable. The BHG Basin is replenished by the natural stream flow from the regular rains and snow melt from the San Bernardino and San Gabriel mountain watersheds every year. Management of the of the BHG Basin is coordinated through the SBVMWD, which was formed in 1954 to plan long-range water supply for the San Bernardino Valley including the BHG Basin.

In a June 2016, Water Systems Consulting, Inc. prepared the 2015 San Bernardino Valley Regional Urban Water Management Plan (UWMP). The UWMP is a tool that provides a summary of the anticipated supplies and demands for the years 2015 – 2040. The document was prepared for agencies within the SBVMWD service area, which includes the SBMWD. UWMP projections rely on agency-specific anticipated water demand through 2040. Table 4-4 of the UWMP anticipates the availability of adequate regional supplies for years 2020 – 2040 under multiple-dry year conditions. Furthermore, the Proposed Project is an acceptable use in the Corridor Industrial (CI) land use district; therefore, the UWMP anticipates having sufficient water supplies available to serve the Project Site from existing entitlements and resources. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- f) **Less than Significant.** The Project Site is anticipated to receive waste service through Jack's Disposal Services in affiliation with Burrtec Waste Industries. Solid waste generated at the Project Site is disposed of at either the San Bernardino County San Timoteo Sanitary Landfill (36-AA-0087), or other active landfills as necessary, however, the exact landfill(s) that will serve the Project Site are not currently known as Burrtec's operators determine the final disposal location on a case-by-case basis. The San Timoteo Sanitary Landfill has a maximum throughput of 2,000 tons per day, an expected operational life through 2043, and a remaining capacity of 11,402,000 cubic yards as reported in April 2017. The Proposed Project is an acceptable use in the Corridor Industrial (CI) land use district; therefore, the Proposed Project will not produce waste in excess of what was anticipated during the adoption of the Glen Helen Specific Plan. The Proposed Project is anticipated to be served by a landfill with sufficient permitted capacity to accommodate its solid waste disposal needs. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- g) **Less than Significant.** 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 Proponent 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 Access 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. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

**SUBSTANTIATION:**

a) **Less than Significant Impact with Mitigation Incorporated.** With implementation of mitigation measures, the Proposed Project is not anticipated to have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population 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 known important examples of the major periods of California history or prehistory.

The Proposed Project would result in an alteration of 25 percent or more of the ground area covered by the existing land use within potentially sensitive habitats identified in the RMP and therefore the Project Proponent shall adhere to the development requirements listed in Section GH2.0530(b)(1), Application Submittal, of the Glen Helen Specific Plan in accordance with Mitigation Measure BIO-1, as listed in Section IV(a). Additionally, the Proposed Project will require the removal of existing trees and the Project Proponent shall adhere to the guidelines provided by the RMP and the development requirements listed in Section GH2.0530(b)(2), Raptor Nests, of the Glen Helen Specific Plan in accordance with Mitigation Measures BIO-1, as listed in Section IV(e).

There are no identified historic or prehistoric resources identified on the Project Site, however, McKenna et al. has determined the Project Site is sensitive for the presence of historic archaeological resources. At the time of this Initial Study, both structures on-site are anticipated to remain, however, any subsequent demolition permits issued for buildings determined to be more than 50 years old shall be conditioned on the completion of a review and recordation by a qualified archaeologist. If any archaeological or paleontological resources are identified during construction of the Proposed Project, the Proposed Project is conditioned to halt construction activities in the area and contact a qualified archaeologist/paleontologist, or the County Coroner to properly record and/or remove for classification any such finds in accordance with State Public Resources and County Development Codes. Mitigation



measure TCR-1 is recommended to reduce any unknown potentially significant impacts to tribal cultural resources.

- b) **Less than Significant.** 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 proposed project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses without generating any cumulatively significant impacts. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
  
- c) **No Impact.** The incorporation of design measures, development requirements, standards, policies, and guidelines included in the County of San Bernardino General Plan and Development Code, as well as the Glen Helen Specific Plan, would ensure that the Proposed Project would not have substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis. No impacts are identified, and no mitigation measures are required.

## **XX. MITIGATION MEASURES**

### **Biological Resources**

**BIO -1:** The Project Proponent shall conduct a pre-construction biological survey of the Project Site and submit a report no more than 30 days prior to construction that identifies the presence or the potential occurrence of sensitive species. This shall occur prior to the removal of any stand of trees, to determine if raptor nests are present. If active nests are observed, tree removal will be postponed until the nest is considered inactive, or until the end of the nesting season (August 31). The survey and report shall be in accordance with the requirements specified in the RMP.

### **Tribal Cultural Resources**

**TCR-1:** Prior to the issuance of a grading permit and/or action that would permit project site disturbance (whichever occurs first), the Applicant shall provide written evidence to the County of San Bernardino that the Applicant has retained a qualified archaeologist and Native American monitor to observe grading activities and to salvage and catalogue historic and archaeological resources, as necessary. A Tribal monitor representing the Gabrieleño Band of Mission Indians – Kizh Nation shall be present for all ground-disturbing activities that occurs within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). The Project developer/applicant shall provide compensation (hourly wages, per diem, mileage, lodging, etc.) for the Tribal monitor as part of the monitoring effort for the Project.

**TCR-2:** A pre-construction meeting shall be held with the contractors, archaeologist, and American tribal monitor/representative prior to the start of construction. This meeting shall outline all processes for monitoring on the project and information regarding how the Project Archaeologist and the Tribe will provide a weekly construction schedule identifying all ground disturbing activities within the monitoring area, and the specific cultural concerns associated with the Project area.

**TCR-3:** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

**TCR-4:** In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input.

**TCR-5:** If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop an cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment.

a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).

b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.

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